

by <u>country</u> garden

M I N D

S M A R T

B O D Y

M O V E

S O U L



PLANNED AMENITIES

Windermere is a stunning masterplanned community, just 38 kilometres from Melbourne's CBD, that will emerge as a highly desirable residential address.

Right from its initial planning, amenities have been chosen to enrich the lives of residents.

With more than 50 hectares of parkland, wetlands and open space proposed for the development, including neighbouring schools and shops, residents will enjoy a high standard of amenities.

Denotes
Precinct Boundary
Schools

1 Three proposed government schools

2 One planned private school

3 30 hectares of active open space of active open space of active open space of active open space open spac



Masterplan

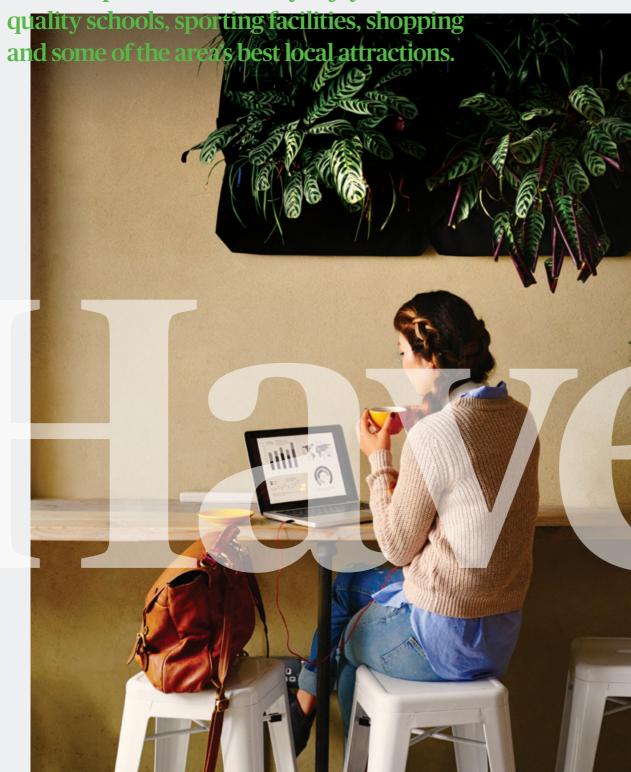








A premium lifestyle awaits at Windermere. This exceptional community enjoys access to



RIGHT

Only 33 minutes to Melbourne's CBD by train, with Wyndham Vale Station just a short distance from your doorstep.



TOP LEFT

Four proposed schools, existing local schools and the proposed Australian Education City offer exceptional education opportunities.

TOP RIGHT

Proposed AFL and cricket ovals plus tennis and netballs courts will offer budding young stars room to move.

BOTTOM LEFT & RIGHT

Werribee Zoo and Shadowfax Winery are two of the area's amazing lifestyle attractions.







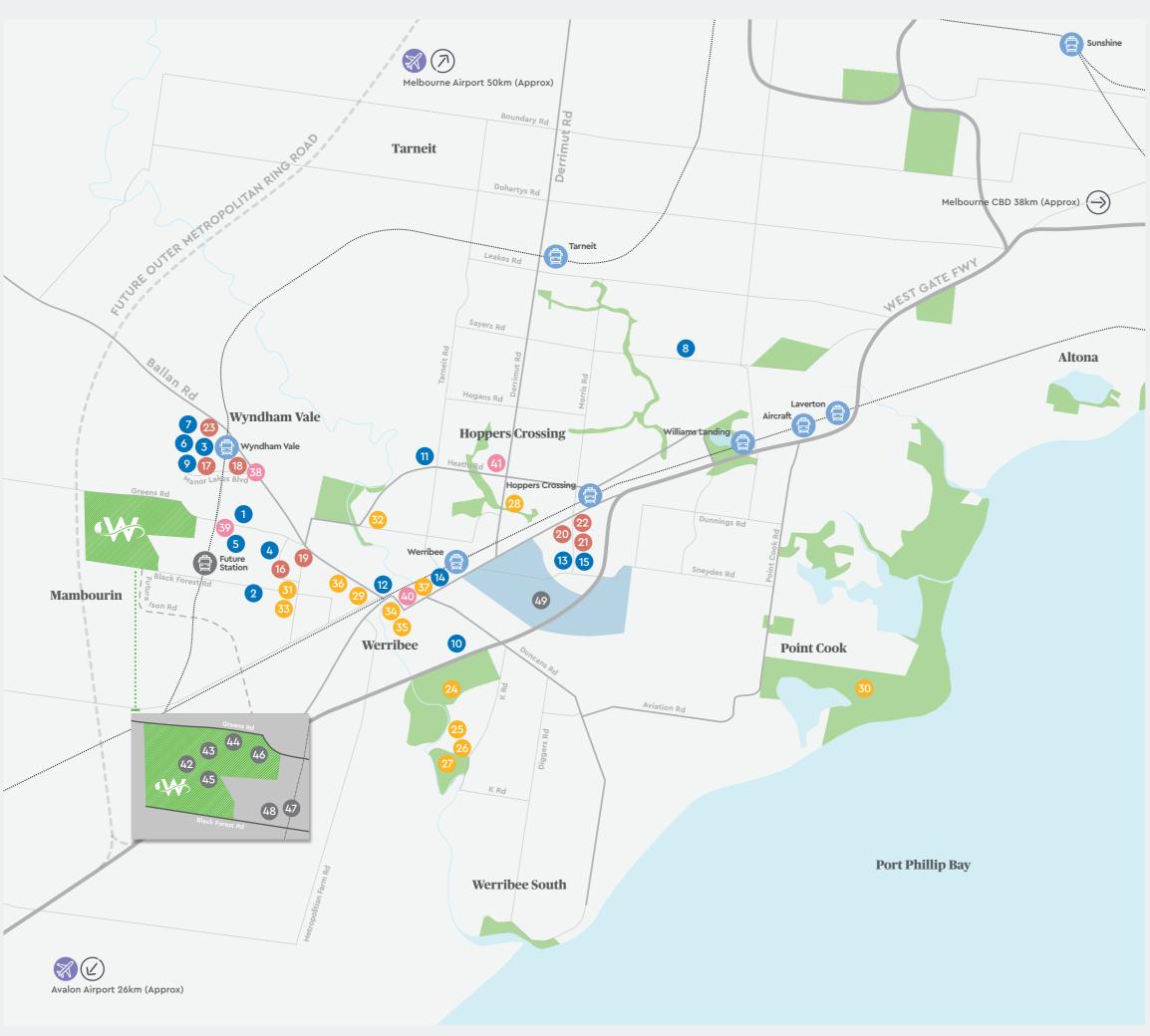


Courtesy of Shadowfax Win



LEF

A proposed local convenience centre with its own supermarket will look after residents' shopping needs.



Surrounded by all of life's essentials. Smart move.

⊘ EDUCATION

- 1. Community Children
- 2. Wallaby Child Care
- 3. Manor Lakes Community
- Learning Centre
 4. Vista Way Kindergarten
- 5. Wyndham Vale Primary School
- 6. Manor Lakes College
- 7. Our Lady of Southern Cross
- 8. Westbourne Grammar
- 9. Wyndham Vale Library
- 10. MacKillop Catholic
- Regional College
 11. Bethany Catholic
 Primary School
- 12. St Andrew's Primary School
- 13. Suzanne Cory High School
- 14. Deakin University,
 Werribee Learning Centre
- Victoria University,
 Werribee Campus

WHEALTH

- 16. Imaroo Maternal and Child Health
- 17. Manor Lakes Maternal and Child Health
- 18. Manor Lakes Medical Centre
- 19. Wyndham Vale Health Care
- 20. Werribee Mercy Hospital
- 21. St Vincent's Private Hospital
- 22. Wyndham Private Medical Centre
- 23. Uniting AgeWell

RECREATION

- 24. Werribee Open Range Zoo
- 25. Werribee Park Mansion
- 26. Shadowfax Winery
- 27. Werribee Park Golf Club
- 28. AquaPulse
- 29. Werribee Racecourse
- 30. Point Cook Coastal Park
- 31. Wyndham Vale Cricket Club
- 32. Werribee Central Sports Club
- 33. Wyndham Vale Football Club
- 34. Chirnside Park
- 35. Werribee Outdoor Olympic Pool
 - 36. Eagle Stadium
 - 37. Wyndham Cultural Centre

SHOPPING

- 38. Manor Lakes Shopping Centre
- 39. Wyndham Vale Square Shopping Centre
- 40. Werribee Town Centre
- 41. Pacific Werribee Shopping Centre

EXECUTE AMENITIES

- 42. Three on-site
 Government Schools
- 43. One on-site Private School
- 44. 23 hectares Active Open Space
- 45. Indoor Recreation Centre
- 46. Wetlands and Creek Reserve
- 47. Train Station
- 48. Town Centre
- 49. Australian Education City



⊜ TRAIN STATIONS

Creating exceptional communities

ABOUT US

As a leading Australian property developer, Country Garden Australia's mission is to build residential communities our customers are proud to call home.

From large masterplanned house and land communities, to inner city apartment projects, our developments offer premium lifestyles that positively impact all aspects of our customers' lives.

AT HOME IN AUSTRALIA

Established in 2013, our focus on providing quality contemporary homes, set amongst vibrant, engaging and inclusive communities, drives every part of our business.

Our parent company was founded in 1992, and has delivered a wide range of projects in more than 300 cities around the world, with more than 1,500 projects currently under construction.

The company is ranked in the Forbes Global 500 list, listed in the Fortune 500 list and employs over 150,000 people.

FOREST CITY

Co-developed by Country Garden and EDSB (the Johor government-backed Esplanade Danga 88 Sdn Bhd), Forest City is one of the world's largest urban development projects.

Designed by SASAKI, the project spans nearly 30 square kilometres and combines environmental design, industry integration and cutting-edge technology to create an ideal technology-driven living and working space ecosystem. Forest City is accessible by both land and water, positioned in a prime location, as the gateway that connects Singapore and Malaysia.

Rail lines will connect the whole city, whilst roads, flyovers and parking spaces will be positioned below ground, to separate pedestrians from vehicles. The project will also feature parks and activity spaces, as well as green facades, sky gardens and rooftop gardening systems designed to purify the air, conserve rainwater and diminish noise.



RYDE GARDEN

Country Garden Australia's Ryde Garden project offers luxury living in Sydney's northern districts.

The three-tower residential development, designed by Bates Smart, features 830 one, two and three-bedroom apartments with uninterrupted views to the city, plus a 4,000 square metre park at its heart, and a large tree-lined swimming pool.

Located only a short drive or train ride into Sydney's CBD, and in close proximity to an abundance of local shops, restaurants and a cinema, Ryde Garden provides a lifestyle of luxury, freedom and choice.



country garden



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DISCLAIMER: The content of this document was produced prior to final planning approval and commencement of construction and is indicative only and subject to change and approval. The information, plans, images and artists' impressions of the site, depictions of dwellings, landscaping, nearby amenities, proposed public infrastructure, public areas, reserves and streetscapes contained in this document are intended only as a guide and are not to be relied on as representative of the final product. The proposed amenities and infrastructure shown may not form part of the vendor's development site. The proposed amenities and infrastructure may be subject to change, and may not be developed or available at the time of completion or at all. Land only lots are for sale. Purchasers will be required to comply with construction and design requirements in relation to dwellings on the land and will be required to obtain approvals from the vendor's Design Review Committee as well as all applicable planning and building approvals.