



S. A. THOMSON NERYS

SMART INVESTMENTS MAGAZINE

Outstanding International
Agency Award
- Page 9

Introducing Our New
Builders
- Page 20

DAMAC Riverside Views
- Page 42

ISSN: 2982-1487



February 2025
Edition

S A THOMSON NERYS CO & PTY LTD © 2025

WORKING WITH YOU TO MAKE **SMART** INVESTMENTS

S A Thomson Nerys is a leading property development and investment firm committed to delivering exceptional results for its clients.

With decades of combined experience in the industry, the team at S A Thomson Nerys has built a reputation for their ability to identify and capitalise on emerging opportunities in the market.

From property development and management to project marketing and sales, we offer a comprehensive range of services to help clients achieve their goals. With a focus on innovation and a commitment to excellence, S A Thomson Nerys is dedicated to helping clients navigate the complex world of property investment and development with confidence and success.

TABLE OF CONTENTS



PAGE 10

SCOTCH HILL GARDENS

Discover Hawthorn's boutique collection of six distinctive buildings.

PAGE 12

HOUSE & LAND PACKAGES

Transforming Real Estate: Premier House & Land Investments in Australia.

PAGE 14

MEET OUR TRUSTED BUILDERS

Discover top-tier builders and their diverse house and land package options!

PAGE 28

OUR NEW BUILDERS

Creation Homes and Metricon, renowned for their innovative designs and commitment to quality craftsmanship.

PAGE 30

PROPERTY MANAGEMENT

All you need to know about Urgent and Non-Urgent Repairs in Rental Properties.

PAGE 42

DAMAC RIVERSIDE VIEW

Explore Dubai's first ever riverside community.

MESSAGE FROM THE CHAIRMAN

“

We are committed to elevating your real estate experience to unprecedented levels.

”



Group Chairman Sanjika Abeyratna

Unlock the door to unparalleled real estate experiences with **S A Thomson Nerys**.

Our commitment to excellence is the cornerstone of your property journey. Specialising in **Melbourne's dynamic market** and extending our expertise across **Australia**, we pride ourselves on offering **comprehensive end-to-end real estate services**.

Central to our success is our Sales team, dedicated to identifying high-growth potential suburbs that not only meet your current needs but also promise substantial future returns on your investment. We meticulously seek out opportunities that align with your goals, ensuring a **strategic approach to property acquisition**.

We cater to diverse lifestyles with a diverse range of property types. Whether you seek contemporary apartments, spacious houses, prime land for your dream home, or thoughtfully designed townhouses, our curated selection guarantees a perfect match for every discerning client.

At **S A Thomson Nerys**, we recognise that real estate transactions are profound milestones in your life, far beyond mere transactions.

With unwavering commitment to excellence, profound market knowledge, and a relentless dedication to client satisfaction, we are committed to elevating your real estate experience to unprecedented levels.

Let us guide you through your property journey with expertise, integrity, and a commitment to your success.

Discover the difference with **S A Thomson Nerys**, where your aspirations meet exceptional real estate service.

OUR EXPERTISE



Property Investment

We offer tailored investment solutions to help you build a strong property portfolio.

Our team provides expert advice and guidance to help you make informed decisions and maximise your returns.



Property Management

Our property management services are designed to make your life easier.

From finding the right tenants to managing maintenance and repairs, we take care of all the details so you can enjoy a stress-free rental experience.



Commercial Projects

We focus on commercial property development and management, collaborating with clients to pinpoint opportunities and provide complete turnkey solutions.

Additionally, we offer comprehensive management services to enhance ROI.



Strata Management

We specialise in strata management services for residential, commercial and mixed-use properties.

Our team has the expertise to handle everything from administrative tasks to maintenance and repairs, ensuring your property is well-maintained and running smoothly.

MEET OUR TEAM

Working with you

MELBOURNE



Sanjika Abeyratna
Group Chairman



Anuruddhika De Silva
Co-Chairperson



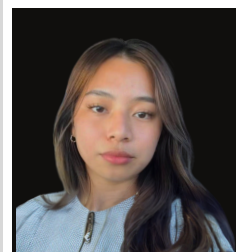
Paul Edwards
Head of
Commercial Projects



Cheryl Way
Property Manager



Kivindra De Silva
Business Development
Manager



Rionna Villaflor
Office Administrator



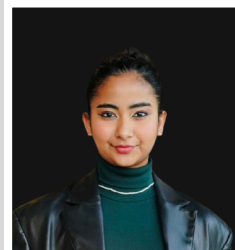
Sara Zadeh
Assistant Property
Manager



Jazz Kang
Established Homes
Sales Manager



Pasanjith Marasinghe
Strategic Investment
Consultant



Saneli De Silva
Strategic Investment
Consultant



Muditha Perera
Strategic Investment
Consultant

to make smart investments

COLOMBO



Eranga Withanachchi
Director - Colombo



Dilruk Maithri
Strategic Investment
Consultant



Kevin Joseph
Strategic Investment
Consultant



Kalani Hettiarachchi
Post Sales & Settlements
Support



Thushani Chandrasena
Finance and
Administration Manager

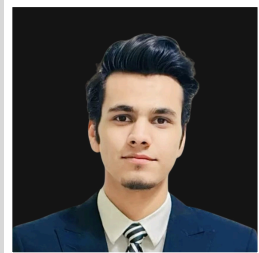
SINGAPORE



Rynthia Mathew
Director - Singapore



Janaka Bandara
Director - Dubai



Wajahat Ali
Strategic Investment
Consultant

DUBAI

WELCOME TO THE TEAM!

Welcome our newest team member this month!



Kevin Joseph

Strategic Investment Consultant

We are excited to welcome Kevin as our new **Strategic Investment Consultant**. With a Bachelor's in Business Administration from the University of Bedfordshire, he brings a strong passion for marketing, content creation, and real estate. Kevin has a keen eye for market trends and storytelling, allowing him to craft compelling strategies that connect with clients. His dynamic approach, creativity, and enthusiasm for collaboration make him a valuable addition to the team. Outside of work, he enjoys networking and exploring new opportunities to bring fresh perspectives to the industry.



Muditha Perera

Strategic Investment Consultant

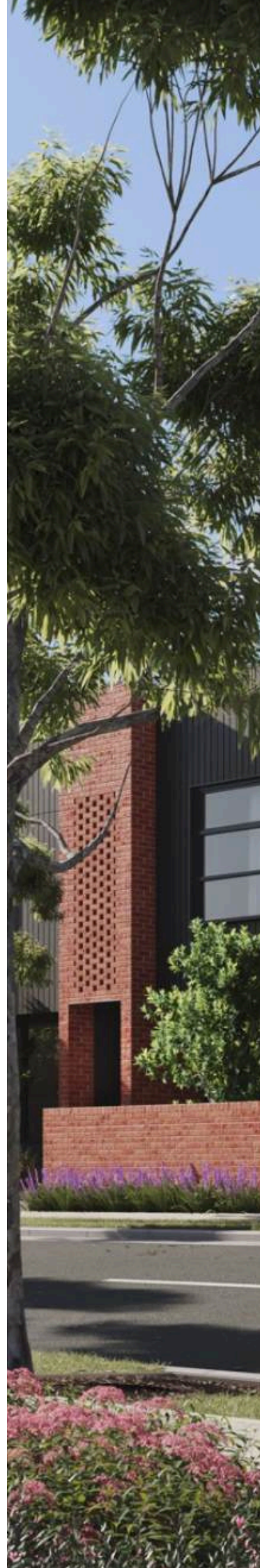
We are happy to introduce Muditha as our new **Strategic Investment Consultant**. With a Bachelor of Information and Communication Technology, Muditha brings a dynamic blend of technical expertise and industry experience. Having worked as an Entrepreneur in the Software and Creative Industry and a Senior Analyst Engineer, they have honed their skills in problem-solving, strategic thinking, and innovation. Muditha aims to leverage their expertise to help customers maximize the benefits of investing in Australian real estate, empowering them to achieve their full potential.



Sara Zadeh

Assistant Property Manager

We are thrilled to introduce Sara Zadeh as our newest **Assistant Property Manager**. Having studied law in Iran and two years of real estate experience in Türkiye, Sara has developed a deep understanding of property management. Her role as a community support worker for the United Nations in Türkiye has further refined her skills in problem-solving and client relations. Passionate about the ever-growing real estate industry, Sara is dedicated to providing exceptional service and building strong client relationships.



WHAT'S NEW?



On Thursday, February 6th, S A Thomson Nerys received its recognition as the **"Outstanding International Agency"** by **OSK Property Holdings** for achieving the highest number of apartment sales in the prestigious **Melbourne Square** project. This achievement marks a significant milestone for the company as the **only representative of Sri Lanka** in this landmark Melbourne development.

The award reflects the **unwavering dedication and expertise** of the S A Thomson Nerys team, whose **commitment to excellence** has driven remarkable success in the Australian property market. As the company looks ahead, it is poised for **continued growth** with the highly anticipated BLVD project by OSK Property Holdings, set to make a **lasting impact in 2025**.



STAY IN THE LOOP!



@sathomsonnerys

SCOTCH HILL GARDENS

HAWTHORN

BROCHURE





WHERE **TIMELESS ELEGANCE** MEETS MODERN LUXURY

A boutique collection of six distinctive buildings comprising premium new residences. A sanctuary among the trees in Hawthorn's prestigious Scotch Hill precinct, designed to be embedded in nature.

147 Robinson Road, Hawthorn VIC 3122, Australia

PRICES FROM

\$660,000

TYPE

APARTMENT

EST. COMPLETION

JULY 31, 2027



1, 2, 3



1, 2, 3



1, 2

FIND OUT MORE TODAY



1300 545 083



sales@sathomson.com.au



HOUSE & LAND PACKAGES

UNVEILING THE FUTURE OF REAL ESTATE: STRATEGIC INVESTMENTS IN HOUSE & LAND PACKAGES

S A Thomson Nerys is renowned as a premier choice for discerning investors, offering **exceptional opportunities** across **Australia**, including for **non-residents**.

Our distinguished reputation for excellence is built on **comprehensive services** that ensure a seamless journey from the initial consultation through to successful property acquisition.

Committed to accessibility, we facilitate investments with a minimal 5% deposit requirement, making our opportunities both financially feasible and highly attractive. Our **experienced professionals** provide bespoke advice, carefully tailored to meet each individual's unique needs and goals.

Moreover, we offer **convenient loan facilities** to support swift and efficient financing, empowering clients to **capitalise on opportunities** confidently. Located in Australia's vibrant real estate market, we specialise in residential and commercial properties, land development projects, and tailored investment portfolios.

Beyond financial support, S A Thomson Nerys prioritises reliability and personalised service, fostering long-term relationships based on trust and transparency. Whether you're a first-time investor or seasoned entrepreneur, discover how our solutions can propel your real estate success.

Contact us today to learn more about our investment opportunities.

DUBAI



Janaka Bandara
Director - Dubai UAE
janaka@sathomson.com.au
+61 450 554 053

MELBOURNE



Pasanjith Marasinghe
Strategic Investment Consultant
pasanjith@sathomson.com.au
+61 435 449 835

COLOMBO



Dilruk Maithri
Strategic Investment Consultant
dilruk@sathomson.com.au
+94 74 132 9681



Meet our TRUSTED BUILDERS

FEATURING



Trusted builders are the foundation of any successful construction project, offering expertise, reliability, and a commitment to quality craftsmanship. With a solid reputation built on years of experience, trusted builders prioritize transparency and clear communication throughout every stage of the building process. They understand the importance of listening to clients' needs and preferences, offering personalized solutions that exceed expectations. Their attention to detail ensures that every aspect of the project is meticulously handled, from initial planning and design to the final touches. By fostering a culture of integrity and accountability, trusted builders instill confidence in their clients, forging lasting relationships based on mutual respect and satisfaction.

FULL TURNKEY

Selecting the design for your new home is an exciting endeavor! With numerous options available, each home you explore offers unique features to adore. This marks the beginning of turning your dreams into reality, and we're delighted to be part of this journey.

Our trusted builders are committed to helping you discover the perfect home. They provide award-winning designs and the flexibility to customize floor plans to suit your preferences. Whether you desire changes in finishes, room configurations, or additional features, we ensure your satisfaction for years to come. They will guide you through every step of the process, assisting you in selecting the ideal look and style.

Ultimately, purchasing the right home entails more than research and financial negotiations—it's about taking pride in the space you've crafted and enjoying the rewards once the journey is complete.



urbane HOMES Orbit HOMES

In 1979, two carpenters set out to create a new type of home specifically designed for Australian families. Their vision extended beyond just the home itself; they aimed to provide a stress-free home-building experience for buyers.

Since then, this vision has evolved and grown. Orbit Homes has maintained its position as one of the country's leading builders, renowned for delivering high-quality homes suited to the Australian lifestyle.

The Orbit Homes team comprises individuals who have been part of the Orbit Homes family since its inception. With decades of experience, they offer invaluable knowledge to guide you in building the perfect home. They also deeply value the trust placed in them to ensure a seamless building journey.

Orbit Homes' ultimate goal is to ensure that your home brings you years of enjoyment, helps create irreplaceable memories, and provides the daily contentment of truly feeling 'at home'.

URBANE HOMES TURNKEY INCLUSIONS

urbane
HOMES

What does
'Turnkey'
really mean?

When you choose Urbane Homes, you are opting for a fixed-price home and land package complete with **Turnkey Inclusions**.

A Turnkey house and land package means that at the end of the build, you can simply turn the key and step into your new home — **everything is included!**



HOUSE & LAND PACKAGES



PARKLEA 151

2 3 1 2

LOT 809
Vincenza Avenue, TRUGNAINA - Olivia Estate

Land Price: \$315,000
Build Price: \$330,739
Land size: 294m²
House size: 155.42²
Anticipated titles: Titled

\$645,739



BRAMPTON 192

2 4 2 2

LOT 1925
Mercury Road, SUNBURY - Kingsfield Estate

Land Price: \$386,000
Build Price: \$353,291
Land size: 413m²
House size: 193.20²
Anticipated titles: March 2026

\$739,291



LOGAN 216

🏠 2 🛏 4 🚗 2 🚗 2

LOT 1805

Alrose Grove, DEANSIDE -
Deanside Village Estate

Land Price: \$452,000
Build Price: \$352,562
Land size: 400m²
House size: 214.80m²
Anticipated titles: Titled

\$804,562



PARKLEA 151

🏠 2 🛏 3 🚗 1 🚗 2

LOT 930

Bonifacio Road, CLYDE NORTH -
Evergreen Estate

Land Price: \$351,000
Build Price: \$332,299
Land size: 262m²
House size: 165.18m²
Anticipated titles: May 2025

\$683,299



BRAMPTON 192

🏠 2 🛏 4 🚗 2 🚗 2

LOT 5517

Fellows Road, MICKLEHAM -
Merrifield Estate

Land Price: \$393,000
Build Price: \$356,732
Land size: 350m²
House size: 214.80m²
Anticipated titles: Titled

\$749,732



BRAMPTON 192

🏠 2 🛏 4 🚗 2 🚗 2

LOT 8401

Langford Street, WERRIBEE -
Harpley Estate

Land Price: \$351,000
Build Price: \$332,299
Land size: 350m²
House size: 193.20m²
Anticipated titles: April 2025

\$698,620



AHBgroup

Royston
— HOMES —

Royston Homes focuses on delivering success for their clients, drawing on over 15 years of experience. Their strategic approach combines proficiency and insight to create quality homes that meet market demands.

Specialising in turnkey house and land packages, Royston Homes offers a diverse range of floor plan options with market-leading inclusions in prime locations across Melbourne and regional Victoria. This allows clients to maximise their investment potential.

The AHB Group builds quality housing for families and communities across metropolitan Melbourne and regional Victoria. Established in 2005, the AHB Group has grown into one of Victoria's and Australia's largest building and development groups, assisting over 8,000 families in realising their dream of a new home.

Structured as a group model, the AHB Group harnesses infrastructure for productivity, growth, and quality assurance.

HOUSE & LAND PACKAGES

Royston
— HOMES —



Protea 184 Delta

🏠 4 🚗 4 🛏 1 🚗 2

LOT 1108

Codrington Street, MELTON SOUTH -
Maplewood Estate

Land Price: \$295,000
Build Price: \$353,800
Land size: 313m²
House size: 183.63m²
Anticipated titles: Q4 2024

\$648,800



Waratah 172 Tivoli

🏠 3 🚗 4 🛏 2 🚗 2

LOT 1142

Nevado Drive, TRUGANINA -
Grandview Estate

Land Price: \$350,000
Build Price: \$348,800
Land size: 321m²
House size: 172.26m²
Anticipated titles: Q1 2025

\$698,800



Dartmouth 117 Tivoli

🏠 2 🛏 3 🚗 1 🚗 1

LOT 184

Gold Street, TARNEIT - Parkview Estate

Land Price: \$266,000
Build Price: \$303,900
Land size: 221m²
House size: 116.88m²
Anticipated titles: Titled

\$569,900



Dartmouth 117 Delta

🏠 2 🛏 3 🚗 1 🚗 1

LOT 803

Ryans Way, DIGGERS REST -
Davis Vineyard Estate

Land Price: \$278,460
Build Price: \$302,500
Land size: 221m²
House size: 116.88m²
Anticipated titles: Q1 2025

\$580,960



Summerfield 207 Mantra

🏠 2 🚗 4 🚗 2 🚗 2

LOT 314

Platt Drive, MADDINGLEY -
Queens Brook Estate

Land Price: \$333,000
Build Price: \$380,800
Land size: 400m²
House size: 207.46m²
Anticipated titles: Titled

\$713,800



Easton 176 Mantra

🏠 2 🚗 4 🚗 1 🚗 2

LOT 522

Comb Street, MANOR LAKES -
Winterset Lodge Estate

Land Price: \$330,000
Build Price: \$336,800
Land size: 316m²
House size: 176.18m²
Anticipated titles: Q3 2025

\$666,800



Berkeley 139 Vogue

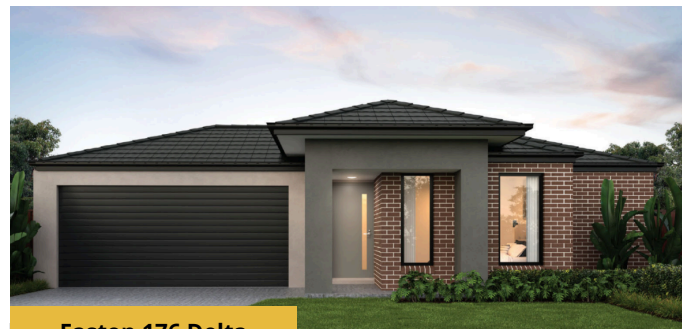
🏠 2 🚗 3 🚗 1 🚗 2

LOT 626

Masaya Avenue, TRUGANINA -
Olivia Estate

Land Price: \$299,000
Build Price: \$329,000
Land size: 263m²
House size: 139.29m²
Anticipated titles: Q1 2025

\$628,000



Easton 176 Delta

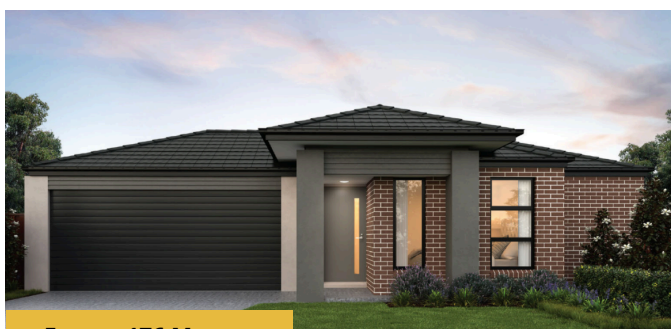
🏠 2 🚗 4 🚗 1 🚗 2

LOT 721

Bartolo Street, TRUGANINA -
Olivia Estate

Land Price: \$328,000
Build Price: \$340,000
Land size: 313m²
House size: 176.18m²
Anticipated titles: Q1 2025

\$668,00



Easton 176 Mantra

🏠 2 🚗 4 🚗 1 🚗 2

LOT 907

Newchapel Road, SUNBURY -
Maplestone Estate

Land Price: \$336,000
Build Price: \$343,900
Land size: 350m²
House size: 176.18m²
Anticipated titles: Q2 2025

\$679,900



Columbia 149 Tivoli

🏠 2 🚗 4 🚗 1 🚗 1

LOT 910

Newchapel Road, SUNBURY -
Maplestone Estate

Land Price: \$303,000
Build Price: \$339,900
Land size: 294m²
House size: 148.58m²
Anticipated titles: Q2 2025

\$642,900



HERMITAGEHOMES

For over two decades, Hermitage Homes has been dedicated to crafting quality homes for thousands of satisfied families and investors throughout Victoria. Their success is rooted in a steadfast commitment to stylish design, unbeatable service, meticulous attention to detail, and exceptional value, which has established them as one of Australia's fastest-growing housing companies.

With a solid reputation for delivering high-quality homes and outstanding customer service, Hermitage Homes oversees every aspect of the building process, offering comprehensive turnkey packages that ensure a seamless transition from construction to occupancy.

Their strong partnerships with land developers across Melbourne provide them with exclusive access to prime lots within highly sought-after estates, further enhancing their reputation as a trusted builder in the region.

Hermitage Homes continues to innovate and evolve, consistently setting benchmarks in the industry for craftsmanship and client satisfaction.

HOUSE & LAND PACKAGES

HERMITAGE HOMES



LUCAS 14 SUMMIT

🏠 2 🚗 3 🚗 1

LOT 1102

Daisy Way, WALLAN - Springridge Estate
7 Star Energy Rating

Land size: 300m²
House size: 126.81m²
Anticipated titles: September 2024

\$589,000



LEON 22 GE - 1B DUKE

🏠 5 🚗 5 🚗 2

LOT 507

Pintail Drive, MELTON SOUTH-
Skylark Rise Estate

Land size: 375m²
House size: 205.75m²
Anticipated titles: November 2024

\$785,164



CHELSEA 18 SUMMIT

🏠 2 🛏 4 🚗 2

LOT 31

Amaroo Court, **BALLARAT** -
Lucio Estate

Land size: 508m²
House size: 161.85m²
Anticipated titles: December 2024

\$605,800



NOVO 14 HOLT

🏠 2 🛏 3 🚗 2

LOT 1101

Daisy Way, **WALLAN** - Springridge Estate
7 Star Energy Rating

Land size: 312m²
House size: 132.84m²
Anticipated titles: September 2024

\$606,720



LEON 22 GE - 1B HOLT

5 5 2

LOT 42

Freeman Circuit, NEWSBOROUGH - North Quarter
\$10K off TITLED Land

Land size: 603m²
House size: 205.75m²
Anticipated titles: January 2025

\$708,320



LEON 22 GE - 1B SUMMIT

5 5 2

LOT 520

Nightjar Place, Melton South- Skylark
Rise Estate

Land size: 350m²
House size: 205.75m²
Anticipated titles: January 2025

\$757,770

INTRODUCING OUR NEW **BUILDER**



creation
homes



HOME LIFE YOUR WAY

Creation Homes is proud to deliver over 2,000 exceptional homes each year to families across Victoria. With a focus on quality, sustainability, and value for money, Creation Homes creates homes that are adaptable to your needs and built for the future. Choose Creation Homes—where your dream home becomes a reality.

Their guiding principle, 'Home Life Your Way,' promises exceptional quality homes that allow you to live the lifestyle you've always dreamed of. Creation Homes is committed to innovation, creating homes that are not only future-proof but also sustainable and cost-efficient.



AWARD-WINNING BUILDER

Since 2010, Creation Homes has proudly been recognized as a top 20 Australian builder, consistently delivering exceptional homes to families across the nation. With a strong national presence and valuable industry relationships, they offer unmatched expertise, reliability, and innovation. Creation Homes continues to lead the way in design, quality, and customer satisfaction, ensuring every home is built to the highest standards. Whether you're building your first home or your dream home, Creation Homes brings decades of experience and a proven track record of success.



7-STAR AND WHOLE-OF-HOME DESIGNS

Creation Homes is proud to introduce a new range of **future-ready, 7-star, Whole-of-Home designs**, providing Australians with access to **sustainable and energy-efficient housing** built to the **highest standards**.

More Australians than ever before are planning to buy or build homes with **sustainable features** to **reduce energy costs**, **protect property value**, and **minimize environmental impact**.

Creation Homes is helping homeowners achieve this goal with a **brand-new range of 7-star homes**, designed with a **whole-home approach to sustainability** and packed with features for a **cleaner and smarter future**.



LONGEVITY

Creation Homes' new Energy Smart homes not only reduce daily energy consumption and lower energy bills but are also designed and built for long-term durability with minimal maintenance requirements.



INVESTMENT

As energy efficiency becomes increasingly important to buyers, the demand for homes with high energy ratings will continue to grow, leading to greater property value appreciation. A sustainable home is a wise investment that provides lasting benefits now and in the future.



COMFORT

Features like superior insulation, high-quality windows, and ventilation systems will bring comfort to spaces year-round. The improved indoor air quality will also contribute to healthier living environments.

What sets Creation Homes apart from other builders is their unique collection of quality and service assurances offered at every stage of the new home build. From guaranteed start dates, independent building inspections, and lifetime structural guarantees, to extended warranties, upgraded products as standard, and even free RACV home care packages, no other builder in Australia currently offers such comprehensive proof of their commitment to quality and the ongoing value of the home.





For over a decade, Creation Homes has been dedicated to building high-quality homes for families and investors across Australia. Their success stems from a strong commitment to affordability, sustainability, and exceptional customer service, establishing them as one of the country's most trusted and rapidly growing home builders.

With a reputation for delivering durable, energy-efficient homes, Creation Homes manages every aspect of the building process, offering comprehensive solutions that ensure a smooth transition from construction to homeownership.

Their partnerships with leading developers across Australia provide access to prime land in vibrant, connected communities, further reinforcing their position as a reliable builder in the industry.

Creation Homes continues to lead the way in innovation, setting new standards in craftsmanship and client satisfaction with every home they build.

HOUSE & LAND PACKAGES



REMY 17

 2.5  3  2

LOT 2118

TRUGANINA - Grandview Estate
7 Star Energy Rating

Land size: 263m²
House size: 159.781m²
Anticipated titles: April 2025

\$672,869



MIA 4

 2  3  1

LOT 1125

TRUGANINA - Grandview Estate
7 Star Energy Rating

Land size: 221m²
House size: 130.34m²
Anticipated titles: Titled

\$586,306

HOUSE & LAND PACKAGES



CLEO 17

🏠 2.5 🛏 4 🚗 1

LOT 2525

TRUGANINA - Grandview Estate
7 Star Energy Rating

Land size: 238m²
House size: 158.48m²
Anticipated titles: Titled

\$657,339



MIA 4

🏠 2 🛏 3 🚗 1

LOT 2106

TRUGANINA - Grandview Estate
7 Star Energy Rating

Land size: 223m²
House size: 130.34m²
Anticipated titles: April 2025

\$591,306

HOUSE & LAND PACKAGES



CLEO 15

 2.5  3  1

LOT 1042

FRASER RISE - Taylors Run Estate
7 Star Energy Rating

Land size: 238m²
House size: 144.18m²
Anticipated titles: June 2026

\$687,688



NOAH 22

 2.5  4  2

LOT 347

SUNBURY - Everley Estate
7 Star Energy Rating

Land size: 350m²
House size: 204.79m²
Anticipated titles: Titled

\$723,528

INTRODUCING OUR NEW **BUILDER**

metricon



From the day we opened our doors in 1976, we've had one goal: to create innovative designs and build quality homes, to suit all budgets and that celebrate the diversity of Australian life.

HOME IS WHERE YOU LOVE & LIVE

There really is no place like home. We realise how precious it is to have a place to call home. Creating the perfect home for you and your family is more than the timber, bricks and nails that hold it all together.

A home is where families gather, memories are created and love is shared. This is Metricon's commitment to all Australians and it will never change – to help you build a home where you can love where you live.

THE METRICON DIFFERENCE

Our designs, our craftsmanship, our people, it's what sets us apart. Our difference is all part of the Metricon Way, you get every day. The right homes to love where you live. The right people and team to help you every step of the way. The right way, with home guarantees and quality in the things we do so you can build with confidence.



OVER 45 YEARS

Metricon has been helping Australians love where they live for more than 45 years. Whether it's building a first home or a forever home, Metricon is there every step of the way—from the first brick to the final handover.



6 STAGE QUALITY ASSURANCE

Metricon's homes may have evolved over the years, but their commitment to excellence remains unchanged. Their rigorous quality assurance process ensures that every Metricon home is built to the highest standard.



LIFETIME STRUCTURAL GUARANTEE

Metricon offers a valuable and reassuring Lifetime Structural Guarantee* on many of its homes, providing homeowners with peace of mind for the length of their ownership. It's no wonder Metricon is Australia's most trusted builder.



MASTERS OF DESIGN

Metricon's homes are designed to celebrate their homeowners. This is why they continually strive to create innovative, award-winning designs that help residents make the most of their homes and the lives they live in them.



AUSTRALIA'S NO.1 HOME BUILDER

Metricon believes no other builder designs and constructs homes as well as they do. As Australia's No.1 home builder for the ninth consecutive year, they must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.



metricon

For over four decades, Metricon has been a trusted name in Australian home building, delivering high-quality, stylish, and innovative homes for families and investors. Their success is built on a commitment to exceptional design, superior craftsmanship, and outstanding customer service, making them one of the country's most recognized and awarded builders.

With a focus on delivering homes that blend functionality with modern aesthetics, Metricon offers a range of designs to suit diverse lifestyles and budgets. Their comprehensive approach ensures a seamless building process, from planning to completion, providing homeowners with confidence and peace of mind.

Metricon's strong relationships with leading land developers allow them to offer exclusive opportunities in some of Australia's most sought-after locations, further cementing their reputation as a leading home builder.

As they continue to innovate and evolve, Metricon remains dedicated to setting new benchmarks in quality, sustainability, and customer satisfaction, ensuring that every home they build stands the test of time.

HOUSE & LAND PACKAGES



OXFORD 137

🏠 2 🚗 3 🚗 1

LOT 2525

Westdahl Street, TRUGANINA -
Grandview Estate

Land size: 238m²
House size: 137.19m²
Titled: No

\$626,426



Chapel 172

🏠 2 🚗 4 🚗 2

LOT 723

Horvath Boulevard, OFFICER -
Banyan Place

Land size: 294m²
House size: 172.03m²
Titled: No

\$757,933

HOUSE & LAND PACKAGES



Greenwood 255

🏠 2 🛏 4 🚗 2

LOT 358

Glance Avenue, WYNDHAM VALE-
Mambourin Green

Land size: 269m²
House size: 255.19m²
Titled: No

\$837,460



Wellington 155

🏠 2 🛏 4 🚗 1

LOT 1101

Woodlawn Road, WOLLERT -
Wollert Rise

Land size: 335.5m²
House size: 154.52m²
Titled: No

\$739,489

HOUSE & LAND PACKAGES



Swanston 208

🏠 2 🚗 4 🚗 2

LOT 2631

Fairywren Road, MICKLEHAM -
Botanical Estate

Land size: 350m²
House size: 207.98m²
Anticipated titles: No

\$812,763



Blackburn 137

🏠 2 🚗 3 🚗 1

LOT 3087

Carding Street, TRUGANINA -
Grandview Estate

Land size: 263m²
House size: 137.19m²
Anticipated titles: No

\$665,768

HIGHLIGHTS OF THE MONTH

A selection of Melbourne's standout projects!



FLORET

A Lifestyle of Luxury and Comfort

A vibrant new community of premium townhouses. Floret is a collection of contemporary homes designed for modern living. With easy access to local amenities, parks, and top schools, Floret offers both convenience and luxury. Discover a community where quality meets comfort.



KIRRA GARDENS

Modern Village Feel with Tranquil Spaces

Kirra Gardens presents a sophisticated collection of architecturally designed homes, offering a seamless blend of luxury and practicality. With close proximity to shopping, schools, parks, and public transport, Kirra Gardens provides an ideal living experience for growing families and busy professionals.



BRADMILL

A New Era of Urban Living

Bradmill is a place for families, and individuals to come together for all of life's cherished moments. A new place for home, shopping, catch-ups and more, has been reimagined for Bradmill's next chapter.



SCOTCH HILL GARDENS

Exclusive Living Amidst Lush Gardens

Welcome to Scotch Hill Gardens, a place where daily life is enriched by the abundance of nature, wellbeing and community. Perfectly connected to the prestigious Scotch Hill precinct, residents can easily access top schools, shops, cafés, and tree-lined streets.



PROPERTY MANAGEMENT

UNDERSTANDING RESPONSIBILITIES: URGENT AND NON-URGENT REPAIRS IN RENTAL PROPERTIES

In the realm of rental properties, understanding the nuances of urgent and non-urgent repairs is crucial for both renters and rental providers. Differentiating Urgent and Non-Urgent Repairs: Urgent repairs are those that demand immediate attention due to safety concerns or making the property uninhabitable. On the other hand, non-urgent repairs, while important, do not pose immediate risks to safety or livability.

Anything on this list is legally defined as an urgent repair:

- burst water service
- blocked or broken toilet system
- serious roof leak
- gas leak
- dangerous electrical fault
- flooding or serious flood damage
- serious storm or fire damage
- essential service or appliance for hot water, water, cooking, heating, or laundering is not working
- the gas, electricity or water supply is not working
- a cooling appliance or service provided by the rental provider is not working
- a safety-related device, such as a smoke alarm or pool fence, is not working
- any fault or damage in the property that makes it unsafe or insecure, including pests,
- mould or damp caused by or related to the building structure

**UNSATISFIED WITH YOUR CURRENT
PROPERTY MANAGEMENT?**

**REACH OUT TO US
AND DISCOVER A
BETTER OFFER**



DAMAC RIVERSIDE

VIEWS

Dubai's first *Riverside* community



16 minutes



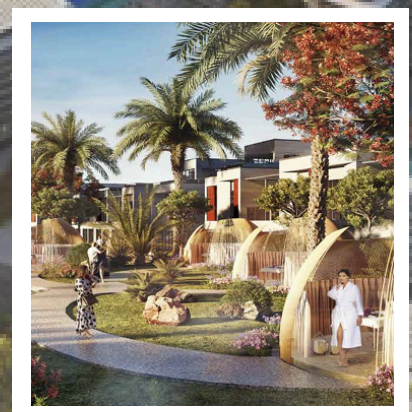
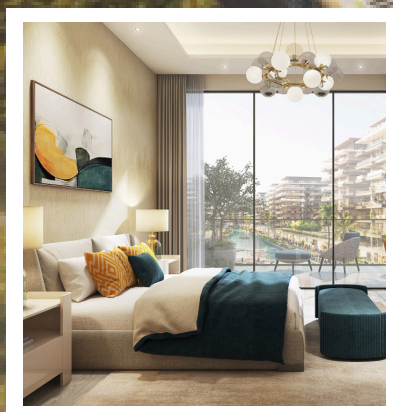
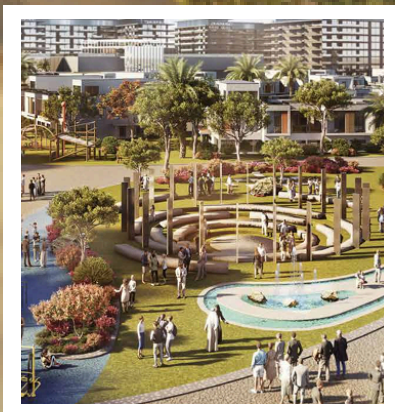
15 minutes



12 minutes



9 minutes



CONTACT US TODAY!

Janaka Bandara - Dubai Director
+61 450 554 053
janaka@sathomson.com

Imagine the perfect place to settle down and grow, where city life is designed for optimal health and wellness. Discover a natural way of being that seamlessly flows with the serenity of nature, fresh healthy food, and active routines. This is DAMAC Riverside, where lifelong friendships and a fulfilling lifestyle come together.

Life & leisure flow together



CULINARY
CLASSES



BBQ
STATIONS



HYDROPONIC
FARM



PEACE ROOMS



AMPHITHEATRE



GAMES ZONE



ISLAND
RESTAURANT



FLOATING
SPORTS



SPLASH
CLIMBING



CONTACT US TODAY!

Wajahat Ali - Strategic Investment Consultant

+97156 315 0953

wajahat@sathomson.com.au

SA THOMSON CONSULTANCY

OWN AND MANAGE A BUSINESS

Visa Subclass890 for ongoing business through Commercial Property Income;

For the 2 years immediately before you apply, you must have had, and continue to have, an ownership interest in one or more actively operating main businesses in Australia which is where SA Thomson Consultancy can assist. Key criteria we assess for businesses covers

- ownership interest in the business, and the value of the ownership interest available within the immediate 2 years prior to making application
- direct and continuous management role in that business on a day to day basis (including periods when you are outside of Australia) - this can be managed by our services
- that each main business meets the criteria to be assessed as a qualifying business
- obtained an Australian Business Number (ABN) for each of your main business (you can rely on a maximum of two ABNs) - SA Thomson assist in the formation and Directorship of these entities
- provide evidence of portal process Business Activity Statements issued by the Australian Taxation Office
- employment records of managing the business and facilitation of the reporting requirements can be managed through our onshore and offshore services for you.



Paul Edwards
Head of
Commercial Projects



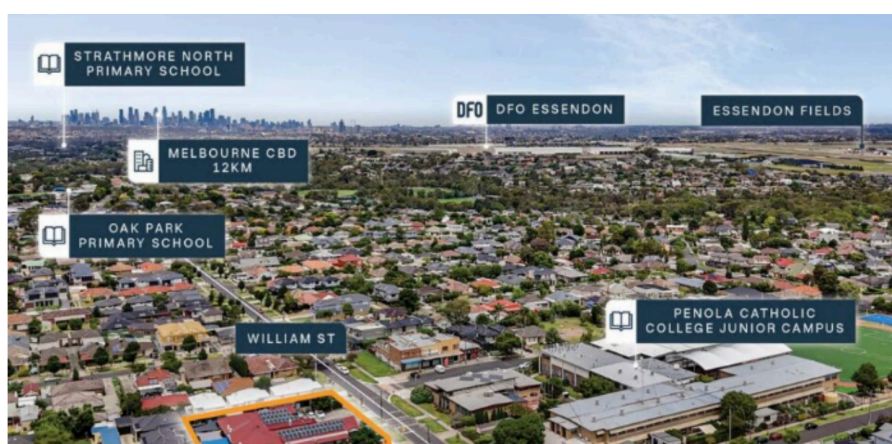
paul@sathomson.com.au
+61 488 998 220



ISN'T IT TIME YOU EXPANDED YOUR PORTFOLIO IN AUSTRALIA?

If you have thought of developing, or expanding a Commercial portfolio 2025 is the perfect time to start. In conjunction with some of Australia's leading Commercial Property companies, we have secured for buyers a range of leading investment sites, most with long, and multiple term, leases in place tenanted by some of Australia's best known and enduring companies, as well as Government and Healthcare related tenancies for your long term income needs.

Also take note existing tenancies delivering greater than \$250,000 p.a in income may enable you to commence a business visa application once secured.



Childcare site - Inner North of Melbourne
30 year lease terms up to 2064 with fixed rate increases
Exp Yield of 5.5% p.a



Healthcare site in one of Victoria's fastest growing regional centre's
Guaranteed rental growth via fixed 3% annual increases.
Exp Yield of 6.15%



S. A. THOMSON NERYS

Let's talk about
investment

1300 545 083
info@sathomson.com.au
www.sathomson.com.au
[@sathomsonnerys](https://www.instagram.com/sathomsonnerys)





about smart
nts today.

**5%
Rental Guarantee
For 5 Years**
Call us for more details *T&Cs Apply

cat
S. A. THOMSON NERYS



MELBOURNE

306 Mt Alexander Rd
Ascot Vale VIC 3032, Australia
1300 545 083 | +61 3 8814 3750 | +61 478 30 480

SINGAPORE

Level 39 Marina Bay Financial Centre Tower 2
10 Marina Boulevard, Singapore 018983
+65 6818 6242

COLOMBO

No. 1 Gunasekera Lane,
Colombo 08, Sri Lanka
+94 741 329 681 | +94 76 125 9484

DUBAI

Building A1, Dubai Digital Park, Dubai Silicon Oasis,
Dubai, United Arab Emirates
+61 450 554 053  



BLVD



STAGE 1

