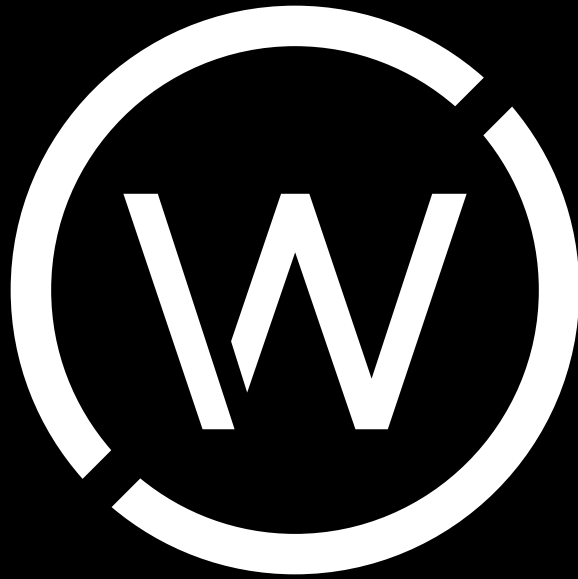


WYNBROOK<sup>®</sup>  
WYNDHAM VALE



DACLAND<sup>™</sup> / A REAL SENSE  
OF PLACE



AWARDS FOR  
EXCELLENCE  
WINNER

## WYNBROOK: A NEW NICHE NEIGHBOURHOOD IN GROWING WYNDHAM VALE

Perfect for families, with peaceful tree-lined streets and cosy cul de sacs, Wynbrook offers the charm of a secluded, quiet neighbourhood with the convenience of all the amenities a family requires.





## CONNECTION

- » Just a short walk to Wyndham Vale Railway Station
- » Easy access to Princes Freeway and major roads
- » Shops and amenities within walking distance

## LOCATION

- » Situated at the edge of Werribee River
- » Close to parklands and recreational spaces
- » Vehicle-free areas for children to play safely
- » Ideal for an outdoor lifestyle





# WELCOME TO THE NEIGHBOURHOOD



## SECLUDED, TRANQUIL AND CONNECTED

Wynbrook, a new neighbourhood in Melbourne's thriving west, places prestigious family living within the reach of first-home buyers and young families. This Dacland community is quiet and secluded, yet connected to everything; it's just minutes to Wyndham Vale Station, shops, cafés and abundant parklands.

Wynbrook offers a choice of home sites, and Dacland's signature design guidelines ensure the development of an attractive, appealing neighbourhood.



WYNBROOK IS A PLACE WHERE CHILDREN CAN PLAY FREELY OUTDOORS, WHERE STREET DESIGN ENCOURAGES VERY CAREFUL DRIVING, AND WHERE PEOPLE LIKE YOU WILL CREATE A STRONG COMMUNITY.

24  
KM  
- BIKE -  
TRAIL



PEDALLING  
FUN AND  
FITNESS.

WYNBROOK<sup>®</sup>  
WYNDHAM VALE



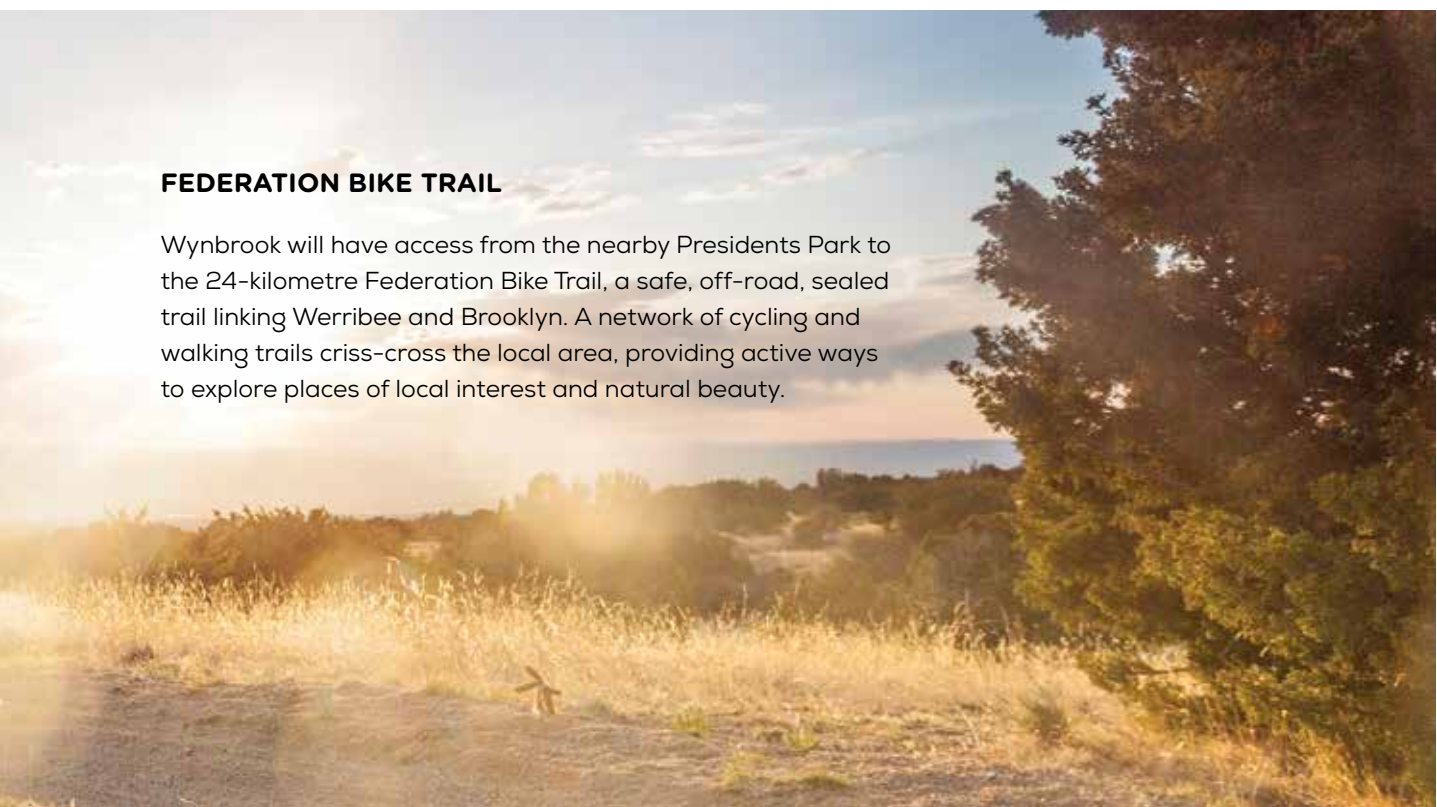
## WERRIBEE RIVER

The Werribee River Basin rates among the best fishing spots in Victoria. Anglers enjoy bountiful waters in which to cast a line against a background of beautiful, tranquil scenery. The river is easily navigated by boat, and there are plenty of ideal fishing spots to choose from.

Canoeing and kayaking are also popular pursuits, the exhilaration heightened by the possibility of spotting platypus along the way.

## FEDERATION BIKE TRAIL

Wynbrook will have access from the nearby Presidents Park to the 24-kilometre Federation Bike Trail, a safe, off-road, sealed trail linking Werribee and Brooklyn. A network of cycling and walking trails criss-cross the local area, providing active ways to explore places of local interest and natural beauty.





# SAFE, SECLUDED AND QUIET



## PLACES TO GO, PEOPLE TO SEE

Kick the football, play with the dog or cook up a delicious barbecue with friends in Wynbrook's Central Park, or by the river at River Edge Park. Go cycling on the sealed bike trails, kayak down the river, or catch the train into the city for a family outing.

Dacland's neighbourhood design philosophy focuses on providing plenty of places to socialise, and just as many for quiet walks and "me time".

## PLAY SAFE

Wynbrook is carefully designed so that the streets and play areas are as safe as possible for youngsters.



OUTDOOR  
DINING AREA  
WITH BBQ  
AND PICNIC  
FACILITIES.



## WYNDHAM PARK

Offering plenty of space to run and play along the Werribee River, Wyndham Park is a great family day out. Take a ball or the cricket gear, fire up the barbecue for lunch, and tuck tired little kids into bed that night.





## NATURAL BOUNTY

This vibrant and expanding area is well-served with restaurants, cafés and bars. Choices range from classic fine dining to convenience food, with something for everyone's taste.





## IT'S ALL ABOUT THE NEIGHBOURHOOD

Wynbrook is a place where you can afford to buy the kind of house you want to live in. It's an ideal place to raise a family, make friends and become part of a strong community. This secluded, quiet neighbourhood offers you the chance to build the life you have always wanted.

There is nothing quite like Wynbrook, from villas and homesteads to premium neighbourhood addresses.

This is a destination with its own sense of community and a neighbourhood that people like you will be proud to call home.



**SECLUDED  
AND QUIET**







## LOCATION

Wynbrook's location on the corner of Ballan and Hobbs Road in Wyndham Vale places it at the heart of a thriving new area, where infrastructure development and expansion are creating a convenient, affordable and healthy place to raise a family.

**SCHOOLS:** Wyndham Vale is home to several established primary schools. A new prep-to-year-12 school is being developed to accommodate 650 prep-to-year-9 students; 1,100 year-10-to-12 students; and 144 special development students.

**PARKS:** The nearby Presidents Park has a great playground with slides, climbing walls, tunnels, monkey bars and 12 swings. Older kids will love the skate park and everyone loves a barbecue lunch. Wyndham Vale Reserve, also close by, offers more play equipment as well as sporting ovals.

**SHOPPING:** Wyndham Village Shopping Centre includes Coles and Aldi supermarkets as well as a good range of everyday shops and services. A local shopping centre featuring Cody's Café is just a few minutes away. Werribee also offers excellent shopping, and Point Cook has a substantial range of stores.

### KEY



PARKS

MEDICAL CENTRES

SCHOOLS



CAFÉS

RESTAURANTS

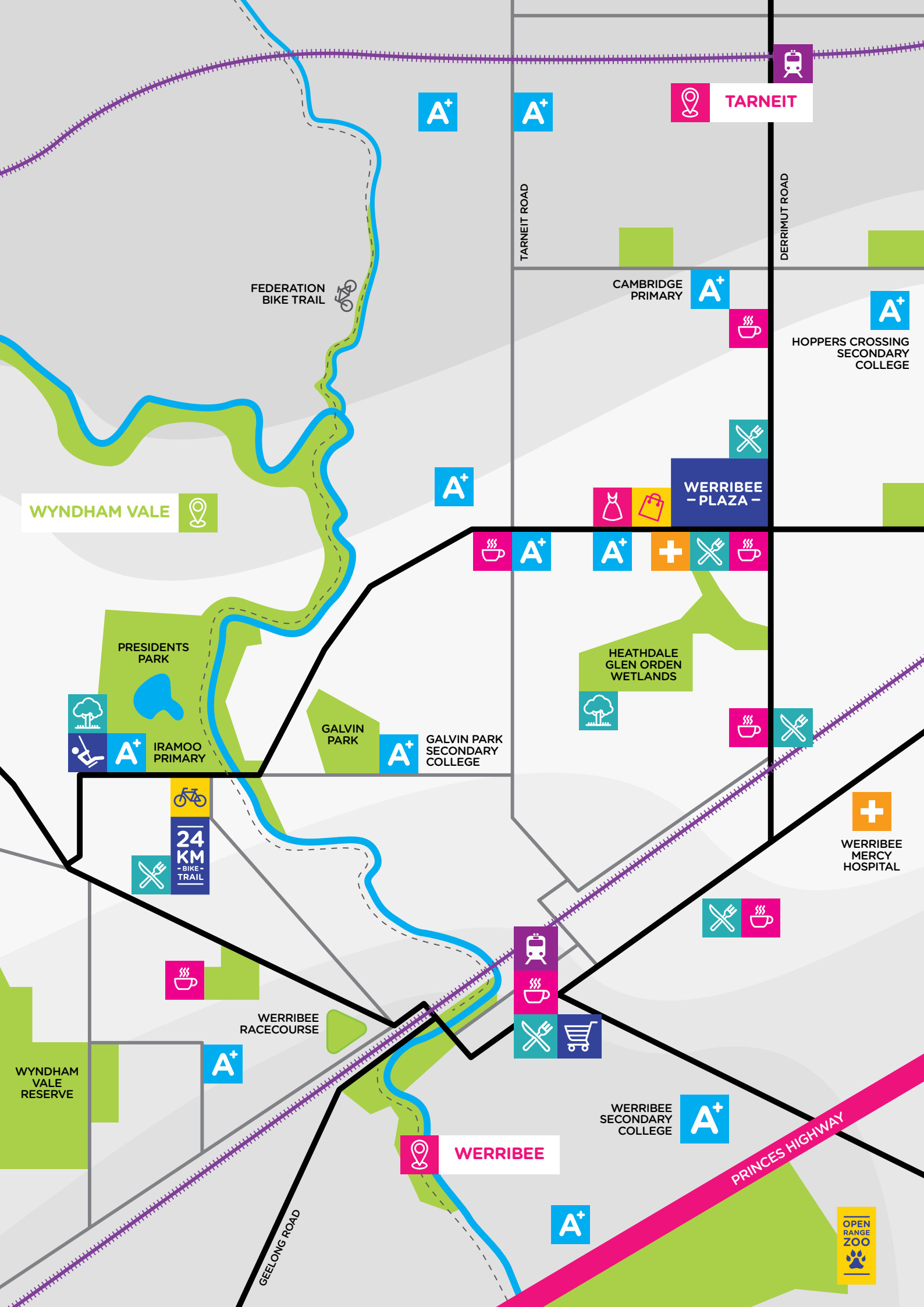
SHOPS



CLOSE TO  
EVERYTHING







TARNEIT

A+

A+

TARNEIT ROAD

DERRIMUT ROAD

CAMBRIDGE PRIMARY

A+



A+

HOPPERS CROSSING SECONDARY COLLEGE

FEDERATION BIKE TRAIL



WYNDHAM VALE



A+

WERRIBEE PLAZA



A+

A+



PRESIDENTS PARK



IRAMOO PRIMARY

A+

GALVIN PARK

A+

GALVIN PARK SECONDARY COLLEGE

HEATHDALE GLEN ORDEN WETLANDS



WERRIBEE MERCY HOSPITAL



24 KM

BIKE TRAIL



WERRIBEE RACECOURSE

A+

WYNDHAM VALE RESERVE



WERRIBEE SECONDARY COLLEGE

A+

WERRIBEE



A+

PRINCES HIGHWAY



# CONNECTED TO EVERYTHING



## YOUR DESTINATION IS AS CLOSE AS THE STATION

Wyndham Vale Railway Station is a fantastic asset for Wynbrook residents: you simply couldn't live any closer to such convenience. The station is designed for a large and expanding community. It has parking for over 400 cars with room to expand, but as a Wynbrook resident, you're just a few minutes walk away. In 2016, commuters voted Wyndham Vale Railway Station as the best railway station in Victoria based on cleanliness, safety, design, lighting and accessibility.



### CBD

27 minutes by train  
33 minutes by car



### GEELONG

37 minutes by train  
40 minutes by car



### ACCESS

Princes Freeway and  
major roads on your  
doorstep







#### **FIVE MIN WALK TO STATION**

Enjoy the convenience of walking to the train and arriving at work in just 27 minutes.



#### **BUS 447 | 448 | 449**

The expanded bus network will have frequent routes with services every 20 minutes during peak periods, including fast access to Werribee Plaza, Point Cook Town Centre and East Werribee.



**27**  
MINS  
BY TRAIN  
- TO -  
CBD



# ONLY 27 MINUTES



# WYNBROOK<sup>®</sup> WYNDHAM VALE

1	STAGE ONE RELEASE	7	STAGE SEVEN RELEASE	12	STAGE TWELVE RELEASE
2	STAGE TWO RELEASE	8	STAGE EIGHT RELEASE	13	STAGE THIRTEEN RELEASE
3	STAGE THREE RELEASE	9	STAGE NINE RELEASE	14	STAGE FOURTEEN RELEASE
4	STAGE FOUR RELEASE	10	STAGE TEN RELEASE	15	STAGE FIFTEEN RELEASE
5	STAGE FIVE RELEASE	11	STAGE ELEVEN RELEASE		
6	STAGE SIX RELEASE				







WERRIBEE RIVER

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

CLOSE TO EVERYTHING

TO FUTURE LOCAL SHOPS

40 MINS TO AIRPORT



27 MINS TO CBD



WERRIBEE TOWN CENTRE



WYNDHAM HARBOUR 20 MINS



OPEN RANGE ZOO

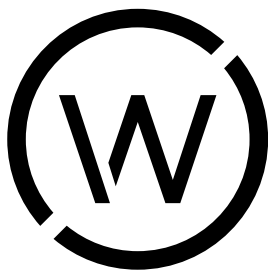


# LIFE IN A THRIVING SUBURB



## THE NEW WEST

Wyndham Vale is becoming a key suburb in Melbourne's vibrant west. Young families are being drawn to this expanding area by its employment opportunities, particularly around Werribee, the ease of access to the city and local attractions, the outdoor lifestyle, and the convenient services and amenities. The new west is evolving as a strong, diversified community with excellent services and amenities for families.



Employment, recreation, schools, medical facilities, shopping, restaurants, public transport and highways are all nearby.

Family activities, sports facilities and passive and active recreation is all around. Some of Melbourne's most unusual attractions are on your doorstep.

## \$4.1 BILLION TRAIN LINE



Two contemporary new railway stations at Wyndham Vale and Tarneit set the benchmark for infrastructure in this vibrant area.

SOURCE: THEAGE.COM.AU

## 33 EXTRA TRAIN SERVICES EACH DAY

The Regional Rail Link will create an extra 23 metropolitan and 10 regional services during morning and evening peak periods. This means capacity for an additional 54,000 passenger trips each day.

SOURCE: REGIONALRAILLINK.VIC.GOV.AU

## 4 PARKS







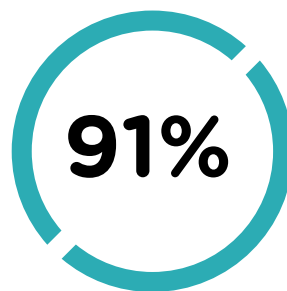
## POPULATION 2015



## POPULATION 2036



## PERCENTAGE INCREASE



The Wyndham City Council population forecast for 2015 is 200,000. This is forecast to grow to 384,000 by 2036.

SOURCE: FORECAST.ID.COM.AU

WERRIBEE  
- PLAZA -



**\$370 MILLION  
REDEVELOPMENT**

A two-level Myer store, Village Gold Class cinemas and a new fresh food precinct are part of the plans.

SOURCE:  
HERALDSUN.COM.AU



Expanded coverage – the bus network is being extended to include more parts of Wyndham Vale, Manor Lakes, Tarneit, Truganina, Point Cook and Sanctuary Lakes.

SOURCE: PTV.VIC.GOV.AU

## CLUB TOGETHER

Wyndham City has an abundance of sports clubs such as cricket, footy, soccer, netball and hockey.



SOURCE: WYNDHAM.VIC.GOV.AU



## PEOPLE LIKE YOU

Young families are settling in Wyndham Vale and joining a community made up predominantly of young, employed couples with children.

SOURCE: STAT.ABS.GOV.AU



## AFFORDABLE

Wynbrook is a finely crafted neighbourhood in Melbourne's west. Young families and first home buyers will find a place to settle down and live the life they have dreamed of.

Join people like yourselves, make friends and grow with this young community.







## WE'LL EVEN HELP CREATE YOUR GARDEN!

**DACLAND GIVES YOU \$3,000 CASH BACK  
TO LANDSCAPE YOUR FRONT GARDEN.**

Dacland wants you to get the best start possible when building your dream home. We want to help you create a premium streetscape that you can be proud of. When you purchase at Wynbrook, Dacland will give you \$3,000 cash back towards your front garden landscaping cost.

'Our Great Garden Promise' guarantees high quality, landscaped front gardens and nature strips that create neighbourhood character and increase the value of all homes in Wynbrook.

**VIEW FULL DETAILS ONLINE AT:  
[WYNBROOK.COM.AU/LANDSCAPE](http://WYNBROOK.COM.AU/LANDSCAPE)**



**OUR GREAT  
GARDEN  
PROMISE**







**DACLAND™ / A REAL SENSE  
OF PLACE**

**WYNBROOK IS PROUDLY  
BROUGHT TO YOU BY DACLAND.**

Dacland communities are carefully designed, crafted and developed for people who appreciate quality.

Since 1999, Dacland has fulfilled the essential human desire to belong by creating communities with a real sense of place.

Dacland's vision is matched by its ability to respond to consumers' changing needs and evolving aspirations.

As expectations continue to grow, Dacland nurtures and advances its communities to be stronger, driven by value creation and underwritten by quality.



**AWARDS FOR  
EXCELLENCE  
WINNER**





DACLAND™

**ACTIVE LIFESTYLE**

NEIGHBOURHOODS THAT ENCOURAGE COMMUNITY, HEALTH AND WELLBEING, OUTDOOR EXERCISE AND A REAL SENSE OF PLACE WHERE PEOPLE WANT TO BE!

**PEACE OF MIND**

DACLAND'S EXCEPTIONAL STANDARDS OF PRESENTATION, COMBINED WITH COMPREHENSIVE, FULLY MANAGED COVENANTS TO GIVE SECURITY.

**HOUSING CHOICES**

TO MEET THE VARIED AND DIVERSE NEEDS AND ASPIRATIONS OF ALL PEOPLE.

**A PLACE TO BELONG**

SAFE PLACES TO LIVE AND AN ADDRESS TO BE PROUD OF.

**BEAUTIFUL PARKS AND GARDENS**

RESPECT FOR THE NATURAL ENVIRONMENT. BEAUTIFULLY DESIGNED AND LANDSCAPED STREETSCAPES, PARKS AND GARDENS. PLACES FOR ACTIVE RECREATION AND RELAXATION.

**ATTENTION TO DETAIL**

COMMUNITY PRESENTATION STANDARDS AND ENVIRONMENTS THAT BECOME INDUSTRY BENCHMARKS.

**ENERGY EFFICIENCY**

HOUSING SITES CREATED TO MAXIMISE SOLAR ACCESS AND WATER PRESERVATION.



# WYNBROOK<sup>®</sup> WYNDHAM VALE

CORNER BALLAN AND HOBBS ROAD, WYNDHAM VALE, VICTORIA 3024  
**WYNBROOK.COM.AU | CALL +61 487 888 353**

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OF PLACE



**AWARDS FOR  
EXCELLENCE  
WINNER**