

\$10K
Early Summer Sale
GIFT CARD

Details inside

News & Community

ISSUE TWO





Welcome to Windermere.

Our rapidly expanding community continues to become a destination of choice for families seeking affordable land and an active lifestyle in Melbourne's west.

Accessibility to major infrastructure including roads, shopping centres and community facilities, all surrounded by a 23-hectare natural environment has propelled new buyers to purchase in our neighbourhood.

We are proud to have welcomed over 2,200 residents, now occupying more than 780 homes across Windermere's vast landscape.

Pleasingly, the Victorian Education Department recently announced the name of Windermere's first school - Laa Yulta Primary School. Up to 650 students can be enrolled for students in prep to Grade 6 when the school opens in Term 1 next year.

Our development team continues to reach important milestones, achieving registration for over 970 land lots. Construction activity is well underway for Stages 22-27 and within the next few months 247 lots will be handed to owners within the completed Stages 19-21.

To further support our thriving neighbourhood, this year we hosted several events including the Windermere Family and Home Expo as well as display village builder presentations with great success and positive community feedback.

Kind regards,

Stone Shi

Vice President, Risland Australia

Grand vision draws Vishank and Binny.



First home buyers Vishank and his wife Binny decided to purchase in Windermere due to its grand vision to be one of the most sought-after estates in Melbourne's west.

"Being such a big scale development, the estate provides the perfect mix of open spaces, neighbouring facilities, and proposed amenities. It was the ideal location to take the next step in our property journey with close proximity to our family and established areas like Werribee and Hoppers Crossing that has great cafes, restaurants and pubs.

We have built a four-bed home with a large alfresco for entertaining and herb garden that we love."





Meet Mark Zahra, Laa Yulta Primary School Principal.

Mark's teaching journey began over 20 years ago, initially teaching physical education, science and history up to VCE level in Melton, Maribyrnong, London and North Geelong. His principal career started at Tarneit P-9 College as an assistant principal, before moving to Moriac Primary School (a small rural school outside of Geelong) as principal.

Mark has three primary school aged boys who keep him very busy and as a family they love everything sport. If they are not playing cricket or golf, they are watching sport. He is also a keen Collingwood supporter and loves travelling, reading and the theatre.

According to Mark, the privilege of opening a new school – Laa Yulta Primary School and creating a place that is a welcoming and inclusive environment is very exciting. We have the opportunity to build a culture as well as positively impact the foundation of a new suburb.

“Once the school is up and running in Term 1 2024, we hope that it will become a major hub in the community. Over time, it is expected to open up more broadly for community use with the aim of welcoming all members of the community.”



The facilities at Laa Yulta Primary School will be state of the art with specialist teaching areas including STEM, food technology, visual and performing arts, gymnasium, and library. This will be supported by teaching and learning programs built on the Science of Learning – the latest research in how humans learn best. There will be an emphasis on academic excellence and students will be supported from a wellbeing perspective to ‘Dream Big’.



"I love that Windermere is not overcrowded with houses and I have somewhere to walk my dog."

Illustrator designer Jessica calls Windermere home.

Local resident Jessica Jane has lived in the Wyndham area her entire life and was keen to build a home in Windermere close to family and friends as well as continue her creative illustrator passion in the local area.

She comments, “As a first home buyer, Windermere was an affordable option compared to surrounding suburbs and has a great wetlands/outdoors recreation plan. I love that Windermere is not overcrowded with houses and I have somewhere to walk my dog.

“Wyndham Council also supports local creatives, so it made sense to stay in the area. Previously my work has been seen in local markets, Wyndham’s Red Centre Exhibition and Newgate Estate. My products were also stocked at Made on Watton in Wyndham.”



Jessica’s passion lies in creating pet portraits, selling prints, greeting cards and original artworks online, in stores, artist markets and galleries. She has also worked on local murals and taught drawing workshops.

Her illustration work primarily focuses on detailed, whimsical ink drawings of flora, fauna and illustrative scenes of travel locations or story-based artworks.

Jessica mentions a career highlight was having her pet portraits showcased on Channel 9’s Today program as well as regularly receiving requests to draw pet portraits each year. She loves drawing fur babies.

View Jessica’s work at:
www.jessicajaneillustration.com



Favourite authentic Italian Tocca.

Established in 2021, Tocca now run by the Baker family has gained a reputation as a favourite family Italian kitchen serving delicious cuisine in a beautiful art deco restaurant. According to co-owner Diana Baker, Tocca in Italian means touch.

“From a young age I’ve always invited family and friends to my home and served authentic Italian cuisine with several recipes shared across many generations of our family. I wanted customers to come to Tocca and feel touched by warmth and happiness with great service and mouth-watering food. My family did exactly that with the opening of Tocca with thousands of locals appreciating our hospitality and heart-warming cuisine.”

The Baker family’s hospitality experience spans over 20 years, run by six family members – two sisters and four brothers. After the death of the family’s beloved father, the eldest brother established a milk-bar in a small country town - Bacchus Marsh where the family grew up.

Since that time, numerous renowned food establishments were revamped and opened under the family’s leadership, some including Mosskitto in Clifton Hill, Cornerstone Pizzeria in Carlton and Post Mistress in Brunswick East.

Tocca is the family’s latest venture. It is all about exceptional quality food, famous cocktails, and





"I wanted customers to come to Tocca and feel touched by warmth and happiness with great service and mouth-watering food."

great customer service, all delivered with a little finesse. The squid ink seafood linguini, pappardelle ragu, Gamberi pizza and rib eye steaks keep customers coming back again and again.

Customers seeking a special space for birthdays, christenings and bridal showers choose Tocca. An exclusive 24-seat private dining room is also available.

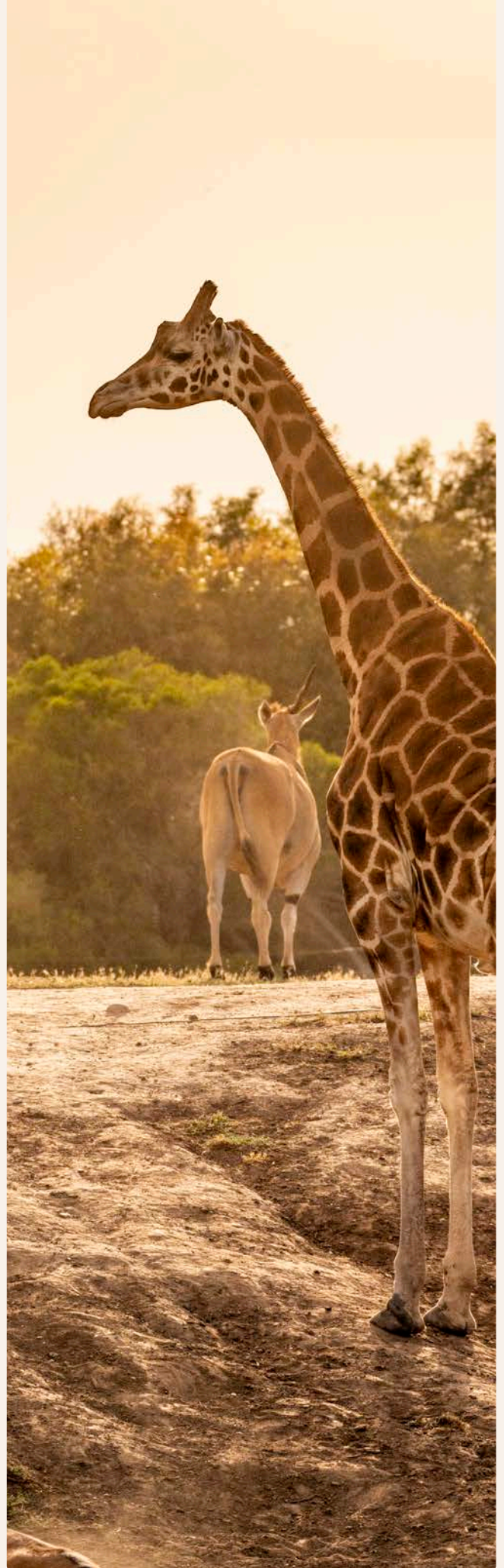
Visit Tocca:
33 Watton Street, Werribee.



Up close and personal with zoo animals.

A popular destination for young families, Werribee's Open Range Zoo is part of Zoos Victoria, a world-leading not-for-profit zoo-based conservation organisation dedicated to securing a future rich in wildlife.

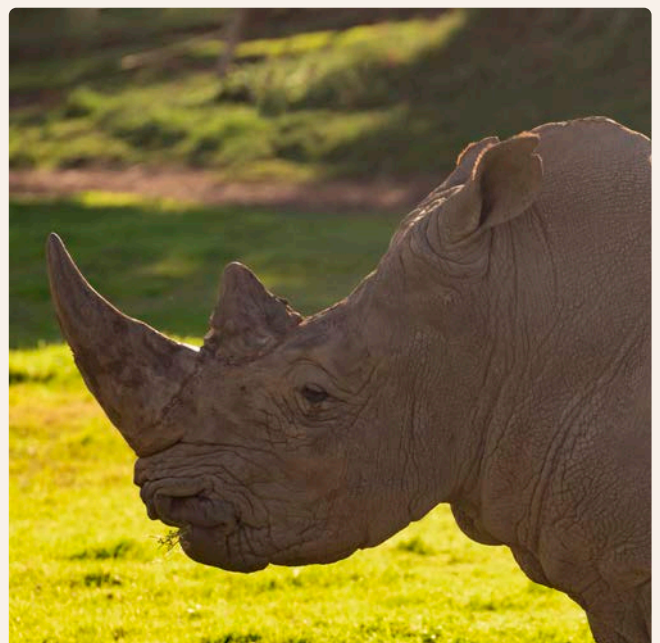
The zoo partners with the Victorian community to create one of the world's most wildlife friendly places and provides zoo-based animal encounters to connect people with wildlife. It is currently home to over 300 animals and 40 different species across 225 hectares. The zoo's savannah spans almost 50 hectares and enables many species that live in this area to encounter other wildlife to replicate a natural environment where all species live harmoniously with one another.





Werribee Open Range Zoo is all about enabling visitors to experience the essence of Africa across a multi-hectare mixed-species savannah. Some of the world's most iconic animals including rhinoceros, giraffes, zebras, ostriches, and hippopotamuses can be seen. A walking trail where visitors can watch lions, gorillas, monkeys, and wild dogs is a highlight too.

View Werribee Open Range Zoo at:
www.zoo.org.au/werribee



Land opportunities from \$274,000.



VIEW
LAND
FOR SALE

Just 38 kilometres from Melbourne's CBD, Windermere has evolved to become a sought-after destination for many purchasers including first home buyers, young families, downsizers and investors. Locals from the Wyndham area have secured most of the land sales.

Land sizes vary to cater for a wide range of budgets with sizes between 246 to 718m² and prices starting from \$274,000*.

Opportunities are currently available across several precincts. From your doorstep, you'll be met with 23 hectares of sprawling parklands, wetlands and a natural creek reserve.

\$10k Early Summer Sale

We're welcoming new residents with \$10,000 towards your new address at Windermere. Whether you're a first home buyer or upgrading your lifestyle, the opportunities here are as far-reaching as our community.

Don't miss out. Available to the first two purchasers of land or house and land at Windermere until 30 November 2023.

T&Cs apply.

\$10K
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Making first homes happen.

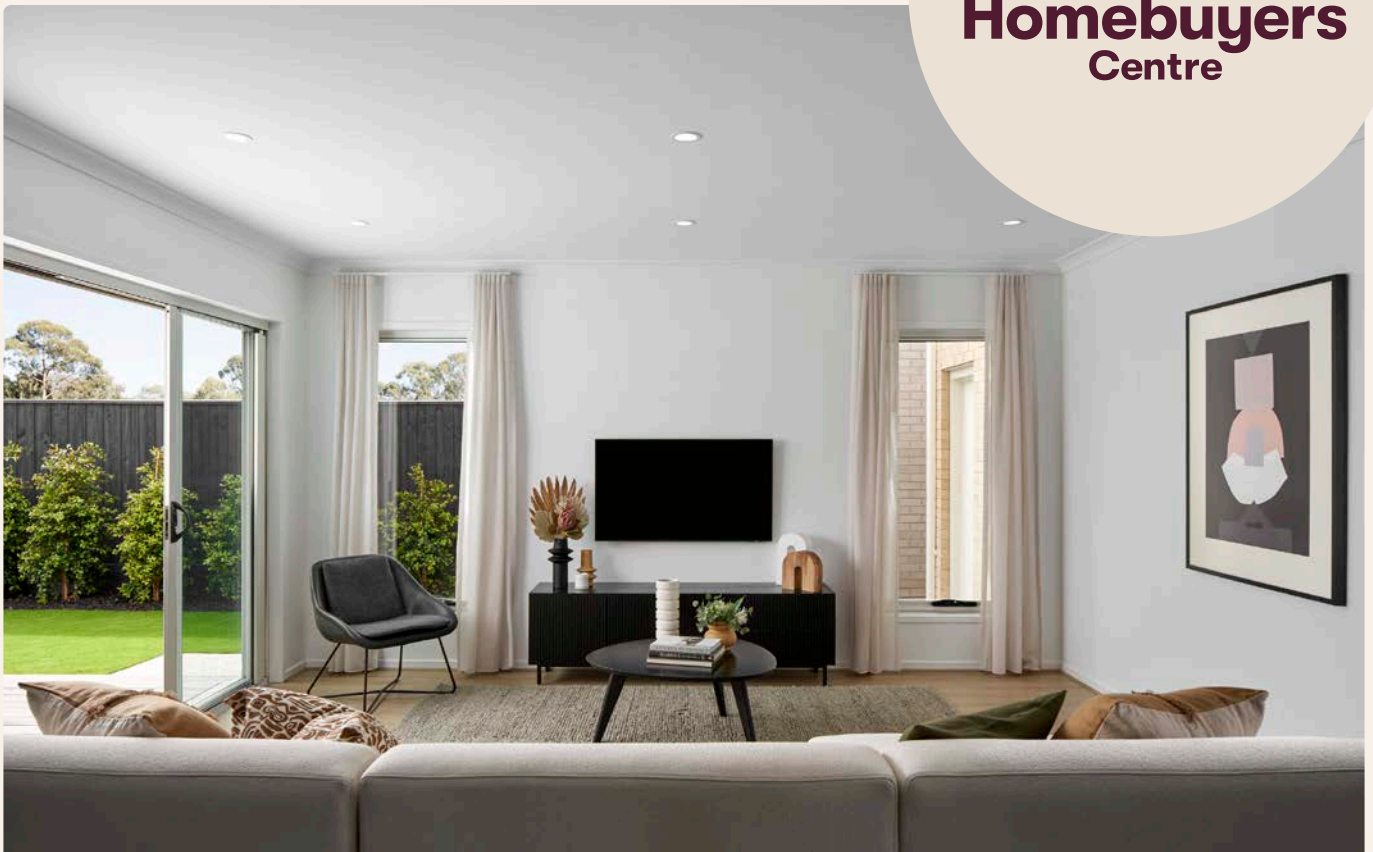


VIEW
HOME
& LAND



Purchasing your first property can be intimidating and confusing with so many different factors to consider. That's where Homebuyers Centre come in – your one-stop-shop with finance, land and homes all in the one place to make the process as easy as possible.

Part of the ABN Group, Homebuyers Centre has been building new homes since 1978 and is committed to making the journey an easy one with a massive focus on customer service. Delivering affordable and innovative designs, Homebuyers Centre is with you every step of the way.





Evoked emotions with the perfect colour scheme.

Picking the perfect colour scheme to decorate and evoke different emotions in a new abode is an exciting undertaking for new homeowners as there are so many beautiful choices to influence spaces.

According to Homebuyers Centre Display Designer, Nadija Saluwadana there are four important considerations including lighting, functionality, mood and atmosphere and cohesion.

“The amount and type of natural and artificial light in a room can significantly impact how colours appear. It’s crucial to consider the lighting conditions to choose colours that work well under those circumstances. Functionality also matters. Reflect on the purpose of each room. For example, calming and soothing colours may be more suitable for bedrooms, while vibrant and emerging colours can be great for living areas.”

“Think about the mood or atmosphere you would like to create in each room. Colours can evoke different emotions. Cool colours like blue and green create a calm and peaceful ambience, while warm colours such as red and yellow make a space feel more energetic. Maintaining a sense of unity and flow throughout your home is vital. Select a colour palette that has a common theme or co-ordinating colours,” added Nadija.

Earthy and natural tones like muted greens and warm browns, sustainable and eco-friendly materials and colours, biophilic designs that bring elements of nature indoors, and mixing contrasting colours to create bold and dynamic interiors are interior design trends currently influencing colour palettes.

"Maintaining a sense of unity and flow throughout your home is vital."

Nadija notes, colour themes can be different for every room, but it's essential to maintain a sense of harmony and flow which can be achieved through various techniques such as consistent accent colour, transitioning shades of the same colour, or using complementary colours in adjacent spaces.

"Colours can also compliment personalities too. Introverted and calm homeowners may prefer muted and soothing colours like soft blues and greys, while extroverted and energetic types might gravitate towards vibrant and bold colours such as reds and oranges."

"Customers with a creative or artistic personality might experiment with a wide range of colours, patterns, and textures too. Ultimately personal preferences and

the desired ambience of each room play a significant role in choosing the right colour scheme. It is essential to choose colours that resonate with you and align with the purpose of each space," added Nadija.

Homebuyers Centre has made selecting your colours easy by providing six pre-determined schemes to choose from. Each scheme has been expertly crafted by The Block design duo, Alisa & Lysandra.

Homebuyers Centre: **4 Yang Road, Mambourin**



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Bohemian inspired Barcelona 27.

Modern style interiors with a bohemian twist – that’s what you can expect when visiting Boutique Homes’ Barcelona 27 display home at Windermere’s Display Village in Mambourin.

Featuring the creamy whites and weatherboard detailing of the Hamptons inspired Cape facade, the four-bedroom and two-bathroom beauty is an example of premium quality and superior styling.



“Inspired by the coastal tones of the facade, I’ve kept the base of the styling quite neutral, featuring cream and timber,” says Boutique Homes Senior Interior Designer, Mitra Whittle.

Soft grey accents inspired by the brick on the facade are featured throughout the home, including the main tiles in the master ensuite, as well as a beautiful Caesarstone benchtop in the kitchen.

Featuring a refined palette of creams, rattan and soft furnishings, the gourmet kitchen pairs beautifully with the warm colour tones found throughout the home.

“My favourite part of the open plan living is the stunning raked ceiling; a statement feature that immediately draws the eye up. The home is definitely an entertainer’s dream, with the raked ceiling creating a bright and open space,” says Mitra.

“Selecting the wall colour in each of the rooms was a key way to accent the mix of rattan in the furniture. Earthy, warm tones were used in the interior cladding.”

Barcelona 27’s functional floorplan is a best seller and perfectly complements home buyers seeking to take advantage of Windermere’s quiet, family orientated region as well as proximity to the city.

Containing everything a growing family in Windermere could need, the home features an open plan living and dining area that effortlessly flows through the recessed sliding doors to the extended outdoor alfresco, perfect for family get-togethers or summery nights around the BBQ.

Many families would appreciate the cosy, double chair study, making working or studying from home easier, as well as the separate home theatre for the kids, while the parents kick back in their exclusive master suite at the front of the home.

Boutique Homes: **2 Yang Road, Mambourin**



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Identifying the right floor plan and facade.

Selecting the right floor plan and facade are two essential steps to consider when starting the building process, according to Boutique Homes.

The floorplan is experienced every day and has the greatest influence on how a home is enjoyed and lived in, while the facade gives a sense of pride when entering and leaving as well as sets the tone and style for the entire dwelling.

A 'wow' factor and powerful first impression is established with the right facade. As a bonus, property value can be increased too.

Robert Nguyen, Senior Designer at Boutique Homes comments, "For floor plans, work within

lot size parameters and the allocated budget, then consider aspects like number of rooms, single or double storey, placement of the main living areas to maximise sunlight and views as well as arrangement of bedrooms and the kitchen (hub of the home). Most builders have pre-designed options that can be selected to suit different lifestyles and needs.

"With facades, review estate design guidelines, budget, style and how the interior design can enhance the chosen look. Ideally the inside and outside should complement each other. Look for good proportions and detailing, balance and simplicity of form and materials. Avoid busy, complicated facades that use too many materials."





"Ideally the inside and outside should complement each other."

Floorplans

Three trends are currently driving home floorplan designs, according to Robert.

"The 'work from home' or hybrid working has continued with homeowners seeking a study room that can be closed off from noise and for privacy, or a study nook built into the living area. Owners looking for an affordable dwelling are seeking smaller homes. Multi-generational homes are increasingly popular as higher interest rates bite into the budget. Grandparents and parents with kids are embracing the idea of pooling funds to increase space and reduce overall costs."

Facades

Different facades add colour to neighbourhoods like Windermere. The familiar and cosy feel of a Hamptons style is still very trendy. Traditional styles and contemporary facades continue to grow in popularity including French Provincial, Modern Coastal and High-End Contemporary styles.

"More and more people are looking for a point of difference in their neighbourhood and seeking a unique look when comparing to neighbours or friends. Facades are about individual expression and are the property's first impression," added Robert.

Boutique Homes: **4 Yang Road, Mambourin**



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Twain Road Park artist impression

"The recreational space is an important green node in Windermere's local park network and will seamlessly blend with the linear parkway."

Plans revealed for Twain Road Park.

Construction work will soon start on Windermere's first park, aptly known as Twain Road Park, located on Twain Road in Mambourin. The recreational area designed by GbLA Landscape Architects covers 0.67 hectares of open space for exploration.

The creative design follows the overall Windermere master planning vision, focused on engagement for users with the intent to offer a unique sensory and playful experience with nature.

Chris Chung, landscape architect at GbLA Landscape Architects, comments, "Twain Road Park will be a relaxing space designed for people of all abilities to seek wellness, connection and to play. The recreational space is an important green node in Windermere's local park network and will seamlessly blend with the linear parkway. There will be shared paths across the recreational network linking all parks and the waterway corridor to enhance connectivity within the estate."

Twain Road Park will offer spaces for people to engage in various leisure activities such as walking, jogging, cycling, picnics and playing sports with the aim of promoting physical health, mental well-being, and social interaction.

"Access to parks and green spaces enhances the overall quality of life for residents, providing a sense of escape from the hustle and bustle of urban life and an opportunity to connect with nature," concluded Chris.

Completion of Twain Road Park is expected early in 2024.

Five key features

Five key design features will shape Twain Road Park including a reflexology walk, musical instruments, kinetic play, water play and fragrant plantings.

- 1 Reflexology walk:** a pebble path was designed with the concept of reflexology. This path encourages barefoot walking on natural pebbles with different sizes and textures where pressure applies to points in the foot that correspond with organs and zones within the body.
- 2 Musical instruments:** a diverse selection including xylophone, drum sets, diatonic tempos and tubular bells are installed as part of the play space to encourage social play and intergenerational interactions.
- 3 Kinetic play:** the space is equipped with a wide range of play elements such as embankment roller slide, net twister, spring unit and rope swing to encourage development.
- 4 Water play:** designed with nature play settings featuring a water pump tipping water into a small winding creek with a river rock bed mimicking a natural stream.
- 5 Fragrant plantings:** the planting palette includes a variety of species with pleasant scent and colourful blossom, such as Lemon Scented Gum, Creeping Rosemary, Hummingbird Mint and French Lavender for sensory stimulation and enhancement of a calming atmosphere.



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Fast Facts.

- Q1** Laa Yulta Primary 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.

Upcoming events.



Homebuyers Centre Special Event.

When: Saturday 18 Nov 2023, 11am - 12:30pm
Where: Homebuyers Centre, 4 Yang Road, Mambourin
RSVP: Essential. Only 50 places

Windermere's display village builder partner, Homebuyers Centre, has led the way in building modern affordable homes and have established a reputation as one of Australia's leading providers of first homes.

Display Designer, Nadija Saluwadana from Homebuyers Centre will deliver a great presentation about how to choose the perfect colour scheme.

Enjoy morning tea and music from local acoustic guitarist Daniel Reeves. Enter the draw to win a \$500 gift voucher at the event (choose from over 50 stores). The prize draw will take place at 12.15pm.



RSVP
HERE



Laa Yulta Primary School.

When: Saturday 9 Dec 2023, 10 - 11:30am
Where: Windermere Sales Gallery, 275 Greens Road, Mambourin
RSVP: Essential. Only 100 places

We are pleased to host an exclusive event to welcome Lori Pereira, Laa Yulta Primary School's new Assistant Principal.

The facilities at Laa Yulta Primary School will be state of the art with specialist teaching areas. Learn about one of Victoria's newest schools and meet your neighbours too. Book in a December tour of the new school at the event.

Enjoy morning tea and music from local acoustic guitarist Daniel Reeves. Enter the draw to win a \$500 gift voucher at the event (choose from over 50 stores). The prize draw will take place at 11.15pm.



RSVP
HERE



H&T Homes - BBQ and Pet Party.

When: Saturday 24 Feb 2024, 1 - 4pm
Where: Green Lawn (behind Sales Gallery), 275 Greens Road, Mambourin
RSVP: Essential. Only 60 places

Windermere's builder partner H&T Homes is hosting a BBQ and Pet Party. Since 2007, H&T has been passionate about delivering quality service, investment products and strives to make a difference.

Kobe Zhang, General Manager of H&T Homes in Victoria will deliver an informative presentation about how to maximise the return on your Melbourne investment property.

Barbeque food and drinks will be provided. Enter the draw to win a \$500 gift voucher at the event (choose from over 50 stores). The prize draw will take place at 3pm.



RSVP
HERE

* Windermere: terms and conditions apply. Prices and sizes as at time of publication. Lewis&Love.20231106.v0103
* Homebuyers Centre: visit www.vic.homebuyers.com.au for full terms and conditions.