

# Werribee's hidden riverfront community

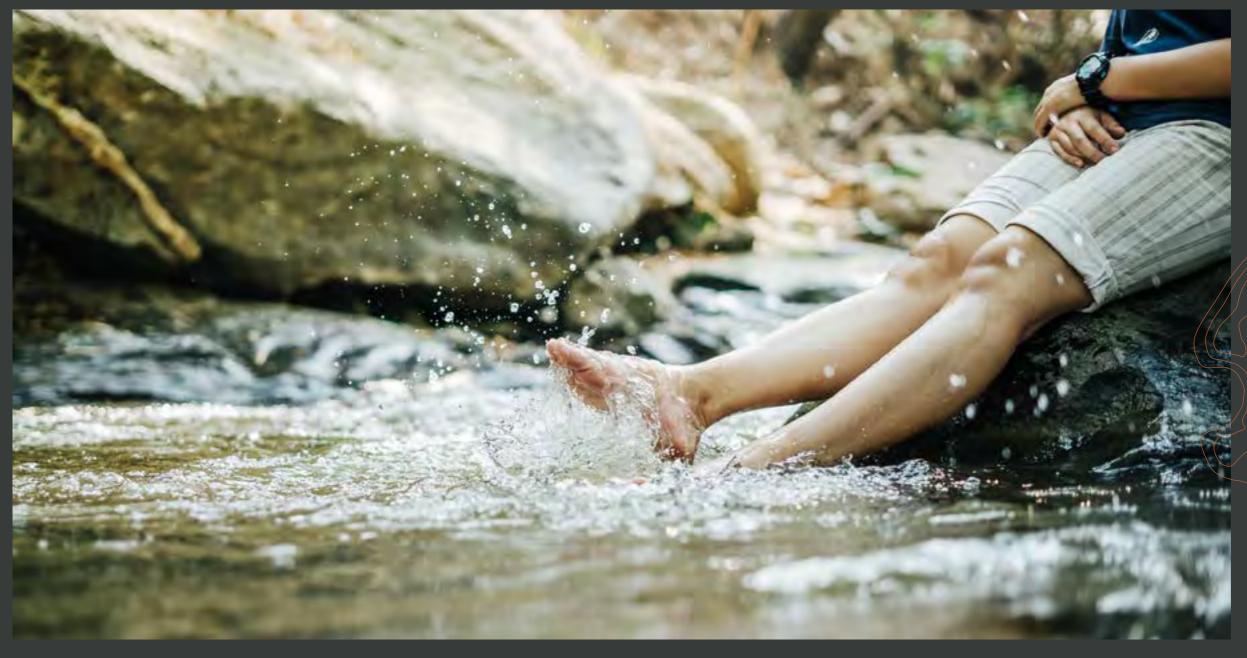
Grange is an exclusive riverfront community, hidden 5 minutes from the heart of Werribee.

Create your place at this exclusive and hidden residential community.

Private, secluded and spacious while being close to Werribee's town centre, it's Werribee's hidden gem.

Grange is connected and close to quality education, transport, shopping and sports facilities.

The contemporary design with a variety of product types will inspire a freedom to curate a home that suits your lifestyle.





### Discover Grange

### Education

### \*\* Childcare & Kindergartens

- 12. Little Blossoms Child Care Centre
- 41. Wyndham Early Learning Family Day Care
- 42. Goodstart Early Learning

### n Primary

- 2. Iramoo Primary School
- 6. Werribee Primary School
- 7. Corpus Christi Primary School
- 10. Thomas Chirnside Primary School
- 11. Manorvale Primary School

### ■ Secondary

- 1. Werribee Secondary College
- 3. Hoppers Crossing Secondary College
- 4. Westbourne Grammar School
- 8. MacKillop Catholic Regional College
- 9. St. Andrew's Primary School

### Tertiary

- 5. Victoria University, Werribee Campus
- 13. RMIT University, Point Cook Campus
- 14. University of Melbourne Vet Science

### • Health

- 15. Werribee Mercy Hospital
- 16. Werribee Medical Centre
- 17. Werribee Medical & Dental Centre

### ♦ Parks & Nature

- 18. Werribee River
- 19. Lollypop Creek
- 20. Werribee River Trail
- 21. Victoria State Rose Garden
- 22. Werribee River Park
- 41. Village Park

### **Transport**

- 23. Wyndham Vale Train Station
- 24. Werribee Train Station

### Lifestyle & Leisure

- 25. Wyndham Library, Werribee
- ♦ 26. Presidents Park
- 27. Werribee Indoor Sports Centre
- 🗴 28. Werribee Polo Field
- ★ 29. National Equestrian Centre
- 30. Werribee Open Range Zoo
- 31. Werribee Park Golf Club
- ★ 32. Werribee Racecourse
- 33. Mansion Hotel & Spa at Werribee Park
- 34. Shadowfox Wines
- 35. Village Cinemas
- **36.** Werribee Swim Centre

### Retail & Dining

- â 37. Pacific Werribee Shopping Centre

- 🗶 39. The Views Function Bar And Grill

### **■** Rive

- Railway Stations
- Bus Stops









Close to 35 local educational choices.



## Weight of the control of the control

to Melbourne's CBD and Geelong via M1 Princess Fwy.

Choose from 19 local childcare & kindergarten options.

to nearby park & playground with BBQ & picnic area, water play area, basketball court and skate park.

### Hidden yet close

Enjoy the convenience of quality local education, transport, entertainment, shopping, sports and recreational facilities.

### Unrivalled shopping



Enjoy living only 5 minute away from Werribee's town centre, fresh grocers and major supermarket. Drive another 5 minutes down the road and you'll find Pacific Werribee (one of the largest shopping centres in Melbourne's West) which has over 300 food and retail

### Local eateries & cafes



Take advantage of the local Watton Street shopping strip only 5 minutes away from home. Enjoy boutique eateries and cafes as well as a bit of window shopping with an array of retail shops in the immediate area.

### Education & healthcare



Grange is close to a comprehensive selection of education options, ranging from childcare and kindergarten through to primary and secondary schools and tertiary options. Werribee is also home to major health hubs in the Werribee Mercy Hospital, Werribee Medical Centre and the Werribee Medical and Dental Centre.

### Recreation & entertainment Sports & facilties



On the weekends you will not have to travel too far with a wealth of activities and experiences at your doorstep. Grange is surrounded by wineries, the Open Range Zoo, Werribee Mansion & Spa, K Road cliffs (pictured) as well as natural picturesque walking and ridings trails.



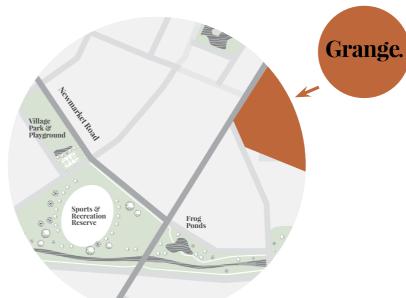
No matter what sport you play Grange is close to local indoor and outdoor sporting facilities and clubs that offer basketball, soccer, AFL, netball, polo, swimming, golf and equestrian just to name a few.

### **Transport**



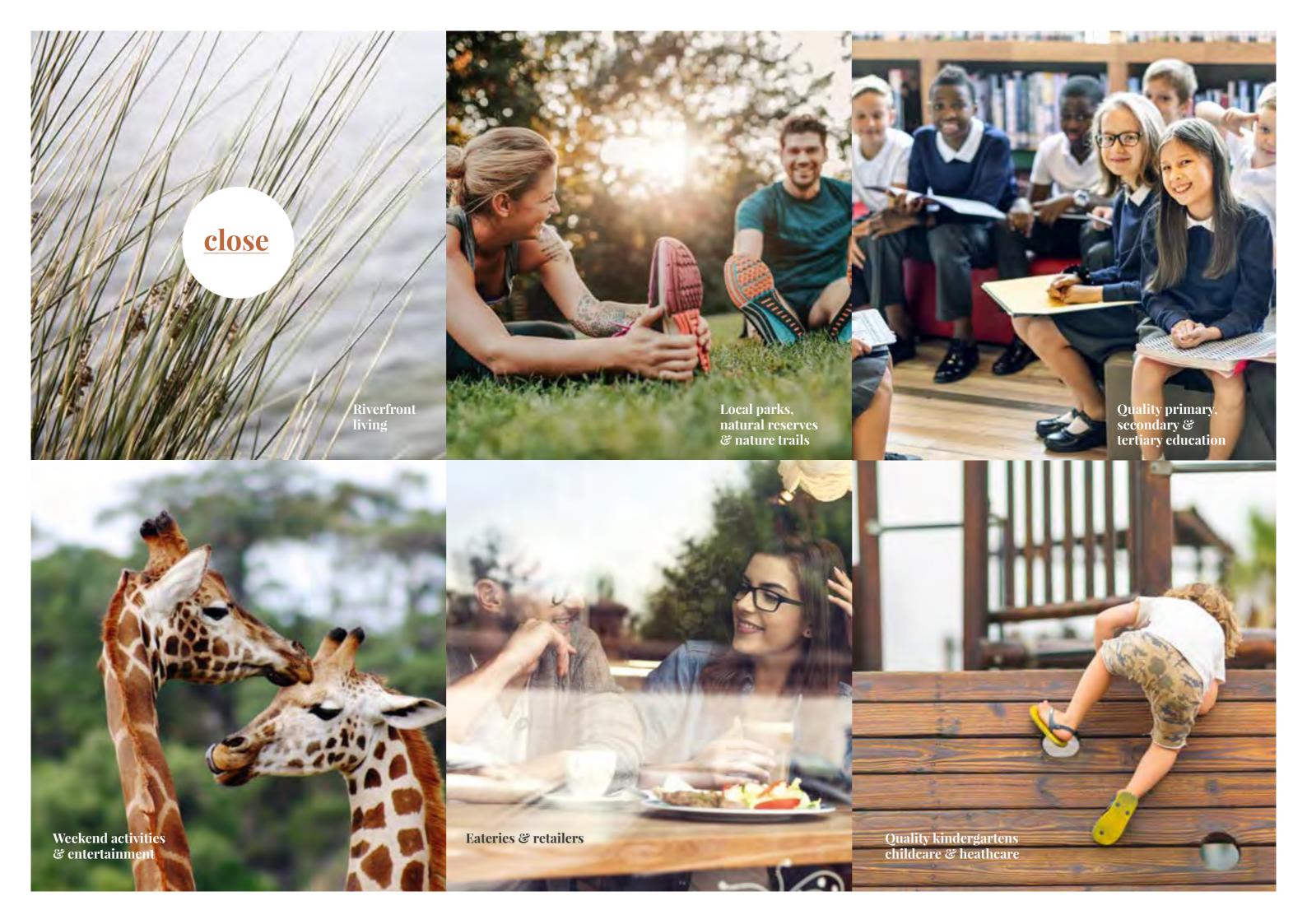
Living at Grange you are hidden yet close. Located only 2kms from Werribee Train Station and 750m from the closest bus stop, residents at Grange will be able to be at Southern Cross Station within 30-40 minutes. Also enjoy the flexibility with Grange situated only 38kms from Melbourne CBD.





### Discover your local park

Close to Grange is Riverwalk Village Park with BBQ facilities and picnic area, water play area, playground, basketball court, skate park, grassed ovals, native gardens and community marketplace spaces to enjoy.



### The perfect space to create your place

Grange is a masterplanned riverfront community designed to create a secluded riverfront life while still being connected and close. Being located only 5 minutes from Werribee's town centre, Grange will become Werribee's sought after space to invest and live.

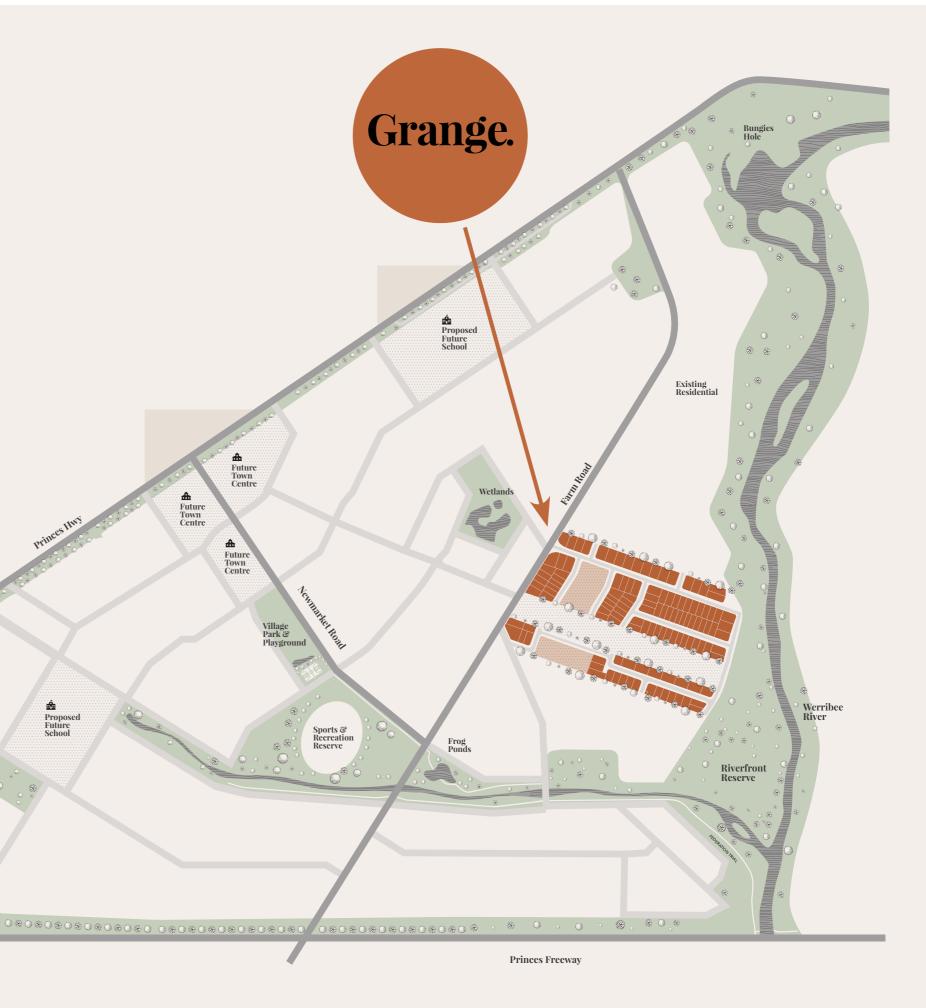
With close proximity to parks and natural river reserves and wetlands, Grange's masterplan has been carefully designed to provide the perfect balance so it's 'hidden' in a bush riverfront setting while still being 'close' to modern town amenities and infrastructure.

The stunning riverfront and trails will provide space to reset with cycling and walking paths, recreation spaces and playgrounds that offer a fun and active

NORTH

lifestyle right on your doorstep.
Existing and proposed future schools will nurture young minds, whilst a proposed new local town centre nearby, partnered with the Watton Street shopping strip and Pacific Werribee Shopping Centre, will offer the ultimate shopping conveniences.

With a diverse range of land types on offer, you'll be sure to find the perfect space to create your place.



Easy access to Freeway



### A community with a modern bespoke style







### **Grange Vision**

Grange will be home to a modern and vibrant community built on fundamental design pricipals and a vision that "everyone deserves a chance to achieve the perfect home - life balance."

This vision has informed land location, lot sizings as well as proximity to the river, surrounding communities and services.

The inspired masterplan offers a variety of product types to inspire and give you the freedom to curate a home that suits your lifestyle and taste.

### Design Guidelines

Grange's design guidelines create a clear vision for its riverfront community. The guidelines are designed to ensure all homes at Grange are built to a high standard and maintain an aesthetic that will create harmony while embracing diversity.

The guidelines help provide peace of mind that your investment will remain desirable and grow into the future.

### House & Land

If you don't have a specific vision or builder in mind for your home, YourLand can connect you with a range of trusted builders.

House and land packages will also be offered at Grange, each tailored to work with your lifestyle, taste and land size.











LATITUDE Real Estate

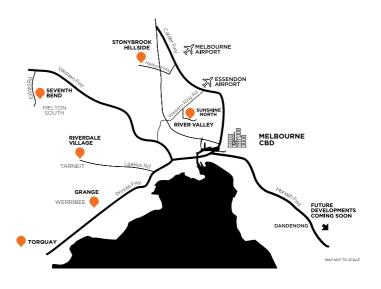
YourLand Developments has a strong track record and a wealth of experience in community and land development.

YourLand is known for its ability to create broadly appealing communities with rich social fabric. Collaborating with the best industry experts, YourLand is focused on fostering authentic communities, selecting the best land sites for Victoria's rapidly growing cities.

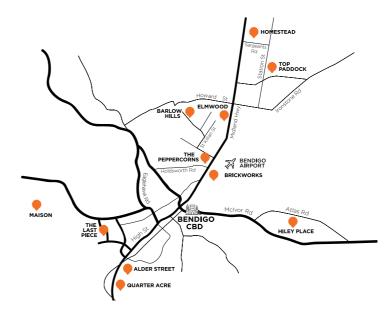
Working across the Melbourne, Surf Coast and Bendigo regions, the company has a determined focus and wealth of experience in Melbourne's West. With a wide range of residential density possibilities, lot sizes, housing options and amenities, YourLand's developments have something for everyone. YourLand's determined team is committed to leaving a legacy of thriving, wellplanned communities where people can live, work, relax and raise their families.



### YourLand Melbourne ℰ surrounds communities



### YourLand Bendigo ℰ surrounds communities



Latitude Real Estate is YourLand's real estate partner for Grange. Latitude is a project marketing company specialising in marketing and selling residential land projects.

Latitude is a boutique agency with specialist staff that has the experience and expertise to successfully increase the sales rate through specialised marketing concepts.

Each of Latitude's directors has been involved in the sales and marketing of new homes and land for many years with a combined experience exceeding 100 years.





Grange Sales Office 85-109 Farm Road Werribee. Vic 3030 M. 0428 153 879 E. hello@grnagewerribee.com.au www.grangewerribee.com.au

**f** Grange Werribee **G** Grange\_Werribee All drawings, plans and images are indicative only, subject to change and may not be to scale. 'Artist impression only' images are conceptual and are intended for illustration purposes only.