

Family and Home Expo

Saturday 5th August
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News & Community

ISSUE ONE





Welcome to Windermere.

We are now five years into developing our second major masterplanned community in Victoria - Windermere with more than 750 homes occupied, over 880 land lots registered and over 2,000 residents residing in our community.

Our wetlands and waterway have become a defining feature within Windermere with the community appreciating the opportunity to engage with nature. Over 236,600 plants have been grown with over 168,000 installed and a further 68,600 to be planted this year.

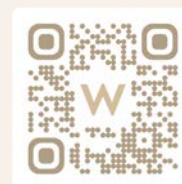
Construction works continue at a strong pace with activity well underway for Stages 19-27. Over the next few months, we expect to obtain titled registration for a further 247 land lots.

In more positive news, construction is rapidly progressing for our new primary school and kindergarten, planned to open in Term One, 2024. The majority of buildings are starting to take shape.

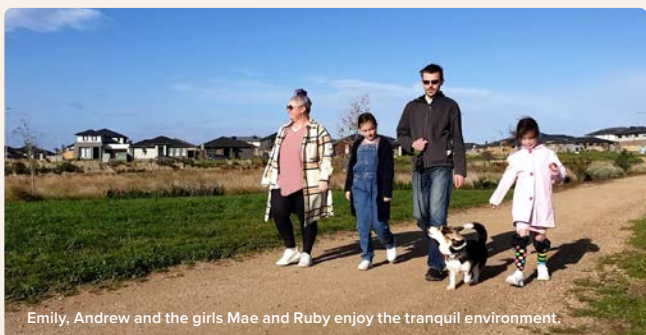
We are also very excited about hosting our first major event, the Windermere Family and Home Expo on the 5th of August, 2023. There will be plenty of great deals from our builder partners including Metricon, Simonds, Boutique Homes and Homebuyers Centre to help save you thousands when purchasing a new home.

Kind regards,

Stone Shi
Vice President, Risland Australia



**WATCH
VIDEO
ONLINE**



Emily, Andrew and the girls Mae and Ruby enjoy the tranquil environment.

A tranquil family and pet friendly place.

Upsizers Emily and Andrew chose Windermere because it is within walking distance to all of the amenities a young family requires. "The estate has great local schools, shops and public transport, but is still very quiet. We love taking our Corgi for walks around the wetlands. It's wonderful to be able to go for a long walk without needing to cross a road within a tranquil environment with swans and ducks to look at along the way. We like the bridges across the wetlands too.

"Werribee Dog Club to teach our pooch obedience is a popular location for us and our kids love the local parks around the area. There are so many to explore and always new ones opening for our family to discover."



Windermere was the right choice for Matt and Nina.

Infrastructure draws Matt and Nina.

When second home buyers Matt and Nina were looking for land, they thought Melbourne's west had the right mix of current and planned infrastructure to set themselves up for the next 30 years. "The decision has been the right one for us. We enjoy hearing the frogs at night in the wetlands and can see the first school nearing completion, which was a big factor in us choosing this location.

It is a great place for young families to settle. We built a sustainable Hamptons style home and love it. Our formal lounge with a fireplace is a great place to relax in winter with a glass of wine or whisky. Sons of Manor at Manor Lakes is favourite place for breakfast, lunch or dinner plus great coffee and delicious cocktails on a Friday night."





Land opportunities are available for all budgets.

Land for all lifestyles.

Windermere offers a range of land sizes to suit all buyer types whether you're a first home buyer, growing family, downsizer or investor. Most of our buyers are from the local area and reside within a 10 to 15 kilometre radius from the estate. A variety of land lot sizes from 246 to 718m² are available with prices starting from \$274,000*. We are selling land in several locations. From Wyndham Vale Square Shopping Centre (1.3km) and Wyndham Vale Train Station (2.5km) to Werribee South Beach (17km) and Melbourne CBD (38km), Windermere is connected to places that matter for our community.



Boutique Homes - Building homes since 1978.

Clever design and personalised service.

Our builder partner Boutique Homes is one of Victoria's leading residential builders, with design at the core of everything they do. From stunning exteriors to clever floorplans and premium inclusions Boutique Homes ensures quality is at the forefront of every home build.

Proudly part of the ABN Group, they have been building new homes since 1978 and partner with Australia's leading brands to ensure quality materials, fixtures and fittings are included in every home. The homes are perfect for growing families and future home buyers seeking to take advantage of Windermere's quiet family orientated region as well as close proximity to the city.

On display at Windermere, Boutique Homes is showcasing the Barcelona 27 floorplan, one of their best sellers. The home has been beautifully styled with a bohemian inspired interior design throughout and paired with a Hamptons inspired Cape facade, which features creamy tones and cladding for detail.

During the month of August 2023, receive a complimentary Premium Living Upgrade when you build with Boutique Homes*. For a limited time only, elevate your new home with 2700mm raised ceilings and 2340mm flush panel doors.



Infinity Homes - Save up to \$35,000*.

Infinity: save up to \$35,000 on home and land packages.

In August, you can save up to \$35,000 on Infinity Homes packages in Windermere. Receive a \$5,000 colour appointment voucher in conjunction with their current offer valued at \$20,000 plus the \$10,000 Welcome to Windermere reward.

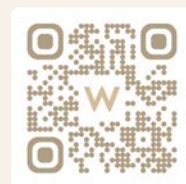


New school and kindergarten is under construction.

School building frames now up.

Construction is well underway on Black Forest East Primary School and Kindergarten (temporary name), our first new education facility located at 10 Elementary Road, Mambourin (back of the Windermere sales office) and will open on the first day of Term One in 2024. Up to 650 students can be enrolled when completed for students in prep to Grade 6.

The school will become an important gathering place for our families and provide vital education, conveniently located on the door step for residents. A network of cycle and walk paths will link with the new education facilities to enable children and families to walk or ride to school to promote an active lifestyle.



FIND OUT
MORE
ONLINE

Fast Facts.

- Q1** Our first primary and kindergarten school is opening in Q1 2024.
- 3** Wyndham Vale Square is only a 3-minute drive.
- 3+** Over 3kms of cycling trails.
- 4** Only a 4-minute drive to Wyndham Vale train station.
- 9** Less than 9km from the Princess Freeway.
- 50** Over 50 hectares of outdoor facilities such as wetlands, parks and sporting ovals.
- 134** Ubright Early Learning to open in 2024 and accommodate up to 134 children.
- 718** Land sizes are between 246 to 718m²*
- 4800** Approx 4,800 homes when complete.
- 274k** Land prices start at \$274,000*
- 523k** Home and land packages from \$523,000*
- < >** Suburbs Manor Lakes and Werribee are next door.

Visit us.

- 🕒** Opening hours are from 11am to 5pm daily.
- 📍** The sales gallery is located at 275 Greens Road, Mambourin.
- ☎️** Visit our friendly sales consultants today or call 1300 008 555.



On Saturday 5th of August we are hosting a fun event with free entry, Melbourne's favourite food trucks, games, up to \$3,000* in prizes, live music and so much more.

Our seventeen builder partners will be offering exclusive deals at the event and during August to help bring your dream home closer. Reserve your tickets today.

Join us on Saturday 5th of August, from 11am to 2pm, at 1 Student Court, Mambourin.



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Residents enjoy wetlands and waterways.

The first stage of our wetlands and waterways have opened for our community to appreciate and interact with nature. Thousands of local provenance plants and numerous plant species from different vegetation classes found in the local volcanic plains bio-region were introduced. Several kilometres of walking and cycle paths, as well as a viewing platform overlook the wetlands for up-close viewing. Exercise stations have also been added to promote a healthy lifestyle.



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Views from the site looking west, provide an important link to the You Yangs that are of great importance to the Wadawurrung, Traditional Owners of the land.

Help us keep Windermere clean.

In recent months, people have been dumping building waste on Kanangra Street and Palmdale Crescent, creating an unsightly environment in these areas within Windermere. Security cameras are now in place. There are several ways to report dumping and book hard waste collection to keep our community clean and presentable.

Wyndham City Council has an online portal and contact number for reporting rubbish dumping now. Visit www.wyndham.custhelp.com or call council on 03 9742 0777. Dumping is illegal. Fines do apply.

* Windermere: terms and conditions apply. Prices and sizes as at time of publication. Lewis&Love.20230712.v0103
* Boutique Homes: terms and conditions apply. Not available with any other offer. Not available with Elements range of home designs, Medium Density, Knockdown Rebuild or Dual Occupancy designs. Customers must sign a Preliminary Works Contract between July 10, 2023 and August 18, 2023 in order to be eligible for this promotion. Visit boutiquehomes.com.au for full terms and conditions. The building practitioner is ABN Group (Vic) Pty Ltd t/as Boutique Homes, registration number CBD-U 49215.
* Infinite Homes: Conditions apply. Valid for deposits received between 4/8/23 and 25/8/2023 Voucher cannot be exchanged for credit. This promotion is only for Windermere Display Village event enquiries.