





# Welcome to Edgebrook

Cranbourne Park Family Clinic

Cranbourne Park

**Shopping Centre** 

Casey RACE (

Cranbourne Park Racecourse

Royal Botanic Gardens

Solith Gipts and Highway

For over 65 years, we've been creating places that meet the needs of our customers and communities. And for years those customers and communities have been growing, adapting, sharing and changing our places into their places. Our communities across Victoria are proof this unique approach works.

O'Shea Road MINTA **Berwick** Glasscocks Road Grices Road Future Primary Arterial Road Thompsons Road **Clyde North** Cranbourne Train Station Future Clyde Cranbourne Selandra Rise Shopping Centre (Incl. Woolworths) Grammar School Selandra Rise Family & Children's Centre Selandra Community Place St Thomas the Apostle Catholic Primary School St Peters College East Campus Selandra Rise Dog Park **EDGEBROOK** Shopping on Clyde Pattersons Road (incl. Coles) Cranbourne Little Casey Fields Clyde Recreation Reserve Athletics Centre Potential Future Rail Line & Station

Future Town Centre

Ballarto Road

Potential Future Potential Future Rail Line & Station

Clyde

Map is provided solely for the purpose of providing an impression of Edgebrook (as well as the approximate location of existing and proposed third party facilities, services or destinations). Any indications of distance or size are approximate and for indicative purposes only, and are not to scale.

# 9 reasons to make Edgebrook your place



#### 1. A place that celebrates community

Community is the number one priority at Edgebrook. The parks and the stunning natural landscape is proposed for Edgebrook to ensure the local community is celebrated. The future central park will be built around Clyde Creek and will be the first of its kind in the City of Casey, catering for all abilities. It will feature play equipment, barbeque areas, and walking trails.

## 2. A place for your ideal lifestyle

The innovative and modern design of Edgebrook means you can live the best of both worlds. Enjoy the convenience of existing shops, schools and recreational facilities all a short drive away, while a refreshing Creekside landscape, tree lined boulevards and attractive streetscapes will give you space to relax and unwind after a long day. The planned central park will be the heart of the community and will encourage physical activity for the whole family.

#### 3. A place for work-life balance

Edgebrook is a well connected community where residents traveling to work will benefit from existing bus stops, easy access to Princes Freeway and a short drive to Cranbourne Train Station. A choice of shopping centres and healthcare facilities are conveniently located nearby and the Royal Botanic Gardens in Cranbourne are ready for your family to discover and explore.

### 4. A place to learn

Edgebrook is a place for life-long learning. With 8 existing schools within 8km of Edgebrook, and more proposed schools for the area, there are plenty of options for your child's education. In addition, Stockland intends to offer free workshops and initiatives for kids and adults through its community development programs.

## 5. A place where your wellbeing is your greatest wealth

With plans for plenty of open space and thoughtfully designed walking and cycling paths along Clyde Creek, Edgebrook is a place where you will be able to run, cycle or walk amongst nature to energise your body or clear your mind. Nearby Casey RACE Recreation and Aquatic Centre, and Casey Fields premier outdoor sports facility offer a variety of high quality fitness and sports activities.

#### 6. A place where neighbours look out for each other

Edgebrook encourages community spirit to thrive. Neighbours just like you will be proud to live in Edgebrook, and community meeting spaces will become places where lifelong friendships are made. Stockland's Community Development program will offer free activities to encourage residents to connect with likeminded people, to help create a supportive and safe environment for all.

## 7. A place you will be proud to call home

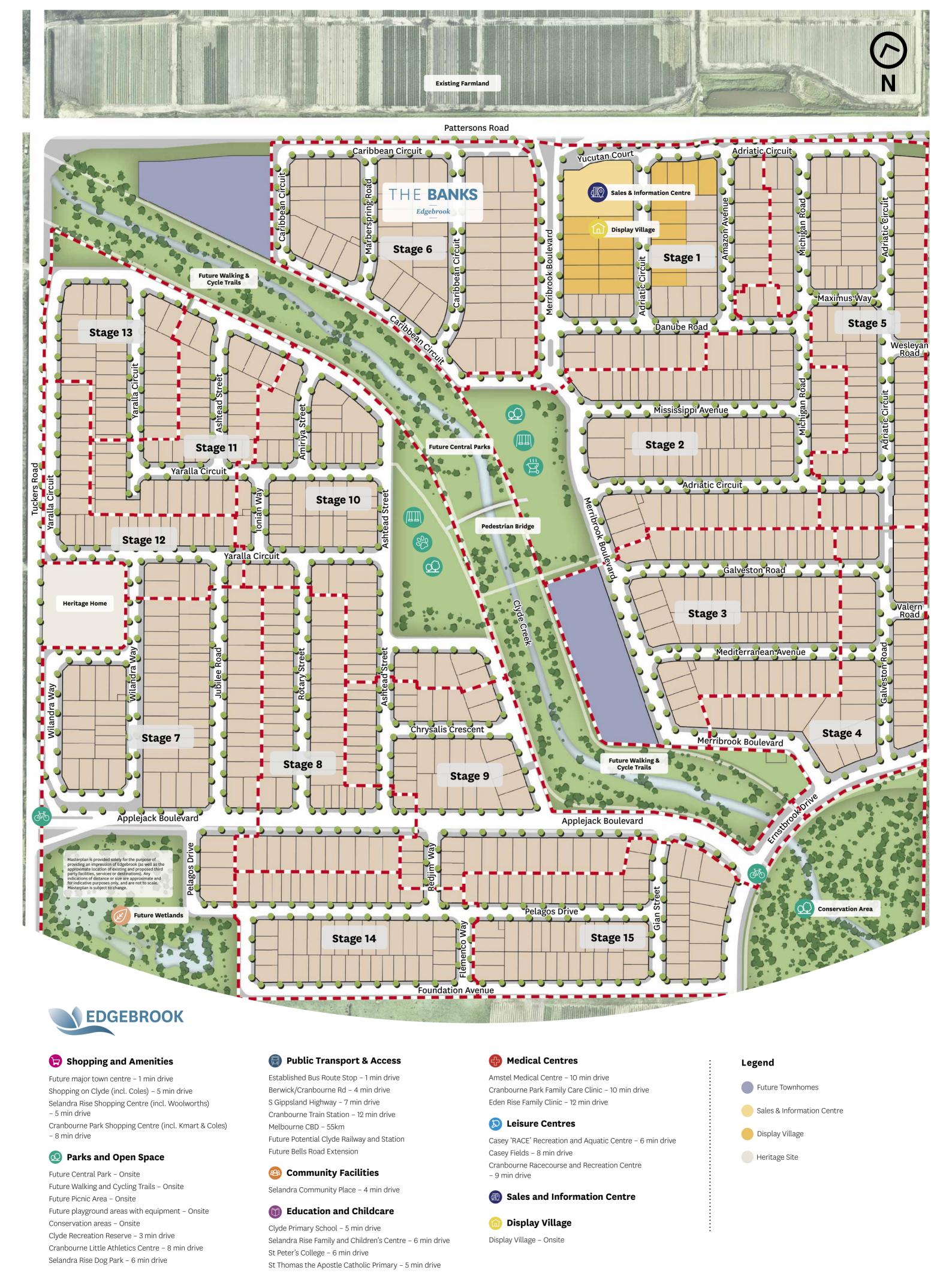
Edgebrook will hold the same quality offerings as Stockland's various other communities such as nearby Selandra Rise and new Minta community in Berwick. At Edgebrook, you will feel a sense of pride when you move into your brand new home, designed the way you want. With Stockland's design guidelines and careful community planning, you can be confident that you are setting yourself and your family up for the future.

#### 8. Inspiration for your home

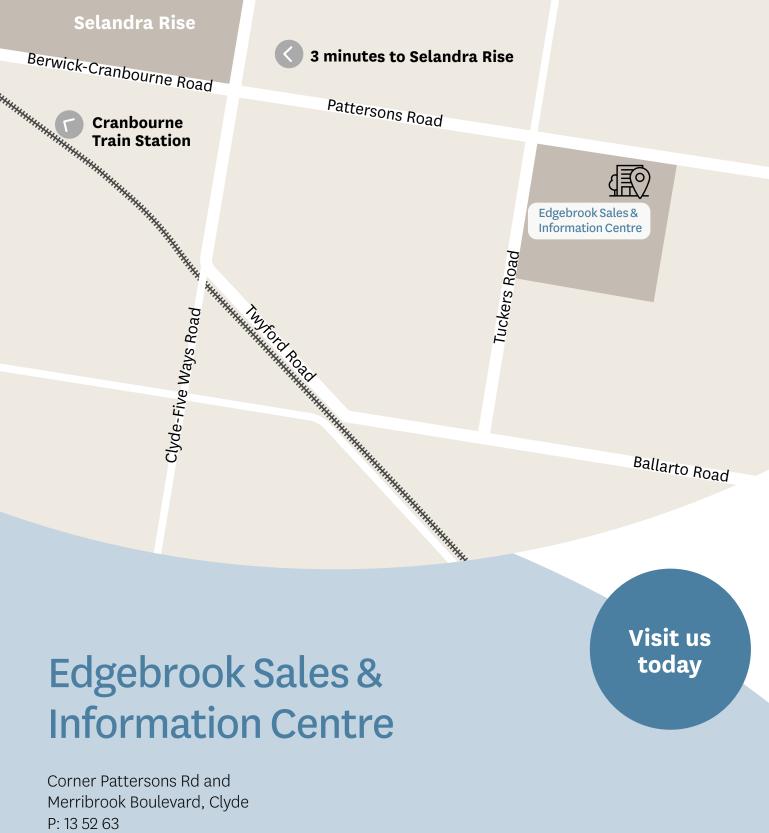
Want to try before you buy? A display village on site at Edgebrook will showcase the latest building designs from some of Victoria's best builders, so you can get a sense of the home and space you want to live in. You will find all the motivation you need to build your perfect home in one convenient place.

## 9. A place that cares about the future

Like all Stockland's residential communities, Edgebrook has been carefully planned to be a sustainable and vibrant place to live. Your family will benefit from an extensive native planting program, biodiversity protection schemes and the latest water cycle management systems to protect nearby waterways and bushland. Stockland works closely with our builder partners to ensure new homes here are more energy and water efficient.







stockland.com.au/edgebrook

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