

\$40,000 off

SELECTED TITLED LOTS
FOR A SHORT TIME ONLY*

Details inside

News & Community

ISSUE FOUR





Welcome to Windermere.

Our community continues to grow, with approximately 2,500 residents calling Windermere home and 1,135 lots now titled. We are pleased to announce the completion and opening of Twain Road Park, which offers unique spaces for relaxation, play and community connection.

This flagship park embodies our vision of creating engaging, nature-focused spaces where residents can enjoy walking, cycling and picnicking, all while promoting health and well-being.

Landscape work is complete in Stages 17-21 including development of the first section in Windermere's new north-south linear trail. Once fully completed, this trail will connect three parks and the beautiful wetlands/creek area, creating a seamless pathway through the entire estate. Construction continues in Stages 22-27, with expected completion across Q2 and Q3 in 2025.

We are also proud to celebrate the opening of Windermere's first school, Laa Yulta Primary School where enrolments continue to grow. Work has also been awarded for a new park in Stage 26, planned to open mid-2025.

Set amongst a beautiful natural setting, Windermere's vibrant community continues to prosper.

Kind regards,

Stone Shi

Vice President, Risland Australia

WINDERMERE

MAMBOURIN



Sakthi and daughter Sakiethyaa

"The well-planned layout, family-friendly atmosphere and abundance of parks and local amenities made it ideal for us."

Our first home.

Resident Sakthi shares his thoughts. "We chose Windermere because it offered everything we were looking for in our first home – peaceful surroundings and a welcoming community. The area is well-designed with plenty of green spaces, and it feels like the perfect place to start a new chapter.

As first home buyers, we couldn't be happier with our decision to buy in Windermere. We built a four-bedroom home with Simonds, and the process was straightforward. We're pleased with the result – it's exactly what we envisioned.

We were not from the area, but when we started looking for a home, Windermere stood out due to its great location and growing community. The well-planned layout, family-friendly atmosphere and abundance of parks and local amenities made it ideal for us.

We love the convenience of living in the estate. It's close to schools, transport, and everything we need. Visiting the local parks and nearby cafes and shops has become part of our routine. It's also great to have shopping centres and the train station a short drive away.

Overall, buying our first home has been a wonderful experience. The area is friendly and rapidly expanding, and we're excited to be part of this vibrant community."



SALES GALLERY

DISPLAY VILLAGE



GREENS ROAD

William



LOCAL PARK



SCHOOL



SCHOOL



SPORTS FIELDS



SCHOOL

Monash



LOCAL PARK

Deakin



LOCAL PARK

Deakin East

ISON ROAD

BLACK FOREST ROAD



FUTURE TOWN CENTRE





\$40,000 off

SELECTED TITLED LOTS
FOR A SHORT TIME ONLY*

Titled land lot sale.

For a limited time, secure your piece of Windermere with titled land now selling from just \$234,000 - which is up to \$40,000 off. With a 5% deposit, this is a great opportunity to join one of Melbourne's most desirable masterplanned communities, located just 38 kilometres from the CBD.

Windermere offers not only a wide range of homesites but also access to several community amenities, making it an ideal place for families, couples and individuals alike. Key amenities include Laa Yulta Primary School, Twain Road Park as well as extensive wetlands, parklands and a natural creek reserve to explore.

Purchasers will enjoy a thoughtfully planned community with an extensive network of walking and cycling trails already in place, and future amenities including sports ovals, community centre and local business hub.

Visit our Sales Gallery at 275 Greens Road, Mambourin, open from 11 am to 5 pm, Saturday to Wednesday. For more information call **1300 008 555**



Lina, Emma, Nicole, Jasmine and Alyssa

"From nurturing relationships with customers to strengthening ties with the community, Casaccio Egg Farms continues to prove that their dedication to excellence is matched by their heart for service."



Casaccio Egg Farms.

Headquartered in Werribee, Casaccio Egg Farms stands out not only as a trusted provider of farm-fresh eggs but also as a pillar of community support. Established several generations ago and led by Lina Casaccio and her family, this family-owned business continues to embody values that go beyond agriculture.

Lina Casaccio shares, "At Casaccio Egg Farms, our mission extends beyond producing quality eggs. We have always believed in nurturing the community that has supported us through the years. It's about giving back and fostering a shared sense of growth and wellbeing."



The farm's commitment to helping the community is evident through its various outreach initiatives. From supporting local food banks with regular egg donations to collaborating with schools on educational visits that teach children about sustainable farming practices, Casaccio Egg Farms ensures their positive impact is felt across the region.

"We want the next generation to appreciate where their food comes from and the importance of sustainable practices," Lina added. "By welcoming students and local families to our farm, we're not just showcasing our work, we are sharing our passion for agriculture and responsible stewardship of the land."



Casaccio Egg Farms operates two family-run farms located in Werribee and Lara in Victoria, further demonstrating their deep-rooted presence in the local community.

Casaccio Egg Farms has also partnered with local charities to support initiatives aimed at reducing food insecurity, ensuring that fresh, nutritious food is accessible to those who need it most. Lina concluded, "Community support is at the core of our family's values and witnessing our contributions help brighten someone's day makes all the hard work worthwhile.

From nurturing relationships with customers to strengthening ties with the community, Casaccio Egg Farms continues to prove that their dedication to excellence is matched by their heart for service."

For more about their community initiatives and farm activities visit:

www.casaccioeggfarms.com.au





Jerestene Saher



Parsee cuisine and handcrafted chocolates.

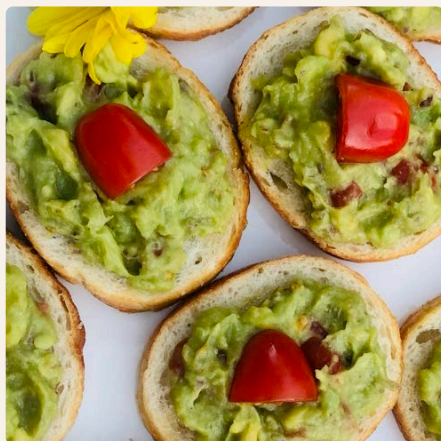
JESS Catering Services has become a cherished part of the Werribee community, known for delicious cuisine and a commitment to giving back in the local area. Led by founder Jerestene Saher, the business provides not just food but memorable experiences.

Inspired by her Indian heritage and the unique culinary traditions from the Parsee community, Jerestene's love for cooking began at 16, helping her mother and perfecting the art of creating dishes from taste and smell.

"JESS Catering Services has transformed

Jerestene has now combined her love of art and a penchant for flavours to birth a second venture as an extension to her catering business. Coco De Venci, showcases her skills as a chocolatier, offering exclusive handcrafted confections that bring joy to chocolate lovers bite after bite.

"Our goal is more than serving great food or sweet treats, it is about creating lasting connections. JESS Catering partners with local suppliers, prioritises fresh ingredients and adapts to diverse dietary needs, ensuring every meal or chocolate is crafted with care and a special ingredient – love." Jerestene added.



events, whether it's a small gathering or a large celebration, JESS's food always delights. But what sets us apart is our commitment to community." Jerestene shares. The business collaborates with community leaders and centres, schools and local charities, contributing to fundraisers and providing nutritious meals.

Customers appreciate the thoughtful touches such as a personal message or customised menu - that is what makes JESS Catering Services a beloved part of the Werribee community.

Learn more at:

www.jesscateringservices.com.au
and www.cocodevenci.com



"It is these small yet impactful actions that show Werribee Rotary is all about being inclusive and supporting our community."



Making a difference.

Werribee Rotary continues to exemplify what it means to serve the community with heart and purpose. From impactful local projects to life-changing international efforts, this dedicated club has been a beacon of support and compassion for many. Their recent initiatives reflect a commitment to enhancing lives and fostering community spirit.

One of their most significant recent accomplishments has been the Community Grants Program which is currently in its second year. This year nine community groups grants for their projects that engage and enhance the community of Wyndham.

These grants have been made possible via the very popular Rotary Community Bingo nights that has a major contributory impact helping the wider community of Wyndham. All proceeds that the club generates from this popular game are dispersed to numerous not-for-profit community groups to support worthy projects. The Op shop that operates at Railway Ave also raises much needed funds.

Bingo Nights gives the participants a sense of belonging to something bigger than themselves and giving back to the community. Many also enthusiastically help in knitting baby beanies and blankets for Rotary's other initiatives.

"It is these small yet impactful actions that show Werribee Rotary is all about being inclusive and supporting our community," says President Rob Fava.

"Werribee Rotary's dedication goes beyond borders. Our goal is to create sustainable, positive change, whether it is in our local community or far-reaching regions like the Philippines."

The club has provided assistance to projects in the much-needed areas of Water and Sanitation Health (WASH) in the Philippines. The club's WASH initiative aimed to deliver clean and safe drinking water to underdeveloped communities, significantly improving health and daily life.

The success of projects like these to support local and international communities led to the club receiving a special citation from Rotary International, recognising its commitment to making a difference and to "Create Hope in the World" exemplifying the theme of Rotary in 2023/24.

"It was an honour to lead such a great group of hard-working members and partners who continue to live Rotary," said Past President Kim Deneys.

Passion for other community welfare continues to shine through other projects. The club's ongoing fundraising efforts for Story Dogs, a program that helps children improve their reading skills with the help of trained dogs, underpins a focus on educational support.

In addition, Werribee Rotary has been proactive in delivering blankets to the homeless, ensuring warmth and comfort for those in need during the colder months. This hands-on approach highlights their commitment to addressing immediate community needs.

Their Young Women's Mental Health Night was another success, providing crucial resources, discussions and support to promote mental well-being among young women. This event strengthened community ties and opened up conversations on an often overlooked topic.

Werribee Rotary's diverse efforts illustrate the club's dedication to both local and global causes. By fostering a spirit of service and community, they inspire others to join them in making meaningful contributions.

Join today, visit:

www.werribeerotary.org.au







Project update: November 2024.

Windermere continues to rapidly progress with 1,135 lots now titled. The newly opened Twain Road Park boasts modern play equipment and over 100 trees and 3,200 shrubs that enhance the natural landscape.

We're progressing with landscaping across Stages 17-21, including a new linear trail that will link three parks and the wetlands, promoting outdoor activities. A 1.2-hectare park on Renwick Crescent is under construction and set to open mid-2025, connecting residents to Windermere's trail network.



Laa Yulta Primary School, which opened earlier this year, offers modern learning spaces and state-of-the-art technology for up to 650 students. With comfortable, air-conditioned classrooms and safe outdoor play areas, it has become an essential part of Windermere's growing community.



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Playtime at Twain Road Park.

Our new interactive park - Twain Road Park on Twain Road in Windermere has become a favourite destination point for residents of all ages seeking to explore.

According to Landscape Architect Chris Chung from GbLA the design follows the overall Windermere master planning vision, focused on offering a unique sensory and playful experience through engagement with nature.

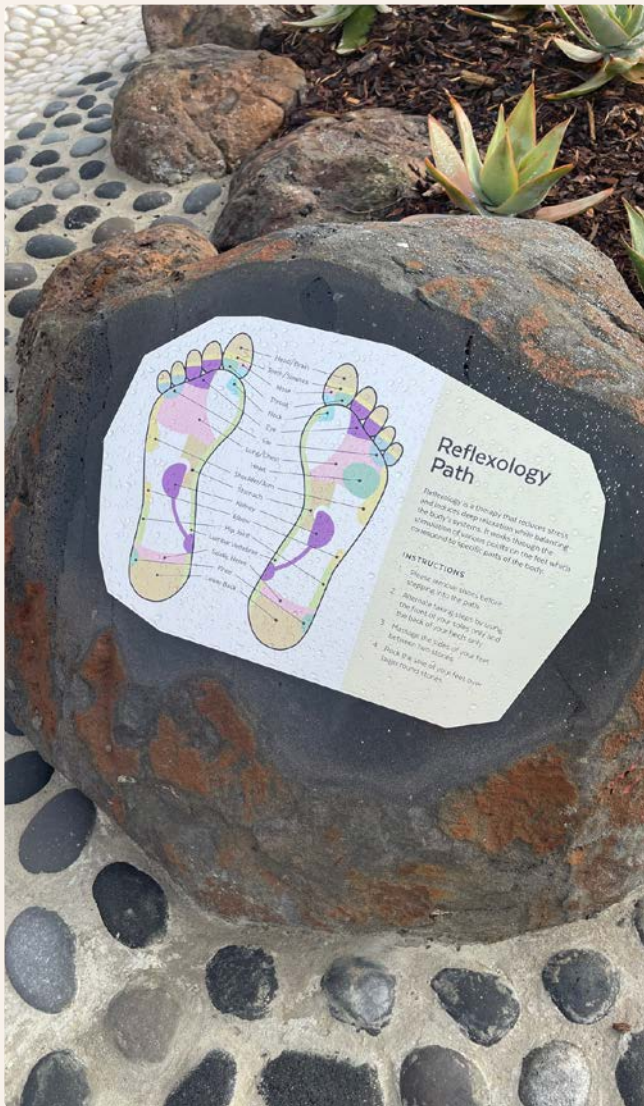
“This calm space is designed for residents of all abilities to seek wellness, connection and play. There are a diverse collection of native plants and evergreen trees including Spotted Gum, Yellow Box

and Native Frangipani to provide a green backdrop and shading once established. Deciduous trees such as Lipstick, Maple, Maidenhair and Green Vase Japanese Elm will add colour as the seasons change.”

An undercover area, bespoke seat benches and multi-purpose lawn area also contribute to the outdoor environment for residents and visitors to use.

According to Chris parks are important elements in a masterplan as they provide numerous benefits to both individuals and communities.

“They offer spaces for residents to engage in various recreational activities like walking, jogging, cycling,



picnicking and playing sport. These activities promote physical health, mental well-being and social interaction. Spending time in parks has been shown to reduce stress, anxiety and depression.”

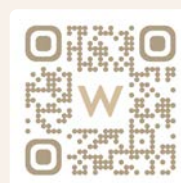
“Access to parks and green spaces enhances the overall quality of life for residents, providing a sense of escape from the hustle and bustle of urban life and an opportunity to connect with nature,” he added.

Twain Road Park is an important green node within Windermere’s local park network. There will be continuous shared paths across the network that greatly enhance connectivity to all future parks in the estate and waterway corridor.

Five key features

Five key design features have been enthusiastically embraced by the community.

- 1 **Reflexology walk:** a pebble reflexology path encourages barefoot walking on natural pebbles with different sizes and textures. When pressure is felt in the foot this corresponds with organs and zones within the body.
- 2 **Musical instruments:** a diverse selection including xylophone, drum sets, diatonic tembos and tubular bells have been installed to encourage social play and intergenerational interactions.
- 3 **Kinetic play:** this space is equipped with traditional and bespoke play elements such as an embankment roller slide, net twister, spring unit and rope swing to encourage physical play and development.
- 4 **Water play:** designed with nature play settings, a water pump pours onto a small winding creek with a river rock bed to mimic a natural stream.
- 5 **Fragrant plantings:** the planting palette includes a variety of species with pleasant scent and colourful blossoms such as Lemon Scented Gum, Creeping Rosemary, Hummingbird Mint and French Lavender for sensory stimulation.



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Connectivity to the home.

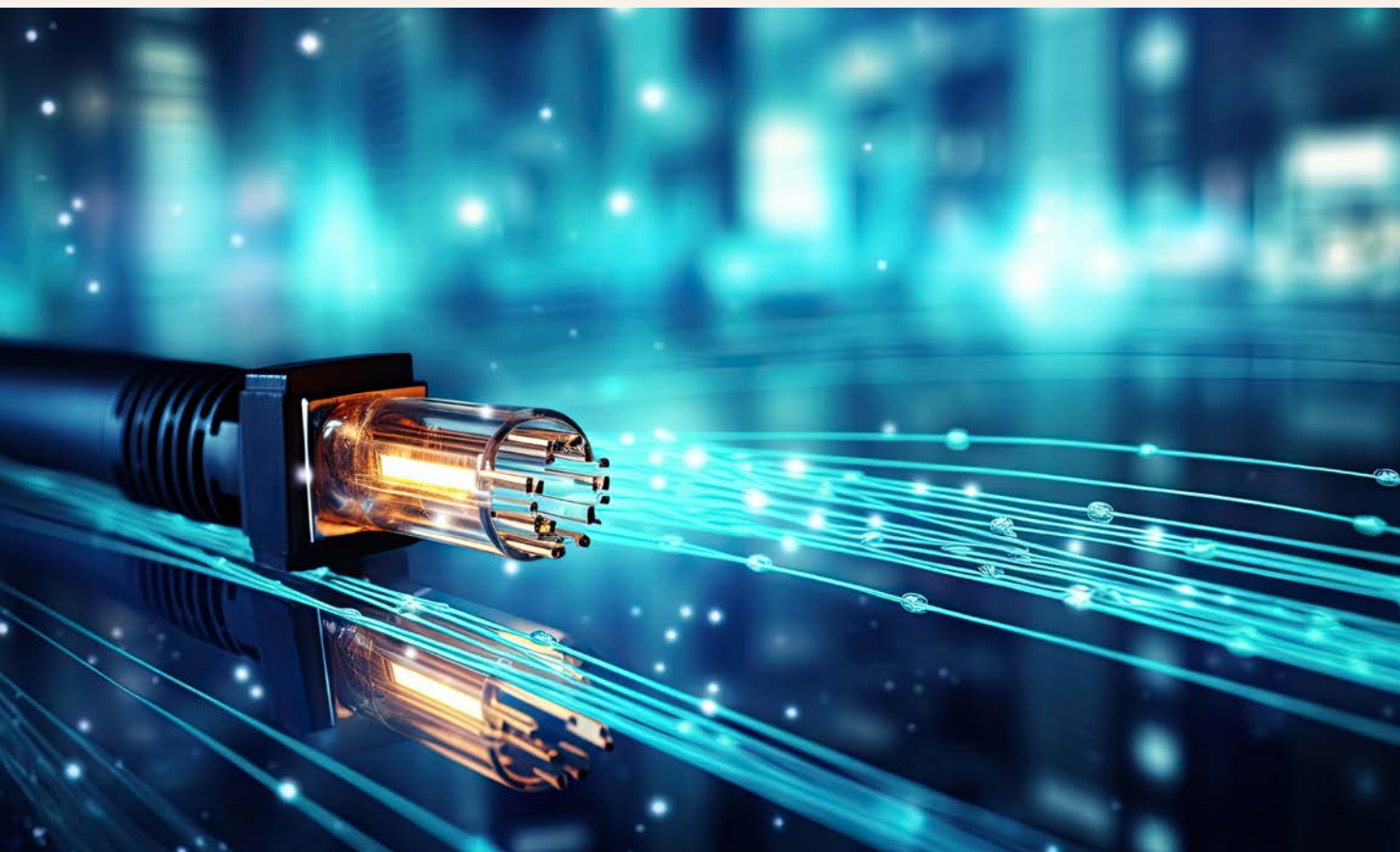
Communication habits in the home have dramatically changed from DVDs to streaming, working from home continues to be a popular choice and home systems such as security and air conditioning are now controlled anywhere from a smart device.

The ability to connect quickly to a reliable internet connection has become paramount for homeowners with fibre optics considered the gold standard.

Redtrain Networks, one of Australia's leading wholesale fibre infrastructure providers is the preferred supplier in many new masterplanned communities including Windermere. The company designs, constructs and delivers superfast optical networks.

John Hicks, Partnership and Customer Activation Manager for Redtrain Networks comments, "Melbourne's west has witnessed significant growth and development in recent years, making it a hotspot for new housing projects. This growth has led to an increasing demand for high-speed internet and reliable network infrastructure. Instant accessibility is what homeowners expect.

"Homes in suburbs like Windermere which are three to four bedrooms have occupants using multiple devices simultaneously. Our network supports super-fast broadband and low latency, which allows residents to stream, game, connect to their smart devices at the same time."



According to John, Redtrain Networks has become the fibre optic supplier of choice which can be attributed to the company's large tech team, quick deployment, reputation, fibre optic technology and gold-standard service.

"Choose a retailer before you move in to ensure smart device connectivity from move in date. Connectivity matters in today's fast-paced technology driven world."

John concluded, "Building a new home can be stressful, yet exciting at the same time. Not having an internet connection from day one can add to a challenging experience. Choose a retailer before you move in to ensure smart device connectivity from move in date. Connectivity matters in today's fast-paced technology driven world."



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Four helpful tips

Four tips are listed below to help assist quick connectivity in new homes.

1 **Plan early** and pick an internet retailer based on price, speed, and promotions (they will fast-track your installation). Redtrain Networks has partnered with award-winning internet retailers which include some of the most reputable and fastest-growing retail choices available.

2 **Carefully analyse** the points of difference between retailers to determine which value-add services are important to you such as multiple languages, router inclusion and local support staff available to assist with any issues.

3 **Don't underestimate** how much bandwidth your household will use. Multiple devices used at the same time chew up bandwidth very quickly.

4 **Investing in a new router** is recommended as the technology is rapidly improving. Some routers cost less than \$100 and support Wi-Fi6, mesh connectivity and multiple connected devices.





Secure government funding and save thousands.

Are you a first home buyer or single parent planning to purchase a new property in Windermere? If yes, there are several government schemes available to help you according to Southside Home Loans.

The federal government's Home Guarantee Scheme (HGS) has now supported more than 150,000 buyers since its inception in January 2020.

Eligibility is limited. Price caps up to \$800,000 apply in Windermere, while income caps are \$125,000 for individuals and a combined \$200,000 for joint applicants.

According to Housing Australia, who administer the HGS of the 150,000 buyers using the scheme, 51% have been women and 55% under the age of 30.

The HGS comprises three programs:

- **First Home Guarantee:** eligible first home buyers can purchase a property with a 5% deposit without needing to pay lender's mortgage insurance (LMI). There are 35,000 places available this financial year.
- **Regional First Home Buyer Guarantee:** the same as above, but for regional first home buyers only, with 10,000 places this financial year.
- **Family Home Guarantee:** eligible single parents or single legal guardians can purchase a property with a 2% deposit without paying LMI. Five thousand places are available this financial year.



Five tips for First Home Buyers

Five tips from Southside Home Loans for first home buyers.

1

Steps to buy your property: over 40 lenders are available to choose from and several competitive interest rate options are presented for individual requirements.

2

Preparation is key: the home loan market is very competitive and there are many loan options available for each home purchase.

3

Think of buying a property as a three-legged stool tool: land, house and finance. Always look at finance options at the same time you are considering a land and home purchase.

4

Grants and concessions: understand how grants work and personal circumstances to ensure maximum benefits are received. Are you eligible for the Victorian First Home Owner Grant and stamp duty concessions? The savings here can go a long way towards purchasing a dream home.

5

Bank application process: important requirements to consider:

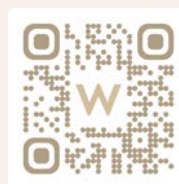
- income/ liabilities/ living expenses.
- borrowing capacity, purchasing power and loan serviceability.
- current and future finance circumstances.
- deposit/ contribution.
- lenders mortgage insurance.
- interest rates.

Southside Home Loans speaks daily with people seeking to buy a property and offers the most competitive loan option to suit individual circumstances.

The company offers a savings planner to help people achieve home ownership goals. View the deposit planner at:

www.southsidehomeloans.com.au

Call today on **0409 770 300** to book an appointment and find out if you qualify for the Home Guarantee Scheme, First Home Owner Grant as well as stamp duty concessions.



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Fast Facts.

- 1 Laa Yulta Primary School is now open.
- 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.
- 35+ Over 35 ha of recreation facilities: wetlands, parks, sporting ovals and indoor recreation.
- 134 Ubright Early Learning to open in 2025 and accommodate up to 134 children.
- 718 Land sizes are between 246 to 718m²*
- 2100 Approx 2,100 homes when complete.
- 234k Land prices start at \$234,000 (titled land)*
- 502k Home and land packages from \$502,300*
- <> Suburbs Manor Lakes and Werribee are next door.

Visit us.

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

Events and a competition.



Wyndham Carols by Candlelight.

When: Saturday 7th December 2024
Gates open at 5pm. Main event at 8pm
Where: Werribee Mansion, Gate 2, K Rd, Werribee South

Book early. Wyndham Carols by Candlelight is an iconic event in the City of Wyndham, running for over 30 years. Attracting thousands from the community each year, it is a tradition for many families across the region.



Santa & Friends in Werribee City Centre.

When: Every Friday night (4pm- 7pm) and Saturday mornings (10am – 1pm) in December
Where: Werribee City Centre (Watton Street)

Visit Werribee City Centre every Friday night and Saturday mornings in December to support local businesses and enjoy the festive spirit. Say hello to Santa and take a break in Station Place to admire the giant Christmas tree and Wedge St Piazza for your perfect selfie.



Christmas Lights Competition.

When: 23 November - 15 December 2024
Prizes: 1 x First - \$200 GiftPay Gift Card
1 x Second - \$100 GiftPay Gift Card
3 x Third - \$50 GiftPay Gift Card

Light up Windermere. It is time to spread Christmas cheer. Enter our Christmas Lights Competition and display your holiday spirit for a chance to win e-gift vouchers. With the GiftPay Gift Cards shop at over 50 retailers, perfect for Christmas shopping. Winners will be announced 17 December 2024 and photos displayed on Facebook, Instagram and TikTok. **Scan the QR to enter.** T&C's apply



Sales Gallery Christmas Closure Dates.

When: 18 December - 6 January 2025

The gallery will be closed from 18 December 2024 and reopens on 6 January 2025.

* Windermere: terms and conditions apply. Prices and sizes as at time of publication. Lewis&Love.20241113.v0103