

be dreamers  
be proud  
be home owners



belong at Atherstone

[atherstone.com.au](http://atherstone.com.au) 1800 981 644

 Atherstone

Created by

**lendlease**

# be surrounded by the great outdoors

Nestled within a regional park that stretches to 50 times the size of the MCG playing surface, Atherstone offers more than a home, but an escape to the good life.

Here you'll discover a uniquely scenic community that has nature at its heart.

A natural oasis that's painted with trees, gardens and green open spaces, with beautiful Toolern Creek at its border.

In fact, over a quarter of Atherstone is dedicated to nature - providing a breathtaking backdrop to a relaxed family life.





## be free to live, laugh and play

However you enjoy the great outdoors, there are plenty of opportunities to play at Atherstone. Ride your bike along one of the many paths that connect the community.

Stroll down your tree-lined street at the village park to play.

You'll always be on your way to something with sports clubs, playgroups and organised community activities offering plenty of opportunities to socialise, have fun and be active.

And with the region's largest dedicated sport precinct complete with an oval, tennis courts, hockey fields, athletic facilities and more, your life can be as action-packed as you want it to be.



# be healthy with a work life balance

Not only are you surrounded by nature at Atherstone, you're also surrounded by everything you need to make day-to-day living easy.

Just minutes from your front door you'll find the community's proposed town centre.

You'll also find the newly opened Western BACE, offering the ultimate in work life balance for Atherstone residents, with office space and small business opportunities close to home.

A planned Neighbourhood Activity Centre will also provide a second commercial and retail hub with more retail and convenience stores, leaving shoppers spoilt for choice.

# be inspired to learn

Young families won't have to look further than their front door to find quality education options. Atherstone will be home to two future primary schools and the Bridge Road Children and Community Centre is now open, providing maternal and child health and occasional child care as well as kindergarten facilities. And because they're all so close, you can walk your kids to school and meet them at the park across the road afterwards for some playtime before you stroll home.



# be connected to your community

If you need to get around, you're in the right place. Atherstone is close to Caroline Springs and just a quick trip down the Western Freeway to Melbourne's CBD.

Down the track, the proposed Toolern train station will be within walking distance of your home.

Staying in touch with the people and things you love is easy too, and super fast, thanks to a high-speed fibre optic network connecting your home to the rest of the world.



# be green and proud

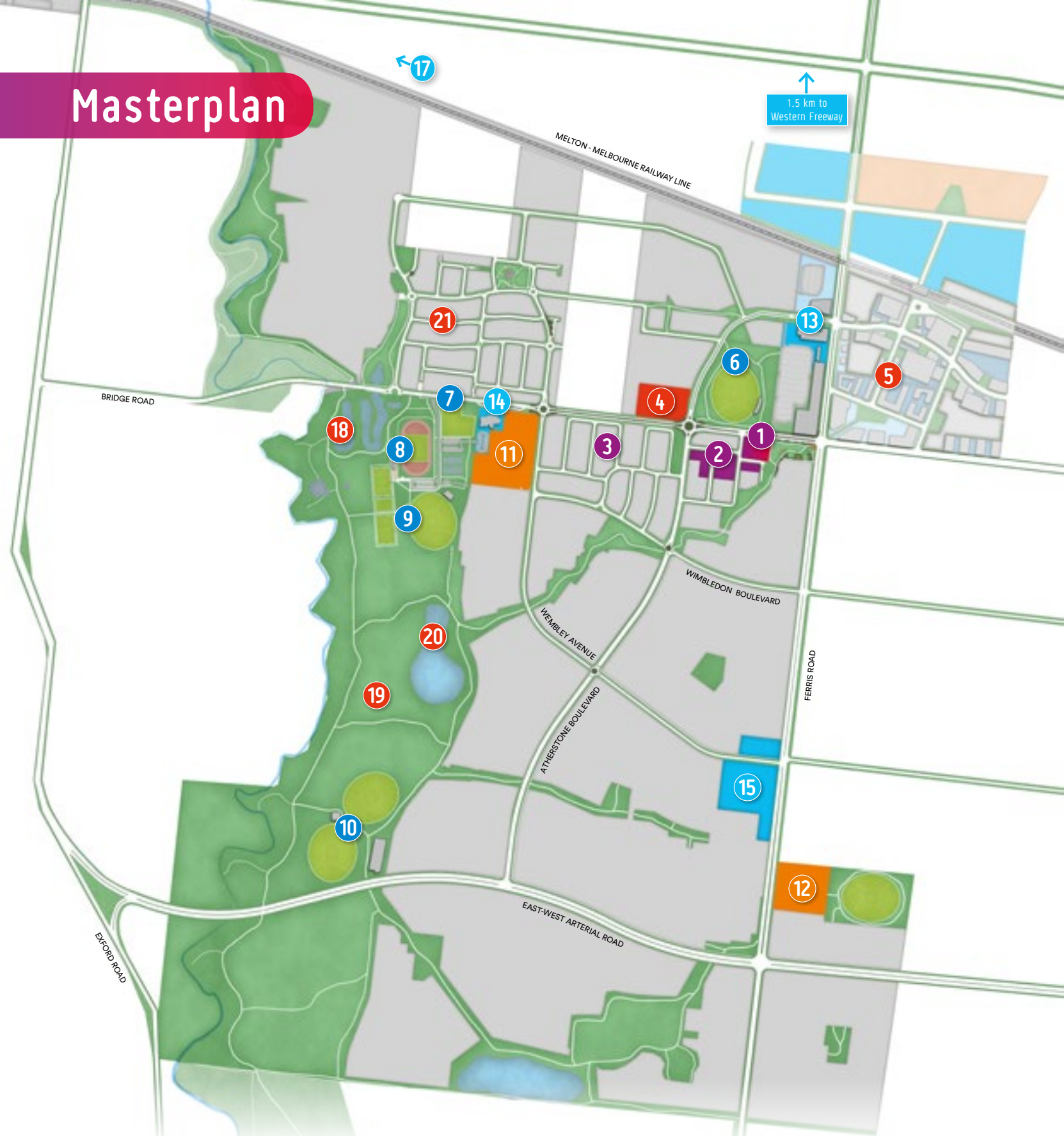
At Atherstone, you can be proud to live in a safe and sustainable community.

Sustainable lighting will light your street, along with the rest of the neighbourhood.

All homes will have access to recycled water, and the native floral and fauna that make Atherstone a special place will continue to be preserved.

Designed as a walkable community, you can reduce your carbon footprint by walking or cycling your way around.

# Masterplan



- |  |                                  |  |                                      |   |                                     |
|--|----------------------------------|--|--------------------------------------|---|-------------------------------------|
| <b>ATHERSTONE</b>                        | <b>RETAIL</b>                    | <b>SPORTS</b>                                | <b>EDUCATION</b>                     | <b>COMMUNITY</b>                              | <b>NATURE</b>                       |
| 1. Atherstone Sales & Information Centre | 4. Future Atherstone Town Centre | 6. Future town oval                          | 11. Future Government primary school | 13. Western BACE                              | 18. Northern Wetlands               |
| 2. Display Village                       | 5. Future principal Town Centre  | 7. Regional play space                       | 12. Future private primary school    | 14. Bridge Road Children's & Community Centre | 19. 100ha regional park             |
| 3. Wilton Fields                         |                                  | 8. Regional sports precinct - phase 1        |                                      | 15. Future Neighbourhood Centre               | 20. Future wetlands                 |
|  |                                  | 9. Future regional sports precinct - phase 2 |                                      | 16. Future train station                      | 21. Future Stone Ridge Village Park |
|  |                                  | 10. Future sports precinct                   |                                      | 17. Existing train station                    |                                     |

The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, allotment dimensions, easements, landscape treatments, final road layout and public utility service infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. The measurements on each block indicate boundary lengths and widths and are rounded down to the nearest hundredth of a metre. Prepared August 2015.

# FAST FACTS

## LOCATION AND TRANSPORT

- 38kms west of the Melbourne CBD
- 10 minutes west of Lendlease's Caroline Springs community
- Proposed train station on Melbourne-Ballarat line in the heart of the community

## SIZE AND POPULATION

- 481 hectares master planned community
- Space for over 4,200 homes
- Final population of 12,000

# 12,000 POPULATION

## PARKS AND OPEN SPACES

- Over a quarter of the community dedicated to open space, parks and gardens, waterways, hike and bike trails
- 100 hectare regional park - that's 50 times the size of the MCG playing surface
- Tree-lined streets, extra layers of mature trees and waterways bordering and throughout the community



## COMMUNITY

- Proposed Town Centre within the Major Activity Centre, with retail and commercial areas, recreation oval and future train station
- Additional 4 hectare southern Neighbourhood Centre with retail and commercial areas planned
- Two proposed primary schools
- Safe area with close-knit community, family-friendly public spaces, and plenty of street lighting

## HOUSING OPTIONS

- Your choice of builder
- Fixed price house and land packages available
- Quality modern designs with room for individuality
- A greater choice of lot sizes to suit all budgets and lifestyles
- Design guidelines aimed at creating a beautiful streetscape in order to protect your investment

## EDUCATION

- Once complete, residents of Atherstone will enjoy:
- Two primary schools
  - Childcare centre
  - Kindergarten

## SUSTAINABILITY

- Intelligent water recycling and energy conservation
- Fibre optic connection to the homes
- Low energy street lights
- Linear parks, on road bike lanes, shared user trails
- Encourage the construction of 7-star homes to assist residents in reducing the homes operating costs whilst being kind to the environment





be spoilt  
for choice

## Move into Atherstone whichever way suits you

We're giving you the choice so you can find the perfect living option to suit your family, lifestyle and budget. We're here to help. Talk to us about your options today.

### 1 Buy a block of land and build

This is the most flexible option, where you can choose your own builder and design. Select from one of our builder partners or a builder of your choice.

Every part of the design and build process is up to you, which is ideal if you have clear ideas of what you would like.

### 2 Buy a home and land package

Here, a builder has already prepared a home design that's suited to a specific block.

You can generally change finishes inside and out, but not the floor plan. This helps reduce the seemingly endless decisions involved in designing a home.

### 3 Buy a new home

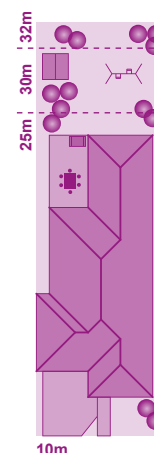
New homes are built to be sold immediately and are often finished or close to finished when sold.

If you're looking for a no-fuss option and would like to move in quickly, a new home could well be for you.

## Choose your dream block from our great range of block types and sizes

Whether you want a low maintenance home that's close to the action or to make your house your hideaway, you're sure to find the right land in the right location for you.

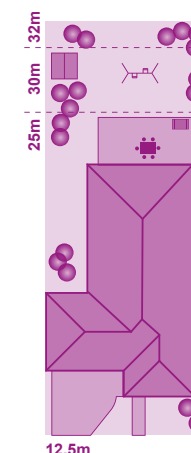
### Villa



**Maximise leisure time**  
Ideal for home buyers, young singles or anyone looking for a low maintenance lifestyle.

**Dimensions**  
10.5m width with the choice of 32m, 28m or 25m depths.  
Average lot sizes: 262m<sup>2</sup> to 336m<sup>2</sup>

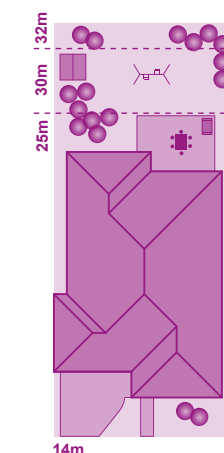
### Premium Villa



**Entertainer's dream**  
Low maintenance living and practical entertaining, this block suits young families, singles or mature couples looking for a good size home and double garage.

**Dimensions**  
12.5m width with the choice of 32m, 28m or 25m depths.  
Average lot sizes: 312m<sup>2</sup> to 400m<sup>2</sup>

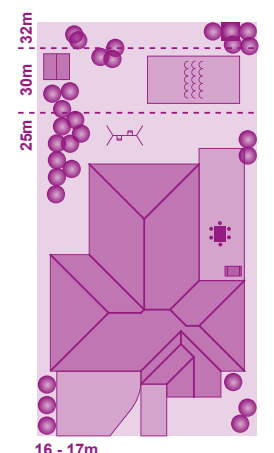
### Courtyard



**The family dream**  
Perfect for families looking to build their dream home, this block allows for a spacious family home with enough room for the kids to run.

**Dimensions**  
14m width with the choice of 32m, 28m or 25m depths.  
Average lot sizes: 350m<sup>2</sup> to 450m<sup>2</sup>

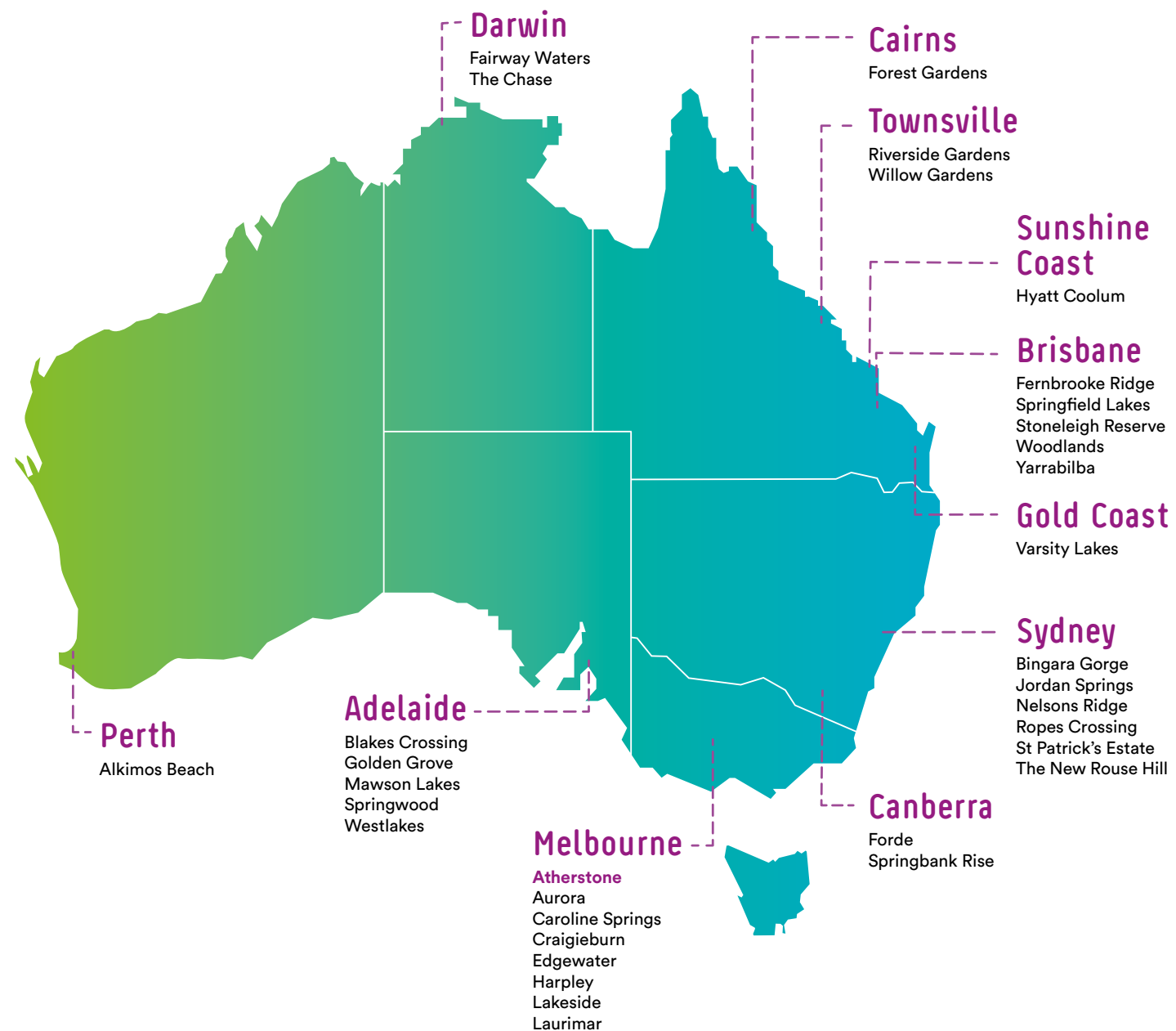
### Traditional



**Big is beautiful**  
Perfect for growing families this block is suitable for large 3 or 4 bedroom homes with additional storage and entertaining spaces. Ideal for single or double storey homes with room for a big backyard or pool.

**Dimensions**  
16m to 18m width with the choice of 32m, 28m or 25m depths.  
Average lot sizes: 400m<sup>2</sup> to 576m<sup>2</sup>

be part of a  
larger community



### Creating the best places

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed.

Places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come.

Our holistic urban design approach is to encourage environments that foster opportunities. Where you can choose the way you live, the way you work, the way you learn. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home.



## Atherstone

### Sales and Information Centre

Corner of Bridge Road and Astley Drive  
Melton South, VIC 3338

### Opening hours

Monday to Friday, 9am to 5pm  
Saturday & Sunday, 10am to 5pm

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