



# watermark

Armstrong Creek





## Treasure Your Lifestyle

Thoughtfully designed, with everything at your doorstep, Watermark is an address that offers the grounded and balanced lifestyle you've always dreamed of.





With its excellent location and landscape masterplanned design, Watermark will flourish into a 550-lot address, with meandering waterways, tree-lined streets and winding bike paths all leading to parklands located at the heart of the community.





Removed from the hustle and bustle of everyday life,  
at Watermark you have the opportunity to build your  
dream home in a close-knit community.





Perfectly positioned on Barwon Heads Road, Charlemont, Watermark is conveniently nestled only 10 minutes from the Geelong CBD and less than 15 minutes to Barwon Heads and the sandy Surf Coast beaches.

Never travel far for a range of local amenities as Watermark is the closest new community to Marshall Train Station, just 3 minutes away. Additionally there is a wide selection of retail, leisure and sporting facilities including Waurm Ponds Shopping Centre, Deakin University and the mighty Kardinia Park.





# The Masterplan

The serene Watermark wetlands set the scene to enjoy local birdlife and watch the sunset on warm nights.

Shared walking and bike paths that meander along the wetland networks create interconnectivity throughout the site, and the on-site health and fitness circuit is perfect for your morning fitness campaign. Watermark's walking and bike trails will also link with the future Regional Active Open Space on the western boundary with the future Regional Playground to the east.

The team at Watermark are working closely with some of Australia's most reputable builders to create beautiful house and land packages that will suit a range of buyers. Whether making the big leap into the housing market as a first homebuyer, or upgrading with some space to a second or third home with grand vistas, there will be a home site to suit everyone.

To ensure Watermark's vision is achieved, Design Guidelines have been carefully considered to create quality homes and beautiful streetscapes. With these guidelines in place Watermark residents can be confident knowing they are investing in a quality community that will stand the test of time.



Marshall Train Station 1.3km



Melbourne 81km



Geelong CBD 6km

Torquay 13km



Barwon Heads 12km





## Treasure Every Day

At Watermark a balanced and treasured lifestyle is not just an aspiration but also a reality; where work and play thrive harmoniously together.





Precious time spent with your family and loved ones no longer has to be sacrificed for lengthy commutes to work.

The Geelong CBD and a broad range of employment hubs are only 10 minutes away. If Melbourne is the destination, our proximity to Marshall Train Station will ensure you'll always get a seat and not be governed by the inadequacies of the Westgate Bridge.



FRIDAY  
06:54 AM



FRIDAY  
08:27 AM



FRIDAY  
09:12 AM

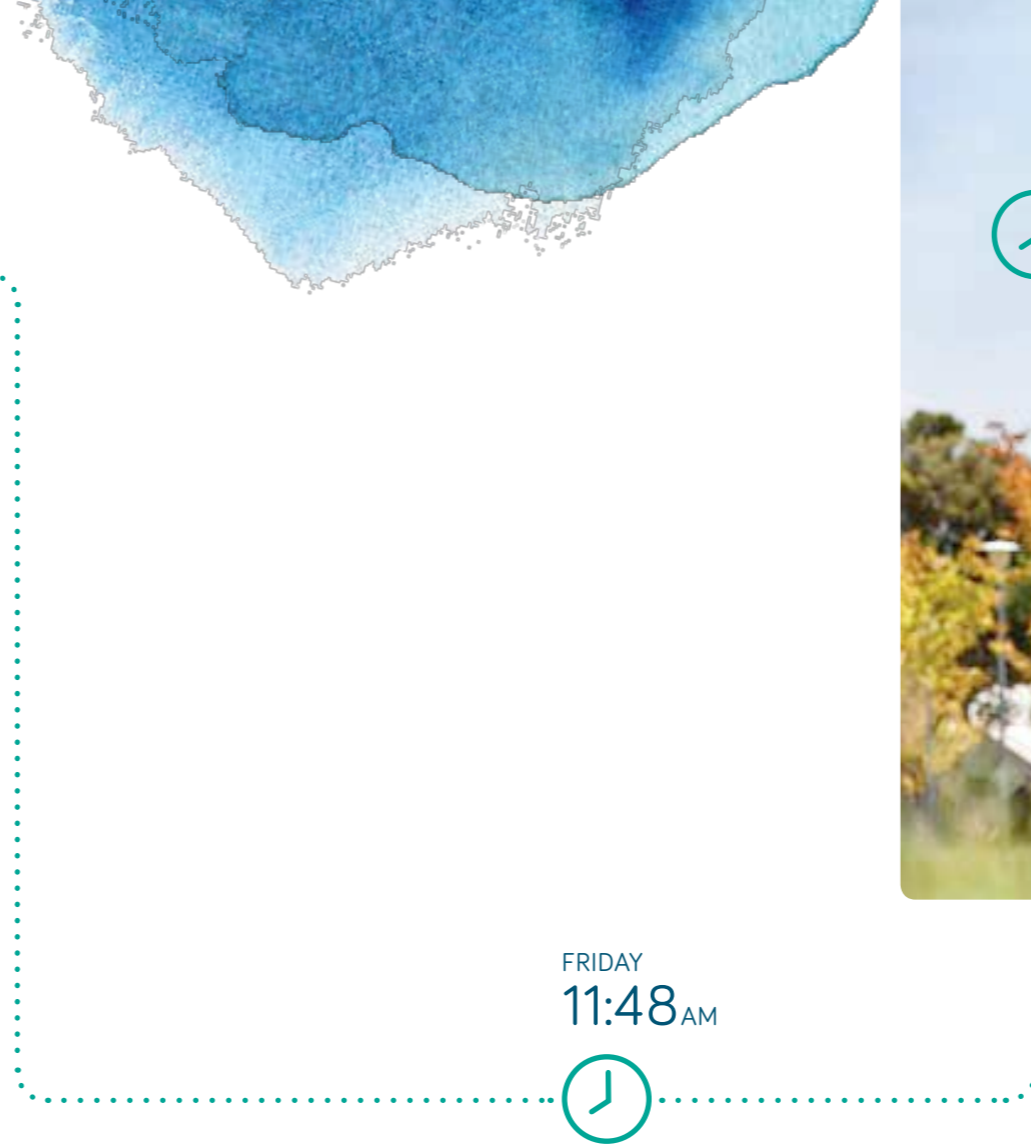




FRIDAY  
09:14 AM



FRIDAY  
03:35 PM



FRIDAY  
11:48 AM

Access to quality education facilities for people of all ages, and a wide range of recreational facilities means less time on the road and more time enjoying the simple pleasures in life.

The established amenities are endless with entertainment hubs and numerous quality schools all within a short drive from Watermark. Save time otherwise wasted in traffic with Geelong Hospital just 12 minutes away and Kardinia Park, home of the Geelong Cats, only 10 minutes from home.







 SATURDAY  
08:37 AM

With everything you need so close Watermark offers your family a life of peace and serenity that only Surf Coast living can provide.

Spend your weekends sharpening your golf game, or on beach adventures surfing and exploring rock pools in nearby coastal towns. Take the family for fish and chips on the beach in Barwon Heads or for an afternoon movie outing at Waurm Ponds. Evenings can be enjoyed entertaining friends in your brand new home, overlooking the wetlands and beautiful open spaces planned for Watermark.

SATURDAY  
09:51 AM



 SATURDAY  
01:21 PM



# Treasure Your Location

 BEACH LIFE

- 1. Barwon Heads Beach 13MINS
- 2. Torquay Foreshore 17MINS
- 3. Bells Beach Torquay 25MINS

 NATURE

- 4. Reedy Lake 13MINS
- 5. Lake Connewarre 20MINS
- 6. Barwon River 4MINS
- 7. Ajae's Queens Park 14MINS
- 8. Kardinia Park 8MINS
- 9. Geelong Botanic Gardens 12MINS
- 10. Barwon Heads Bridge 14MINS

 HEALTH

- 11. Geelong Hospital 12MINS

 RECREATION

- 12. Jirrahinga Wildlife Sanctuary 13MINS
- 13. Reedy Lakes Wildlife Reserve 15MINS
- 14. Barwon Heads Golf Club 13MINS
- 15. Geelong Pier 15MINS
- 16. Geelong Football Club 11MINS
- 17. National Wool Museum 11MINS
- 18. Leisure link Aquatic & Recreation Centre 7MINS
- 19. Barwon Valley Golf Club 6MINS
- 20. Geelong Racecourse 6MINS

 LEARNING

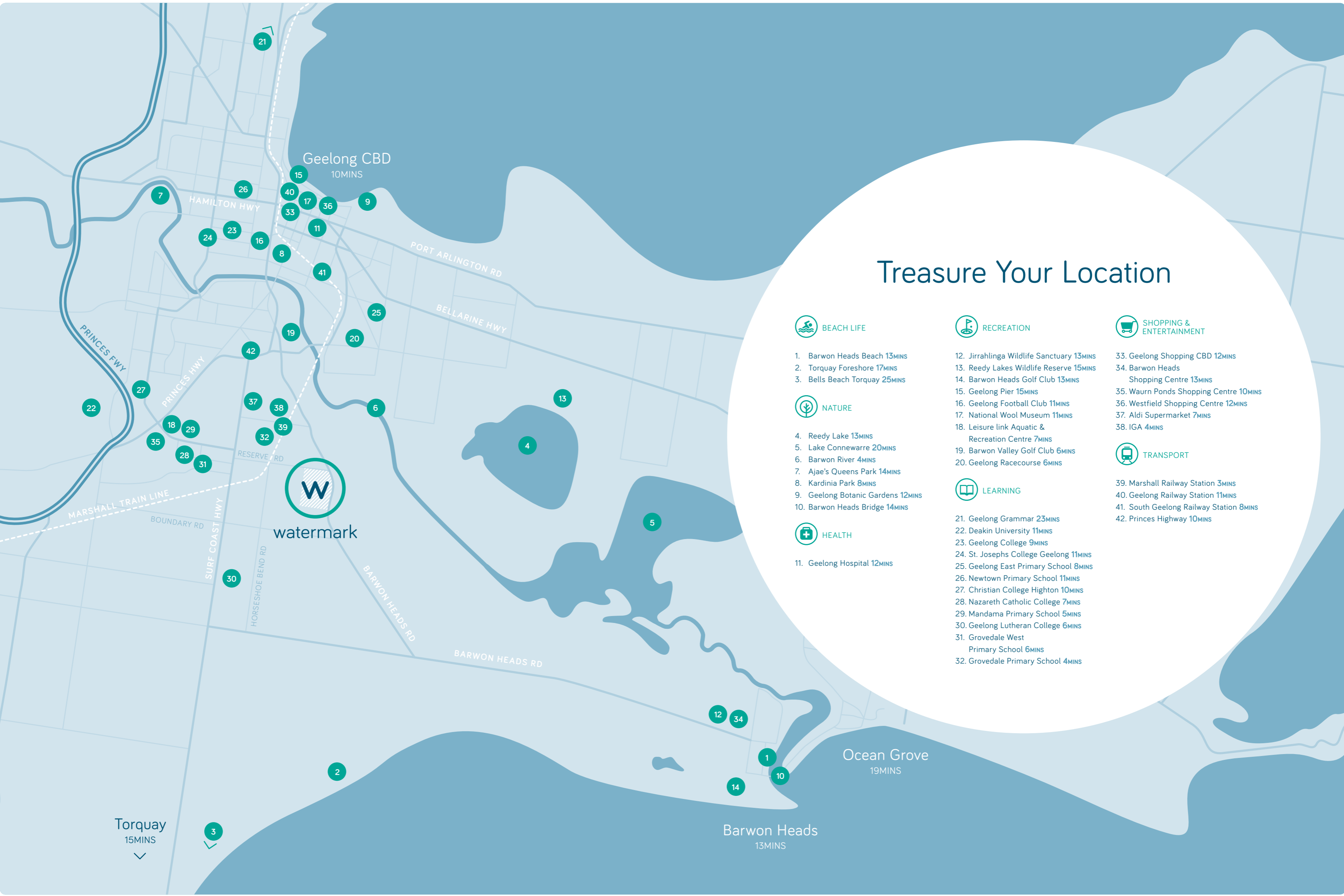
- 21. Geelong Grammar 23MINS
- 22. Deakin University 11MINS
- 23. Geelong College 9MINS
- 24. St. Josephs College Geelong 11MINS
- 25. Geelong East Primary School 8MINS
- 26. Newtown Primary School 11MINS
- 27. Christian College Highton 10MINS
- 28. Nazareth Catholic College 7MINS
- 29. Mandama Primary School 5MINS
- 30. Geelong Lutheran College 6MINS
- 31. Grovedale West Primary School 6MINS
- 32. Grovedale Primary School 4MINS

 SHOPPING & ENTERTAINMENT

- 33. Geelong Shopping CBD 12MINS
- 34. Barwon Heads Shopping Centre 13MINS
- 35. Waurin Ponds Shopping Centre 10MINS
- 36. Westfield Shopping Centre 12MINS
- 37. Aldi Supermarket 7MINS
- 38. IGA 4MINS

 TRANSPORT

- 39. Marshall Railway Station 3MINS
- 40. Geelong Railway Station 11MINS
- 41. South Geelong Railway Station 8MINS
- 42. Princes Highway 10MINS



watermark





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ID\_Land was founded with a vision to create unique and inspiring residential communities. With a focus on master-planned communities and medium density townhouse developments, ID\_Land's projects now span communities in Mernda, Officer, Brunswick, Truganina, Plumpton and Geelong. ID\_Land is dedicated to creating communities defined by their quality, amenity and location to ensure that residents of an ID\_Land community are in good hands, both now and into the future.



Costa Property Group has extensive expertise in delivering residential estates: from small subdivisions to large master planned communities. Costa Property Group was established in 2003 to acquire and develop residential estates and invest in strategic commercial properties. Costa's successes to date are predicated on a simple formula: form strategic alliances with leading partners, deliver on promises, and apply their broad experience to every project in an imaginative way.





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