



# thornhill

PARK



1300 TRIBECA



[tribeca.com.au](http://tribeca.com.au)

# Masterplan



# Estate Plan



# An address of distinction

Thornhill Park will be a vibrant Master Planned Community that will provide flawless connectivity to the City's best entertainment and lifestyle choices.

Perfectly positioned just 30 minutes from Melbourne, Thornhill Park will be a vibrant Master Planned community that will provide flawless connectivity to the city's best entertainment and lifestyle choices.

**JUST AROUND THE CORNER**

Some of Victoria's most popular attractions: world-class wineries, golf courses, shopping and entertainment, horse racing and Melbourne International airport.



**JUST 30 MINUTES FROM MELBOURNE CBD**

**IMMEDIATE ACCESS TO EDUCATION WITH SCHOOLS & CHILDCARE FACILITIES ON SITE**



# Your future starts here

Thornhill Park will be an address of aspiration - a community that truly sets the benchmark for other neighbourhoods in the surrounding areas.

A Thornhill Park address means a location with immediate access to everything you could need. A short walk down the street will see you picking up the Sunday paper, grabbing your morning coffee or hitting the local town centre for your grocery and shopping needs.

With a prime location just off the Western Freeway, you will experience flawless connectivity to some of Victoria's most popular attractions, including world-class wineries, golf courses, shopping and entertainment, horse racing and the Melbourne International Airport.

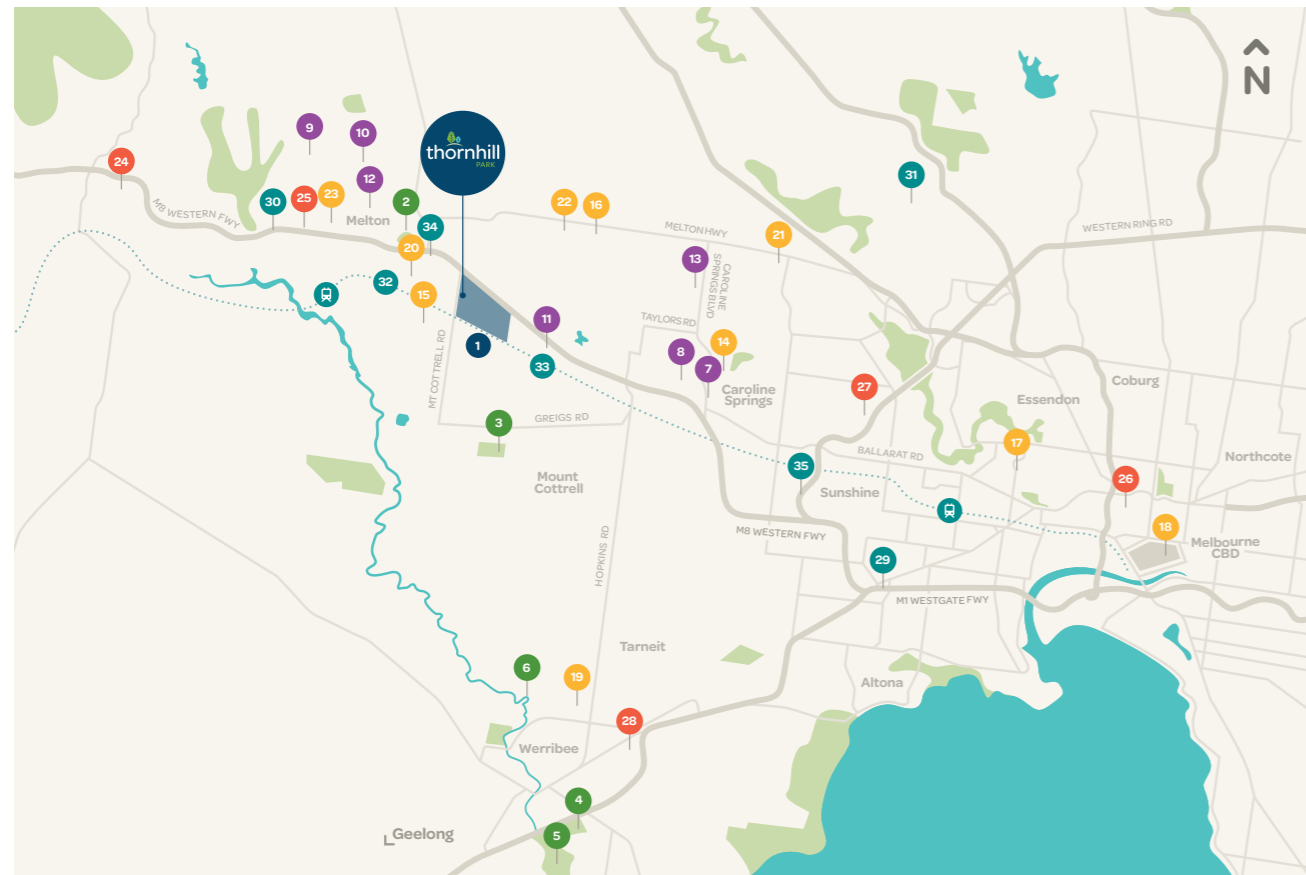


# Location



# Everything you need is within reach.

Just 30 minutes from the CBD, Thornhill Park shares with you everything Melbourne has to offer amongst a real sense of community.



# 7 reasons to buy

## GROWTH

With a range of amenities designed to get you out and about, Thornhill Park offers an abundance of opportunities to broaden your horizons.

Large recreation and sporting fields provide the wide-open spaces and facilities for young aspiring athletes to run their laps, practice their fast bowling or improve their footy marking skills.

## LEARNING

With an internal education precinct offering schools on site as well as childcare facilities, Thornhill Park gives you choices that ensure your children get the best access to education right from the start.

With all homesites less than 10 minutes from Thornhill Park schools, you can rest assured your kids are safe walking to and from class using the local buddy system.

## COMMUNITY

Discover a destination that fosters life-long friendships with like-minded neighbours. Home owners will take pride in their new community, connected by beautifully landscaped streets and shared open spaces.

## EXPLORATION

Forget the concrete jungle, at Thornhill Park you can revel in a dynamic network of linear parklands and extensive wetlands on your doorstep.

Our carefully planned and integrated design will provide residents with a modern and sustainable landscape on which to build your future.

## CONVENIENCE

For those always up for an adventure, you'll never be short of ways to fill up your weekends. With surrounding amenity already in full swing, it won't be long before Thornhill Park is a fully integrated, bustling hub with everything you need on your doorstep.

## ACCESSIBILITY

Existing bus and transport routes are right at your doorstep, while the future Rockbank train station will whisk you into the city in no time.

Immediate access to the Western Freeway also provides easy access to the Melbourne CBD and the surrounds.

## INVESTMENT

Purchasing land or a home at Thornhill Park is not just a smart lifestyle choice; it can be a rewarding financial decision.

### Thornhill Park Suburb

- 1 Future Train Station
- Future Schools / Childcare Centre
- Future Town Centre

### Recreation & Nature

- 2 Melton Botanic Garden
- 3 Mount Cottrell Recreation Reserve
- 4 Werribee Open Range Zoo
- 5 Werribee Park Mansion
- 6 Werribee River

### Learning

- 7 Brookside Early Learning Centre
- 8 Creekside College
- 9 Edukids Learning, Childcare and Kindergarten
- 10 Kurunjang Secondary College
- 11 Rockbank Primary
- 12 Southern Cross Grammar
- 13 St Dominic's Primary

### Shopping & Entertainment

- 14 Caroline Springs Square Shopping Centre
- 15 Future Shopping Complex
- 16 Galli Estate Winery
- 17 Highpoint Shopping Centre
- 18 Melbourne CBD
- 19 Pacific Werribee Shopping Centre
- 20 Tabcorp Park
- 21 Watergardens Town Centre
- 22 Witchmount Winery
- 23 Woodgrove Shopping Centre

### Health

- 24 Bacchus Marsh Hospital
- 25 Melton Health Services
- 26 Royal Melbourne Hospital
- 27 Sunshine Hospital
- 28 Werribee Mercy Hospital

### Transport

- 29 M1 Westgate Freeway
- 30 M8 Western Freeway
- 31 Melbourne Airport
- 32 Melton Railway Station
- 33 Rockbank Railway Station
- 34 Western Freeway Diamond Interchange
- 35 Western Ring Road

# NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



## OUR NEW IMPROVED STANDARD INCLUSIONS

### **Our new improved standard specifications include:**

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

“  
OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.  
”





# TRIBECA HOME INCLUSIONS

Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Ducted air conditioning



Independent final building inspection



Minimum six month defect liability period



ASK ABOUT OUR  
**NEW**  
IMPROVED STANDARD  
INCLUSIONS

TRIBECA

## TRIBECA HOME DESIGN FEATURES



### A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

### DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, Convenience and safety measures.



### EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.



### WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the Need for rest and reflection.



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

**We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.**



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

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