



A world beyond
your expectations

FINAL TOWNHOUSE RELEASE · SUNSHINE 3020



ARTIST IMPRESSION

WELCOME TO HARVEST

Three-level townhouses beside five acres of heritage gardens

Harvest is a collection of 30 architect-designed townhouses on Anderson Road, Sunshine, opening directly onto the H.V. McKay Memorial Gardens.

Designed by Bayley Ward with landscape by Oculus, each home is spread over three levels, with light-filled living in the middle, bedrooms above and a garage at street level. Some designs add a ground-floor bedroom with its own ensuite, a north-facing roof terrace or a double garage.

The final townhouses are now selling. Construction is well under way, with completion estimated for March 2027, and buyers may still be eligible for Victoria's off-the-plan stamp duty concession.

3 & 4 bed

Four designs

**March
2027**

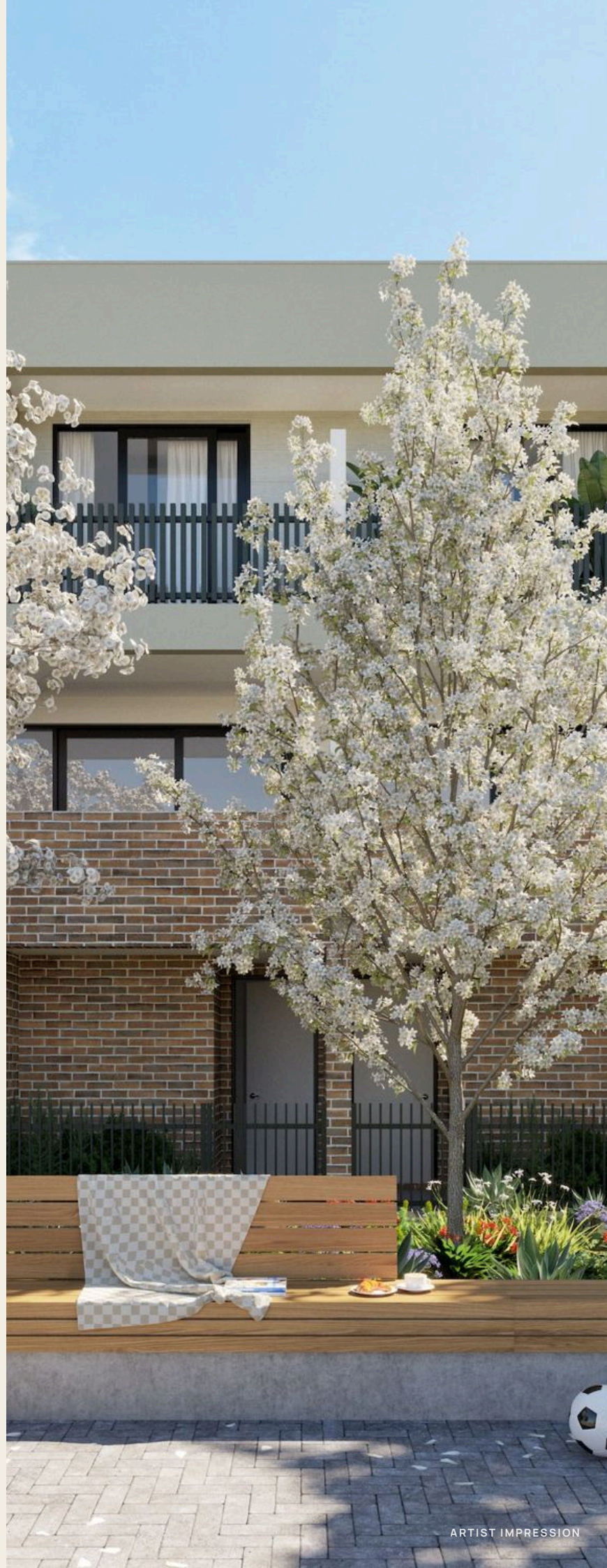
Estimated completion

10 km

From Melbourne's CBD

5 acres

Heritage gardens next door



ARTIST IMPRESSION



SUNSHINE, TRANSFORMED

The heart of Melbourne's west

If you haven't been to Sunshine lately, you haven't seen it. Over the past decade the suburb has changed faster than almost anywhere in Melbourne.

New cafés and restaurants line Hampshire Road, Sunshine Marketplace and Sunshine Plaza sit within walking distance, and a new generation of owner-occupiers is moving in. The Victorian Government has identified Sunshine as the capital of Melbourne's west and is planning for the precinct to more than double in population and jobs over the coming decades.

Health and education are growing too, led by Sunshine Hospital, the Joan Kirner Women's and Children's Hospital and Victoria University's Sunshine campus.

The Sunshine Superhub

Construction is under way on the Sunshine Superhub, the first stage of Melbourne Airport Rail. The rebuilt station will add two regional platforms, a new concourse, walking and cycling links and an upgraded bus interchange, with capacity for more than 1,000 trains a day. Works are due to be complete in 2030.

Sunbury line trains from Sunshine now run through the Metro Tunnel to Parkville, the CBD and St Kilda Road, and once Airport Rail is complete, Sunshine will be the gateway between the airport, the city and regional Victoria.

Sources: Victoria's Big Build, Sunshine Superhub (bigbuild.vic.gov.au, accessed October 2026).

A precinct planned to grow

Government planning for the Sunshine precinct sets out major growth in homes, jobs and residents, supported by close to \$20 billion of state investment in Melbourne’s west.

70,000

Residents targeted for the Sunshine precinct by 2051

Up from around 27,000 today.

45,000

Homes targeted by 2051

Up from around 16,000 today.

26,000

Jobs targeted by 2051

Up from around 10,000 today.

~\$20_{bn}

Government investment in Melbourne’s west

Transport, health and education projects.

\$823k

Median house price, Sunshine

Median unit price \$610,000.

\$495_{/wk}

Median house rent, Sunshine

Median unit rent \$410/wk.

Sources: Sunshine Precinct Opportunity Statement, Victorian Government (2021), for population, dwelling, jobs and investment figures. Median sale prices: Land Victoria, as published May 2026. Median rents: Homes Victoria Rental Report, September quarter 2025. Figures are a guide only; past performance and government targets are not a reliable indicator of future outcomes. Seek independent advice.



LOCATION

Everything within reach

Harvest sits between the H.V. McKay Memorial Gardens and Sunshine's town centre, a short walk from the station, shops, cafés and civic services, with the M80 Ring Road and the Western Freeway close by.

ON FOOT

Barclay Reserve	2 min
Sunshine Fruit Market	5 min
Sunshine Plaza	6 min
Sunshine Marketplace	8 min
Village Cinemas	8 min

BY BIKE

Kororoit Creek Trail	5 min
Victoria University	9 min
Highpoint	30 min

BY TRAIN

Southern Cross	25 min
Geelong	50 min
Ballarat	1 hr 15

BY CAR

Sunshine Hospital	6 min
Footscray Market	10 min
Highpoint	10 min
Melbourne Airport	15 min
Docklands	18 min

Travel times are approximate and vary with traffic, timetables and route.

A heritage garden at your gate

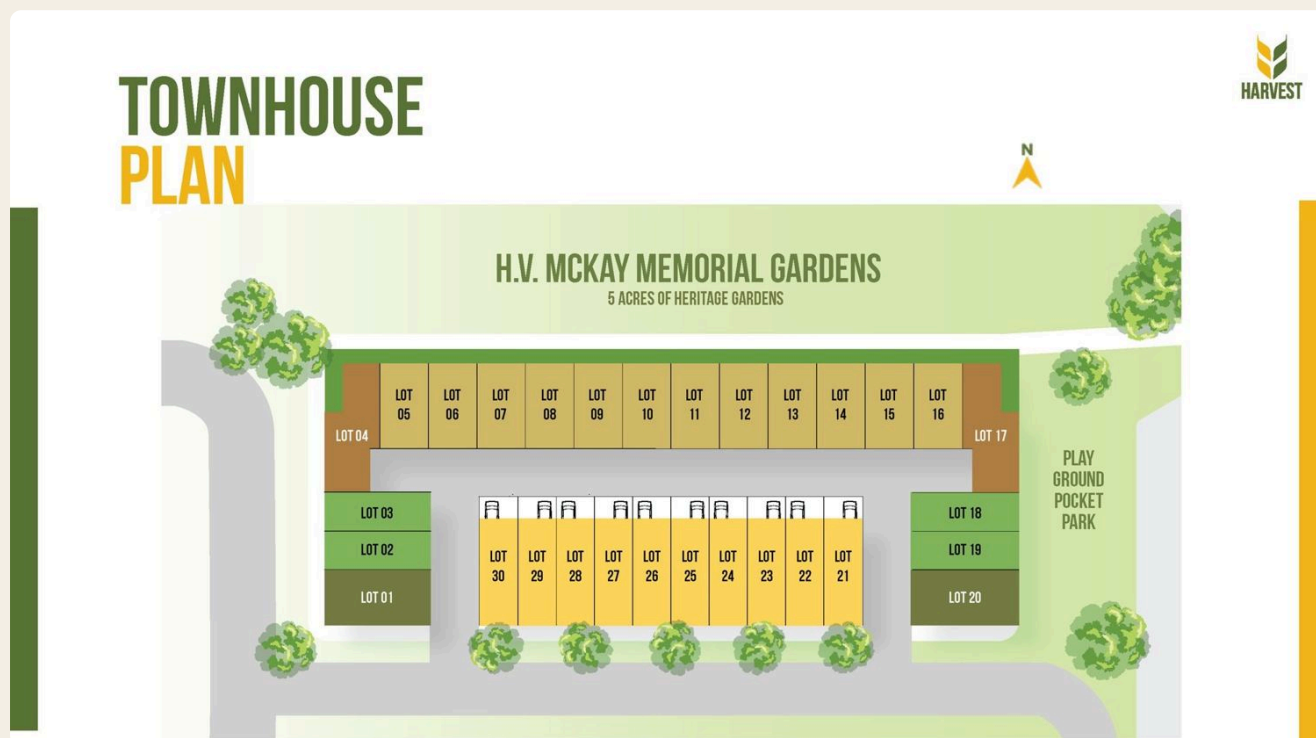
In 1909 industrialist H.V. McKay, whose Sunshine Harvester gave the suburb its name, set aside land beside his works for gardens for the community. Now the heritage-listed H.V. McKay Memorial Gardens, they offer five acres of lawns, old trees and flower beds right next to Harvest.

Within Harvest itself, a secure residents' pocket park and playground give children a safe place to play and neighbours a place to meet, with the gardens beyond for long weekend afternoons.



Four designs, one parkside address

Thirty townhouses frame a private central courtyard, with the northern row looking straight over the H.V. McKay Memorial Gardens and the residents' playground and pocket park on the eastern side.



- The Victor**, 3 bed, 3.5 bath, 1 car
- The Horsfall**, 3 bed, 3.5 bath, 1 car, roof terrace
- The Raywood**, 4 bed, 3.5 bath, 2 car
- The Hugh**, 4 bed, 3.5 bath, 2 car (a wider Raywood, lots 1 and 20)
- The McKay**, 4 bed, 3 bath, 2 car

Plan is indicative only and not to scale. Ask your agent which lots are currently available.

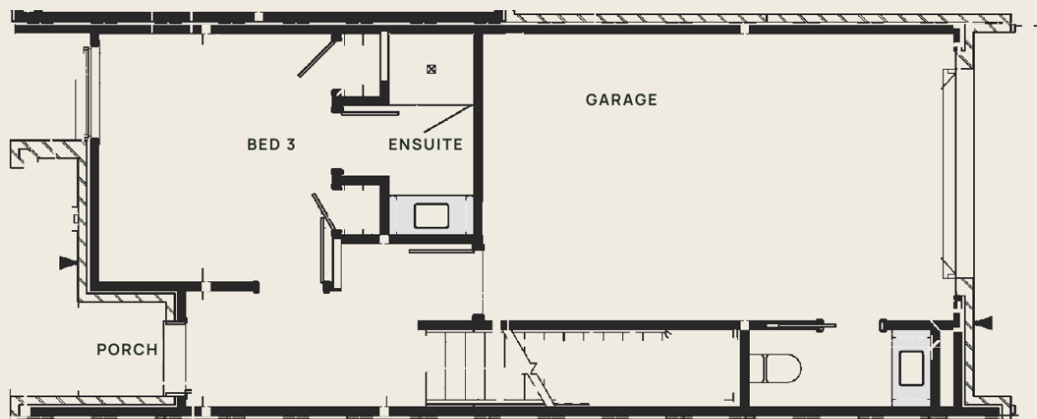
TYPE 1

The Victor

Three bedrooms, each with its own ensuite, including a ground-floor bedroom for guests, older family members or working from home. Open-plan living on the middle level opens to a balcony.

BEDROOMS	BATHROOMS	CAR	LIVING	TOTAL INTERNAL
3	3.5	1	152 m ²	173 m ²

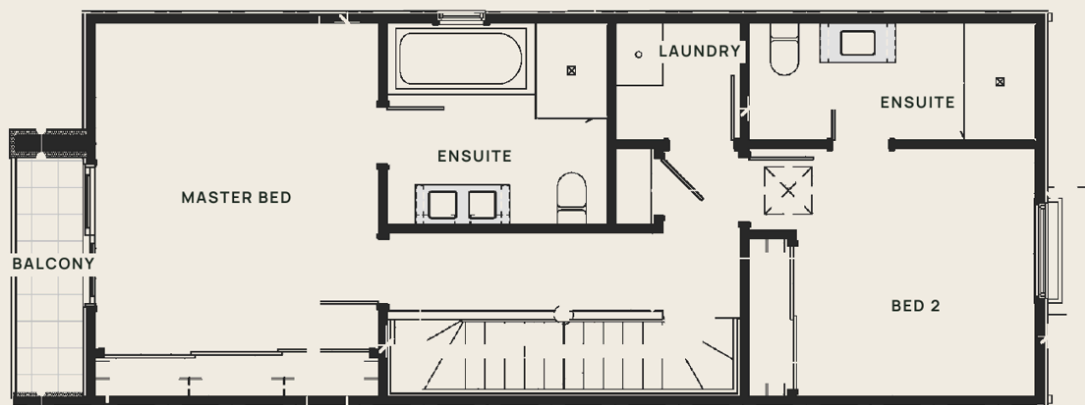
GROUND FLOOR



FIRST FLOOR: LIVING



SECOND FLOOR: BEDROOMS

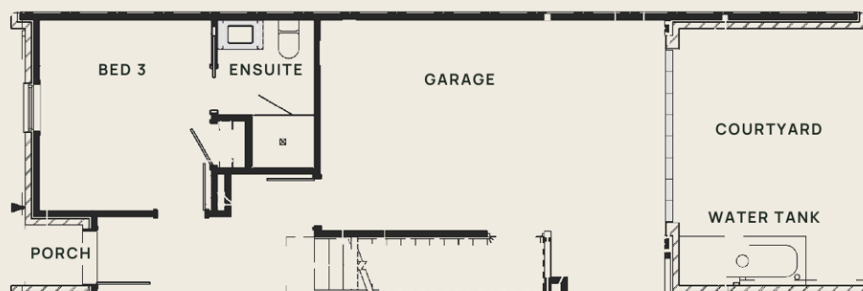


The Horsfall

Three bedrooms with two ensuites and a family bathroom, topped by a private north-facing roof terrace with views over the gardens. Every Horsfall has its own roof terrace.

BEDROOMS	BATHROOMS	CAR	LIVING	TOTAL INTERNAL
3	3.5	1	158 m ²	177 m ²

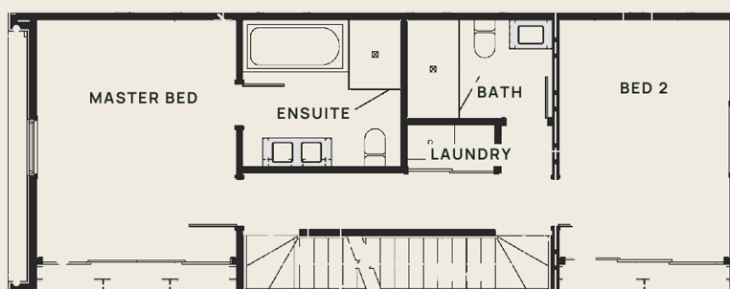
GROUND FLOOR



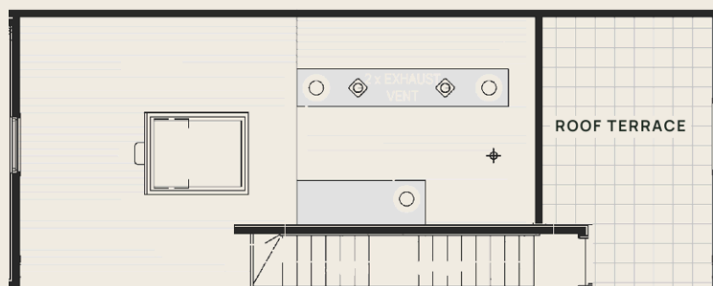
FIRST FLOOR: LIVING



SECOND FLOOR: BEDROOMS



ROOF TERRACE



TYPE 3

The Raywood

Four bedrooms, including a ground-floor bedroom with ensuite, a double garage and generous living on the middle level. A family home with room for everyone.

BEDROOMS

4

BATHROOMS

3.5

CAR

2

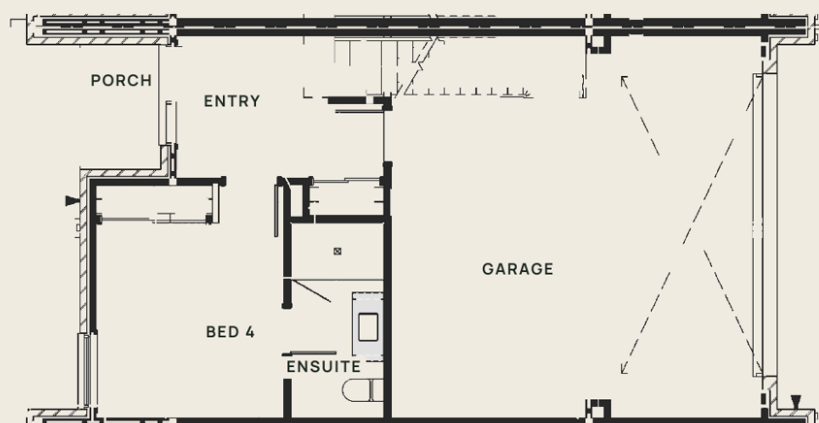
LIVING

179 m²

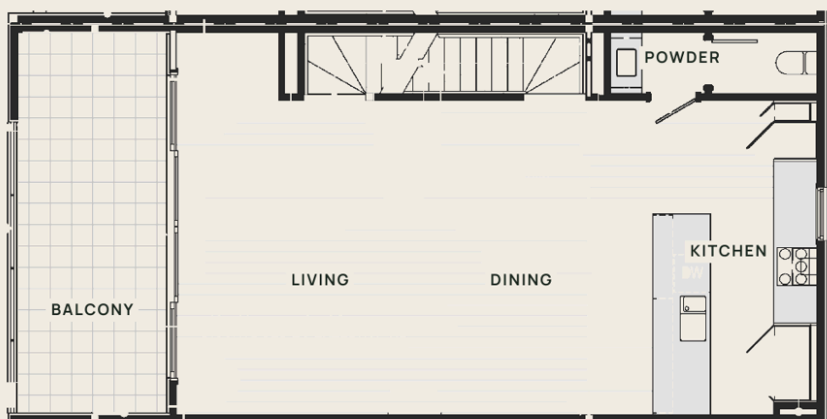
TOTAL INTERNAL

207 m²

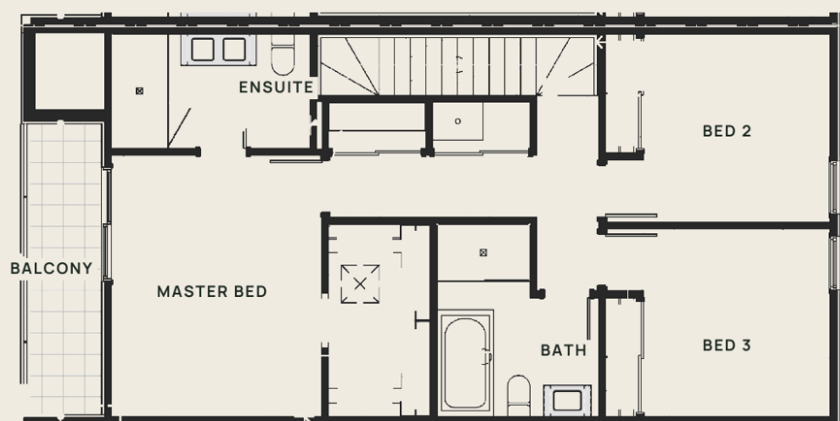
GROUND FLOOR



FIRST FLOOR: LIVING



SECOND FLOOR: BEDROOMS



The Hugh (lots 1 and 20): the same general layout as the Raywood on a slightly wider frontage. 4 bed, 3.5 bath, 2 car.

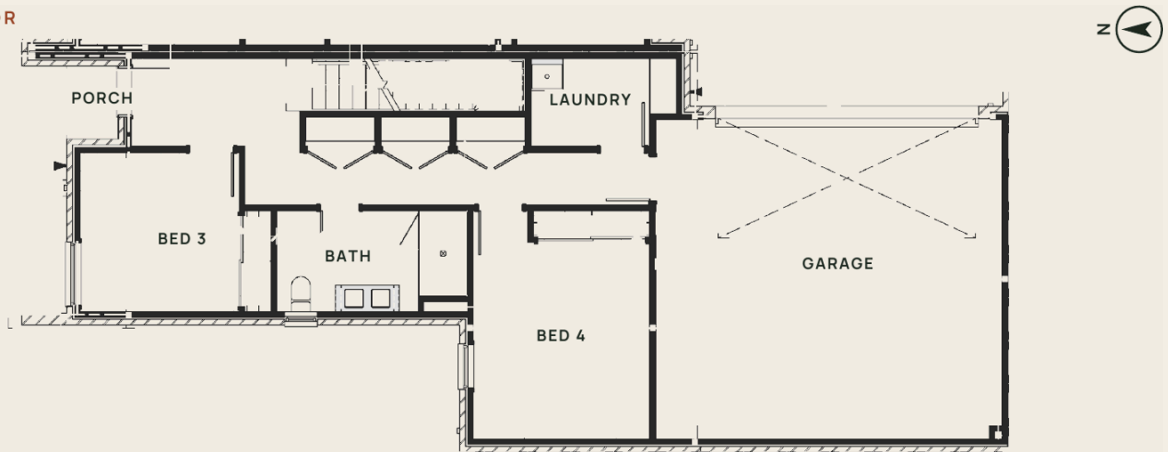
TYPE 4

The McKay

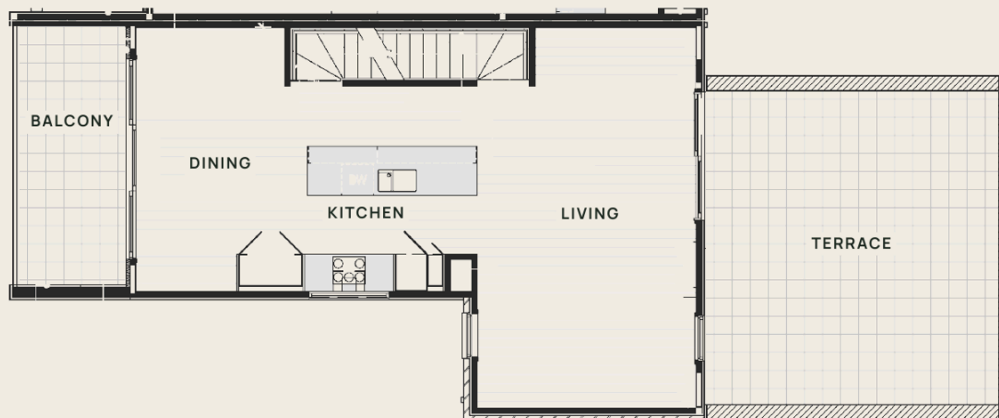
The largest design in the collection: four bedrooms, a double garage, a terrace and two balconies, with the most internal space of any Harvest home.

BEDROOMS	BATHROOMS	CAR	LIVING	TOTAL INTERNAL
4	3	2	187 m ²	230 m ²

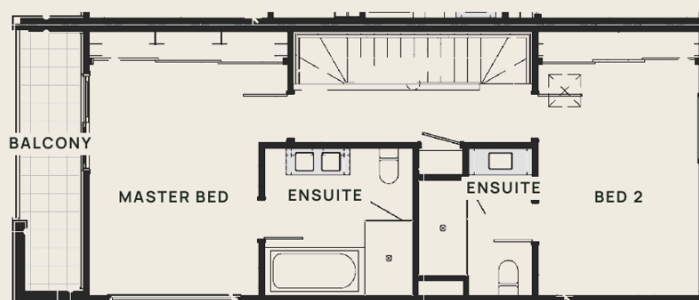
GROUND FLOOR



FIRST FLOOR: LIVING



SECOND FLOOR: BEDROOMS



INSIDE

Made for everyday living

Warm timber-look joinery, stone benchtops and a calm, neutral palette give every room a clean backdrop to make your own.





KEY INCLUSIONS

Quality, built in

KITCHEN

- 20 mm Caesarstone benchtops, waterfall-edge island
- Bosch oven, gas cooktop, concealed rangehood and dishwasher
- Stainless steel undermount sink, soft-close cabinetry
- Feature pendant above the island, LED downlights

BATHROOMS

- Caesarstone vanity tops, undermount basins
- Rain shower with hand shower
- Floor-to-ceiling mixed-format tiling
- Timed exhaust fans

COMFORT

- Reverse-cycle heating and cooling to living areas
- 100% wool carpet to bedrooms, stairs and upper hall
- Built-in robes with mirrored sliding doors
- Timber-look flooring to living and kitchen

BUILDING & ENERGY

- Average 6-star energy rating
- Solar-boosted gas hot water, individually metered
- Black powder-coated aluminium windows and doors
- NBN connection, sensor lighting and secure mailbox

Summary only. Upgrades available, including timber floors, extra air-conditioning and appliances. Refer to the full Harvest Townhouse Specifications.



BUYING OFF THE PLAN

Stamp duty savings, while they last

Victoria's off-the-plan duty concession lets eligible buyers of townhouses, apartments and units deduct the construction still to be done from the price on which stamp duty is calculated.

The expanded concession is open to owner-occupiers and investors alike, for contracts signed before 21 April 2027. Because Harvest is already well advanced, the saving reduces as construction progresses: the earlier you sign, the more you may save.

Secure today's price

Lock in your home now and settle on completion.

Brand-new home

Estimated completion March 2027, built by SAW Constructions.

Check your saving

Your agent and conveyancer can estimate the duty on your chosen lot.

THE TEAM

Built by people who know Melbourne

DEVELOPER

Orb Property Partners

Orb is a property development, project and investment management company focused on residential and commercial projects across inner Melbourne. With more than \$800 million of completed and current projects, Orb brings experience in large, complex precinct developments and a focus on creating community-minded places to live, work and play.

orbproperty.com

BUILDER

SAW Constructions

SAW Constructions is building the Harvest townhouses, with completion estimated for March 2027.

ARCHITECT

Bayley Ward

Led by Nick Readett-Bayley and Richard Newling Ward, Bayley Ward brings more than 20 years of practice and a European pedigree. The studio's carefully researched approach to texture, materials and space is behind Harvest's red brick, pigmented concrete and black steel, a nod to Sunshine's industrial past.

bayleyward.com

LANDSCAPE ARCHITECT

Oculus

Oculus is a cross-disciplinary design studio that connects people with their environment and with each other. Its work ranges from parks, gardens and streets to whole precincts, combining high amenity with ecological sustainability.

oculus.info





A world beyond your expectations

HARVEST SUNSHINE

112–116 Anderson Road, Sunshine VIC 3020

harvestsunshine.com.au

This document is provided solely to give an impression of the proposed development known as Harvest Sunshine. It is representational only, and changes may be made to plans, materials and the development during the approval, planning or construction phases. Specifications, details, fittings, finishes, facades, elevations and floorplans may change without notice. Photographs and artist impressions of parks, landscaping, interiors and exteriors are a guide only. Options and upgrades are subject to separate terms, conditions and price variations. Market, planning and infrastructure information is drawn from the third-party sources noted and is believed to be correct at October 2026 but is not guaranteed. Distances, travel times and areas are approximate. This document is not an offer or a contract. Purchasers should make their own enquiries and seek independent advice. Sunshine Harvest Development Company Pty Ltd expressly disclaims all liability arising from the use of, or reliance on, any information in this document.