
Artist impression

LAND & LIVING

Five new homes in Norlane

126 Princes Highway, Norlane VIC 3214

One three-bedroom and four two-bedroom townhouses

Welcome

A new home in Norlane.

Welcome to 126 Princes Highway, a small group of five double-storey townhouses in Geelong's north.

There's one larger three-bedroom home at the front of the site and four two-bedroom homes behind it, each with its own garage and private garden.

Everything in this booklet comes from the stamped architectural drawings, and the images are artist impressions to help you picture the finished homes.

- Five double-storey townhouses
- Six off-street car spaces
- A private garden for every home
- A 4,000-litre rainwater tank each



ARTIST IMPRESSION

The collection

Five homes. One clear plan.

The homes line the northern boundary with their gardens behind them, and a single shared driveway runs along the south side. Unit 1 sits at the front, facing the street.

933.22 m²	39.70 %
APPROXIMATE SITE AREA	SITE COVERAGE
35.86 %	42.88 %
GARDEN AREA	PERMEABILITY

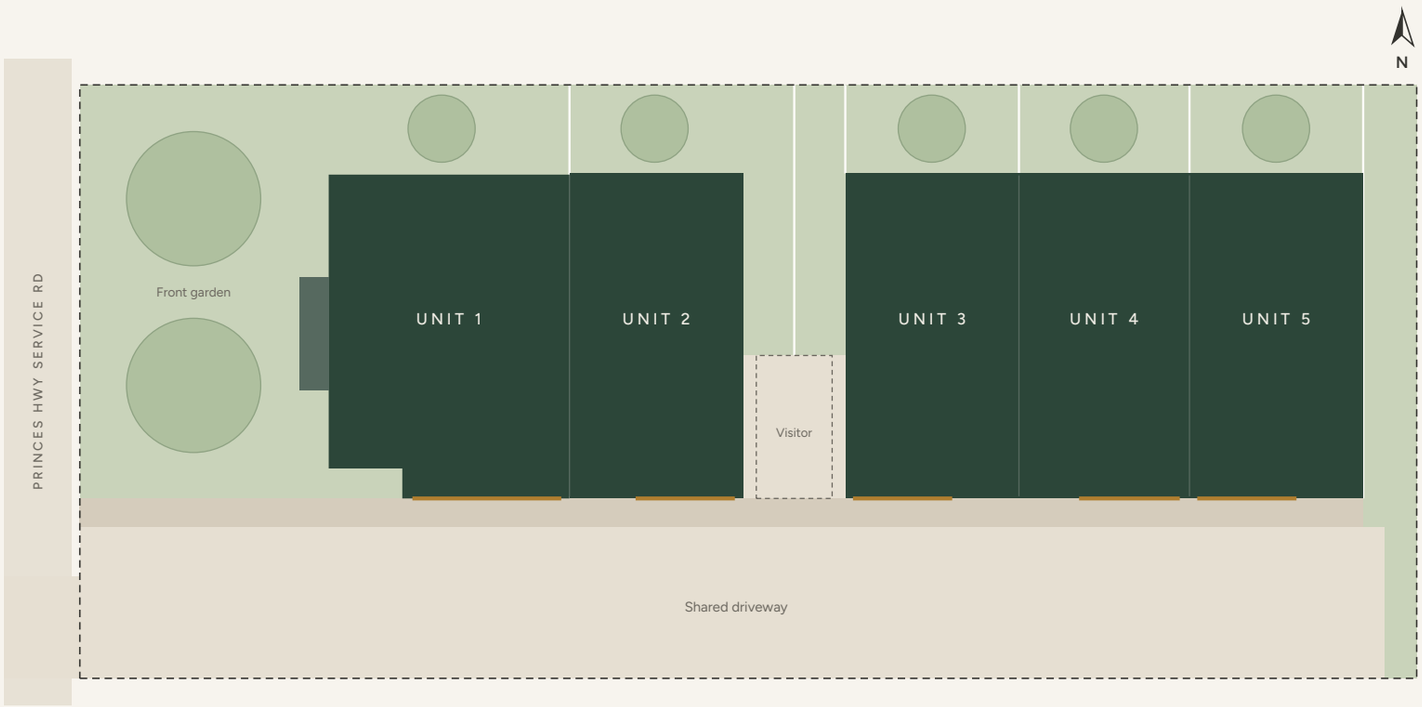


Units 1 and 2 at dusk. Artist impression

Site plan

How the site works.

Cars enter from Princes Highway Service Road. Every garage opens onto the shared driveway, and there is a visitor space between Units 2 and 3.



Frontage about 20.3 m, depth about 45.8 m

Homes · Private gardens · Shared driveway · Footpath · Garage doors

PRIVATE GARDEN AREA

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
152.77 m²	34.09 m²	34.30 m²	18.81 m²	43.38 m²

Simplified from the stamped drawings. Not to scale.

The residences

A considered mix of homes.

Areas are from the stamped architectural drawings. Internal area is the ground and first floor living space, not counting the garage, porch or balcony.

Unit 1

Three bedrooms plus retreat

3 BED · 2 BATH · 2 CAR

INTERNAL	GARAGE	GARDEN	TOTAL
129.96 m²	36.30 m²	152.77 m²	170.11 m²

Unit 2

Reverse living

2 BED · 2 BATH · 1 CAR

INTERNAL	GARAGE	BALCONY	GARDEN	TOTAL
94.94 m²	24.34 m²	8.09 m²	34.09 m²	128.64 m²

Unit 3

Reverse living

2 BED · 2 BATH · 1 CAR

INTERNAL	GARAGE	BALCONY	GARDEN	TOTAL
94.50 m²	24.34 m²	8.09 m²	34.30 m²	128.20 m²

Unit 4

Reverse living

2 BED · 2 BATH · 1 CAR

INTERNAL	GARAGE	BALCONY	GARDEN	TOTAL
93.37 m²	24.61 m²	8.14 m²	18.81 m²	127.39 m²

Unit 5

Reverse living

2 BED · 2 BATH · 1 CAR

INTERNAL	GARAGE	BALCONY	GARDEN	TOTAL
95.17 m²	23.63 m²	8.14 m²	43.38 m²	128.24 m²

Garden is the private open space shown for each home. Totals also include porch areas (1.27 to 3.85 m²).

The location

Norlane, in Geelong's north.

An established suburb with shopping, public transport, community facilities and major employment areas nearby, and the Princes Highway corridor for trips to central Geelong and Melbourne.



Northern Aquatic and Community Hub, Norlane



Geelong Grammar School, Corio campus

Community

The $65.6 million Northern Aquatic and Community Hub opened in Norlane in 2024, with pools, health services and community spaces.

Getting around

North Shore station is on the Geelong rail line, and local buses link Norlane with the station, Deakin University and central Geelong.

Everyday needs

Shops, parks, schools and transport are spread across the wider Norlane and Corio area.

What's planned

A learning-centre rebuild at Northern Bay College's Hendy Street campus is forecast for Q2 2026 to Q3 2027, and planning policy supports renewal around North Shore station and local shopping centres.

Schools nearby

Northern Bay P–12 College

Tallis and Peacock P–8 campuses in Norlane, with Wexford P–8 and Goldsworthy Years 9–12 in Corio.

St Thomas Aquinas

Catholic primary school, Prep to Year 6, in Norlane.

North Geelong Secondary College

Government secondary school, Years 7 to 12.

Geelong Grammar School

Independent school at the Corio campus.

Sources: City of Greater Geelong; Transport Victoria; Northern Aquatic and Community Hub; Northern Bay College; Victorian School Building Authority.

Unit 1 front

The larger home.

Unit 1 is the only three-bedroom home in the collection. It faces the street from behind its own front garden, with a double garage opening onto the shared driveway.



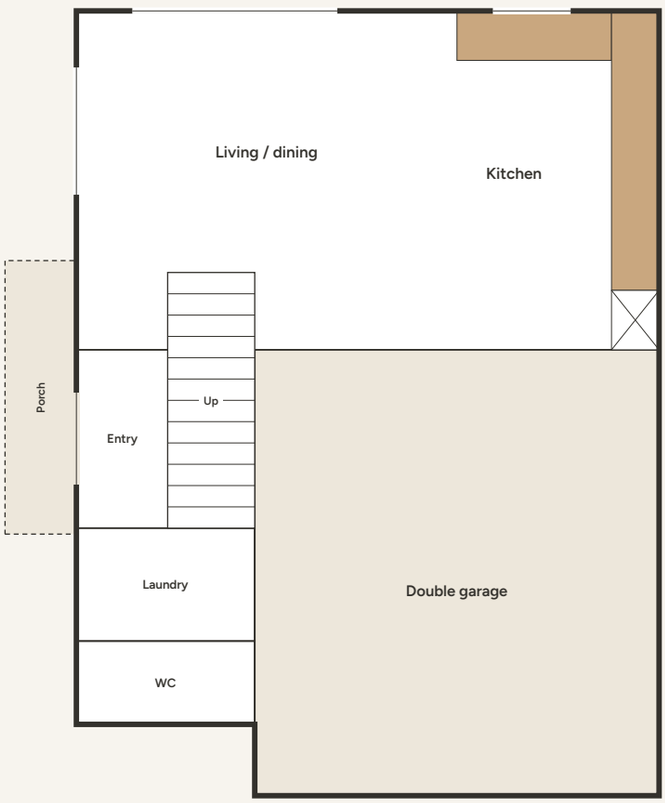
Artist impression

3 BED 2 BATH 2 CAR TOTAL 170.11 M²

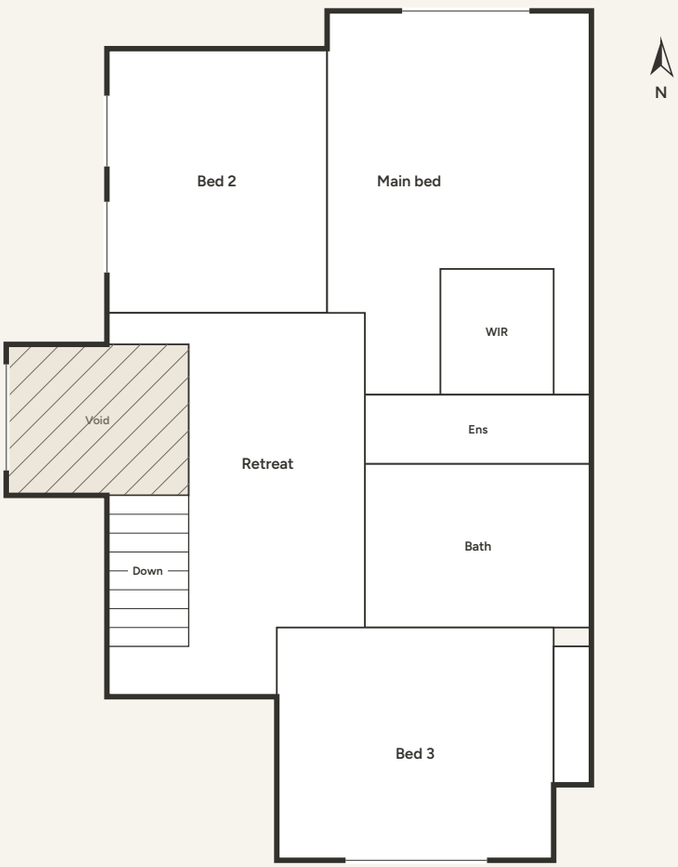
Unit 1 floor plans

Two levels, clearly zoned.

Ground floor



First floor



52.89 m²	77.07 m²	3.85 m²	36.30 m²	170.11 m²
GROUND FLOOR	FIRST FLOOR	PORCH	GARAGE	TOTAL

Simplified from the stamped drawings. Not to scale; furniture not shown.

Units 2 to 5

Private below. Social above.

These four homes flip the usual layout: the main bedroom, ensuite, laundry and garage are downstairs, and the kitchen, living and dining area is upstairs. The kitchen runs along one wall, leaving room for a six-seat table and a lounge that opens onto the balcony.



Upstairs living. Artist impression

2 BED 2 BATH 1 CAR TOTAL 127.39 TO 128.64 M²

Balconies in Units 2 to 5

Inside and out.

A 2.4-metre sliding door connects the living area to a balcony of about 8.1 m², with a horizontal-batten balustrade. Room for a small table and chairs.



Balcony looking in. Artist impression

Ground floor in Units 2 to 5

Private. Peaceful. Practical.

The main bedroom is on the ground floor, with a built-in robe, an ensuite and a sliding door to the rear garden.



Ground-floor main bedroom. Artist impression

Kitchens

Kitchens made to be used.

Every kitchen has a long, straight run of bench space, with the cooktop, rangehood and under-bench oven set out on the plans, and the dining table close by.







- Pale stone-look benchtops
- Matte black base cabinets
- Vertical tile splashback
- Oak-look overhead cupboards
- LED strip lighting under the overheads
- Cooktop, rangehood and under-bench oven

Artist impressions. Kitchen layouts vary between homes; final finishes are set out in the contract specification.

Bathrooms

Calm, easy-care bathrooms.



Artist impression

Every home has two bathrooms: an ensuite for the main bedroom and a second bathroom for family and guests.

Showers are tiled and step-free, as detailed on the drawings, and every bathroom has an exhaust fan ducted outside.

- Two bathrooms in every home
- Step-free tiled showers
- Frameless glass screens
- Wall-hung timber vanities
- Backlit mirrors
- Brushed brass tapware



Ensuite, seen from the bedroom

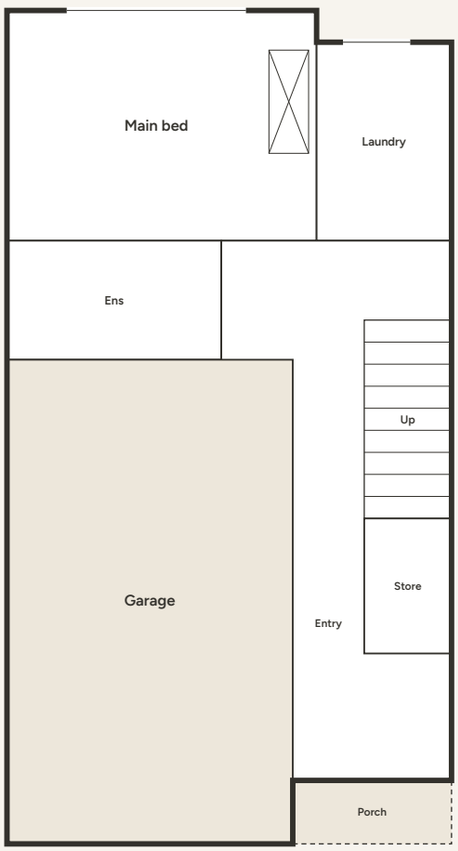
Finishes shown are artist impressions; final finishes are set out in the contract specification.

Units 2 to 5 floor plans

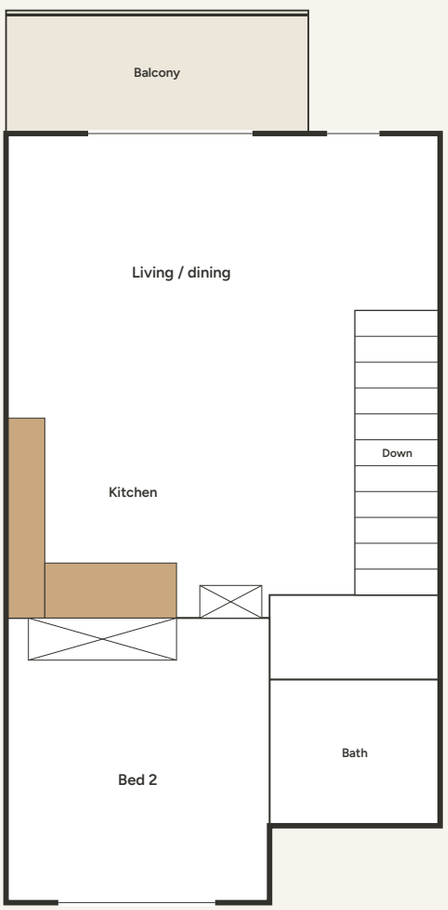
Reverse living, laid out.

Unit 3 shown. Unit 5 has the same layout; Units 2 and 4 are mirror images. Room sizes vary slightly between homes.

Ground floor



First floor



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UNIT	GROUND M²	FIRST M²	PORCH M²	GARAGE M²	BALCONY M²	TOTAL M²
Unit 2	39.82	55.12	1.27	24.34	8.09	128.64
Unit 3	39.65	54.85	1.27	24.34	8.09	128.20
Unit 4	38.18	55.19	1.27	24.61	8.14	127.39
Unit 5	40.27	54.90	1.30	23.63	8.14	128.24

Simplified from the stamped drawings. Not to scale; furniture not shown.

Details

Quality in every detail.

Textured brick, warm timber and practical touches built into the plans.



Recycled brick



Timber stair and plastered balustrade

Water

A 4,000-litre rainwater tank for each home, plumbed to the toilets.

Lighting

LED downlights throughout, as shown on the lighting plans.

Storage

Built-in robes, under-stair storage in Units 2 to 5, and a garage for every home.

Garages

Panel-lift garage doors with remote control.

Images are artist impressions. Final finishes are set out in the contract specification.



Units 1 and 2 at dusk. Artist impression

A home to come home to.

Get in touch

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LAND & LIVING

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From your first question through to contract and settlement, you'll deal directly with Lachlan.

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