

**ORION**  
*Braybrook*



Stockland





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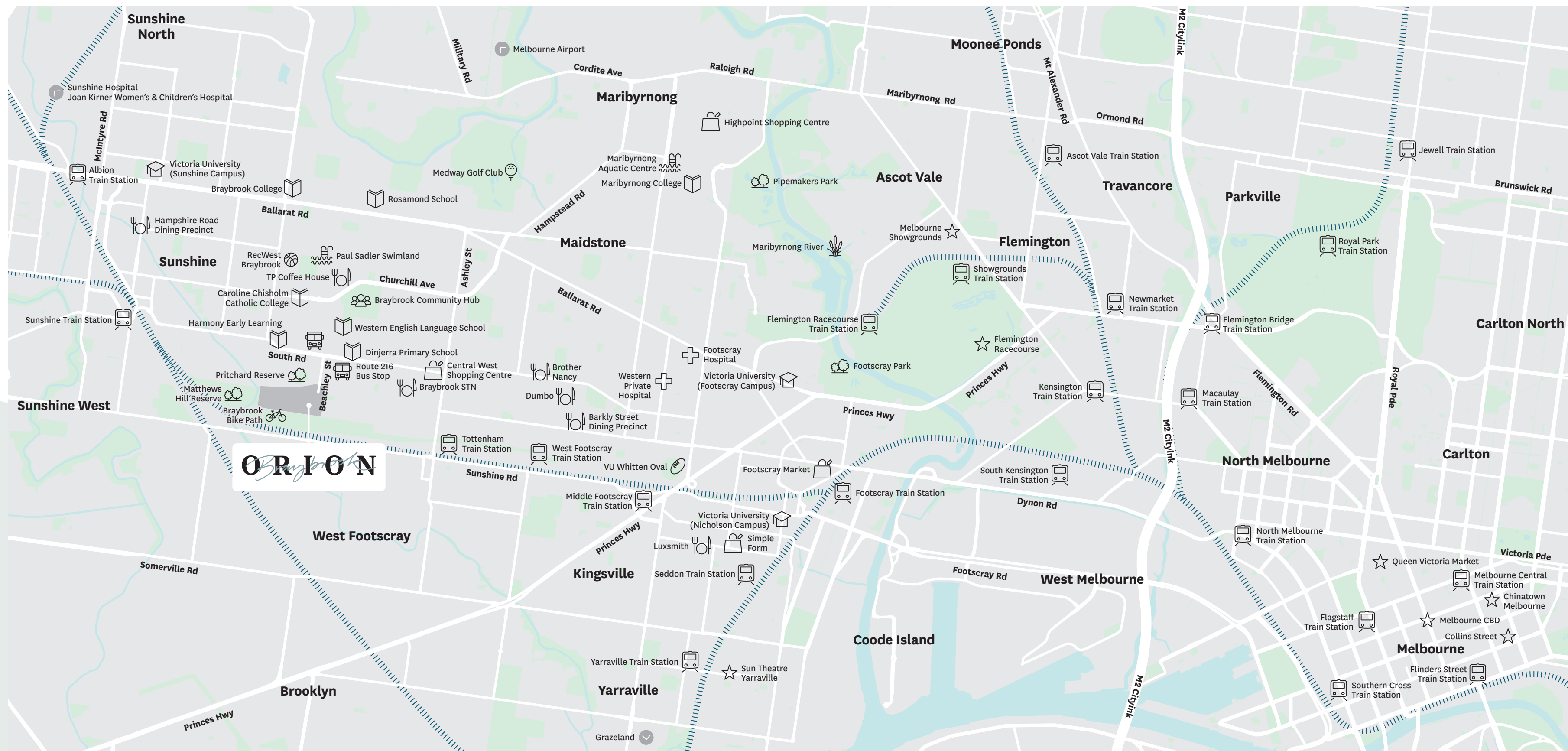
## Everything you're looking for

A community is better when it's connected. And at the core of Orion Braybrook, it's about keeping you close to everything you could ever want or need.

Orion is the perfect place to create your own constellation. A choice of space. The freedom to explore the bustling life that surrounds you, from busy cafés to peaceful walkways. An easy journey to work, school and unlimited access to every little thing that makes your life truly yours.

At Orion in Melbourne's thriving inner-west, it's your chance to connect to the life you want.





## A connected location

Picture sunset drinks, long brunches, a day of boutique shopping or a cosy dinner for two. Step outside your front door at Orion and the possibilities are endless. Whether you want to get lost in nature, relax with friends or just simply take each day as it comes, Orion makes the connections to what you love easy.

And when it's time to head into the office, choose from a range of cafés on your doorstep before you jump on the train at Tottenham or Sunshine station. Seeking the hustle and bustle of the city? The CBD is approximately 20 minutes away by train. Which means, when you're ready to put your feet up, your tranquil home is just around the corner.

Map supplied for the purpose of providing an impression of Stockland Orion and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by train, and are based on information obtained from Public Transport Victoria at the time of publication May 2021.

### Landmark & Transport

Melbourne CBD  
Sunshine Railway Station  
Tottenham Railway Station  
Melbourne Airport  
Braybrook Bike Path  
Route 216 Bus Stops

### Parks & Recreation

Maribyrnong River  
Matthews Hill Reserve  
Pritchard Reserve  
RecWest Braybrook  
Paul Sadler Swimland  
Flemington Racecourse  
Footscray Park  
Medway Golf Course  
Maribyrnong Aquatic Centre  
Pipemakers Park  
VU Whitten Oval

### Lifestyle & Food

Melbourne Showgrounds  
Braybrook Community Hub & Library  
Sun Theatre  
Brother Nancy  
Dumbo  
Braybrook STN  
Luxsmith  
Simple Form  
TP Coffee House  
Barkly Street Dining Precinct  
Hampshire Road Dining Precinct  
Grazeland

### Education

Caroline Chisholm Catholic College  
Dinjerra Primary School  
Western English Language School  
Braybrook College  
Rosamond School  
Harmony Early Learning  
Maribyrnong College  
Victoria University (Footscray Campus)  
Victoria University (Sunshine Campus)  
Victoria University (Nicholson Campus)

### Shopping

Highpoint Shopping Centre  
Central West Shopping Centre  
Queen Victoria Market  
Collins Street

### Healthcare

Western Private Hospital  
Footscray Hospital  
Sunshine Hospital  
Joan Kirner Women's & Children's Hospital



# Melbourne's best on your doorstep

A day at Orion is what you choose it to be. Take a morning stroll. A bike ride along the Maribyrnong River. Or meet up for a mouth-watering meal at one of the vibrant local cafés and restaurants.

Everything the city has to offer is within reach – from bustling markets, a choice of schools and the CBD. It's as slow or fast-paced as you like.



1. Caroline Chisholm Catholic College
2. Braybrook Community Hub
3. Highpoint Shopping Centre
4. Maribyrnong River
5. Sunshine Train Station
6. Braybrook Bike Path
7. VU Whitten Oval
8. Braybrook STN



# There's nothing like heading home to a place that's yours

Open the door to the rest of the day's natural light. Create a feast for your friends in your architecturally-designed kitchen. Watch the sun set with a glass of wine outdoors, then unwind in the peaceful lounge area.

And the best news? Orion offers ready-to-move-in or off-the-plan homes so you can settle into the life you've created now or in the future.



Image is indicative only. Subject to change. Furniture and accessories are not included. Images relating to landscaping are indicative only and may show mature plantings which may not be mature at settlement.



## A peaceful retreat

Enjoy waking up in a light-filled, airy master bedroom. Get ready for the day in your ensuite bathroom and with ample built-in wardrobes, your morning routine has never been easier or more comfortable. Especially if a sleep-in is calling.

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# The perfect view

Enjoy your home, your way. A choice of warm or cool colour schemes allows you to tailor your home to your style. With oversized windows letting in the morning light, and a private outdoor spot overlooking landscaped spaces, every Orion townhome has been carefully designed to bring the best of the outdoors, inside your home.



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# The Stockland way. Our simple process.

We will guide you through our easy-to-understand purchaser process so you can start dreaming of moving into your new home with no hidden surprises.

1.



## Choose your home and pay your deposit

Choose your home with the design that best suits your needs, with help from our Sales Professionals. They'll take you through such things as:

- Floor Plans
- Specifications and inclusions
- Colour schemes
- External facades

Once you've chosen your home, you will need to provide a deposit when you sign your contract. The remainder of the purchase price will be payable at settlement, giving you more time to save.

2.



## While your home is being built

Our Customer Relations team will provide you with regular updates on the construction of your home and will be available to answer any questions you have during this exciting journey. We will make an appointment for you to inspect your home shortly before settlement.

3.



## The settlement process

Settlement of the balance of the purchase price will be required at the completion of construction. A Stockland representative will arrange for settlement with your conveyancer.

4.



## Moving into your new home

On the day of settlement, we will welcome you to your brand-new home, give you your keys and a guide to your new home. After you move in, we will continue to answer any questions and assist where possible as you settle in.





## Meet the team

Together, Stockland and DKO Architecture have designed a new community that puts people at its centre. Orion's tree-lined streets and homes have been carefully considered to complement Braybrook's brick and weatherboard homes, while boasting a refined, contemporary feel enveloped in nature.

Once home to the mid-twentieth century Tottenham RAAF Bulk Stores Depot, the site of Orion was named after a present-day RAAF plane—a nod to the site's history and its exciting future. As you settle into your new neighbourhood, enjoy daily walks along the tree-lined streets with names such as Hangar Walk and Sergeant Walk.

## We believe there is a better way to live

Stockland has been creating places that meet the needs of our customers and communities for over 68 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has seen us evolve into Australia's leading property group with a diverse portfolio including residential communities, townhomes, apartments, retirement living villages, retail and more.

As Australia's leading developer of Green Star communities, Stockland is committed to sustainability and always creates places that optimise liveability and preserve the environment. The health and wellbeing of our residents is of paramount importance to us as we create places where communities can thrive.

We build the places. You make them your own.



Artist's impression only. Subject to change.



## Design should respect the environment

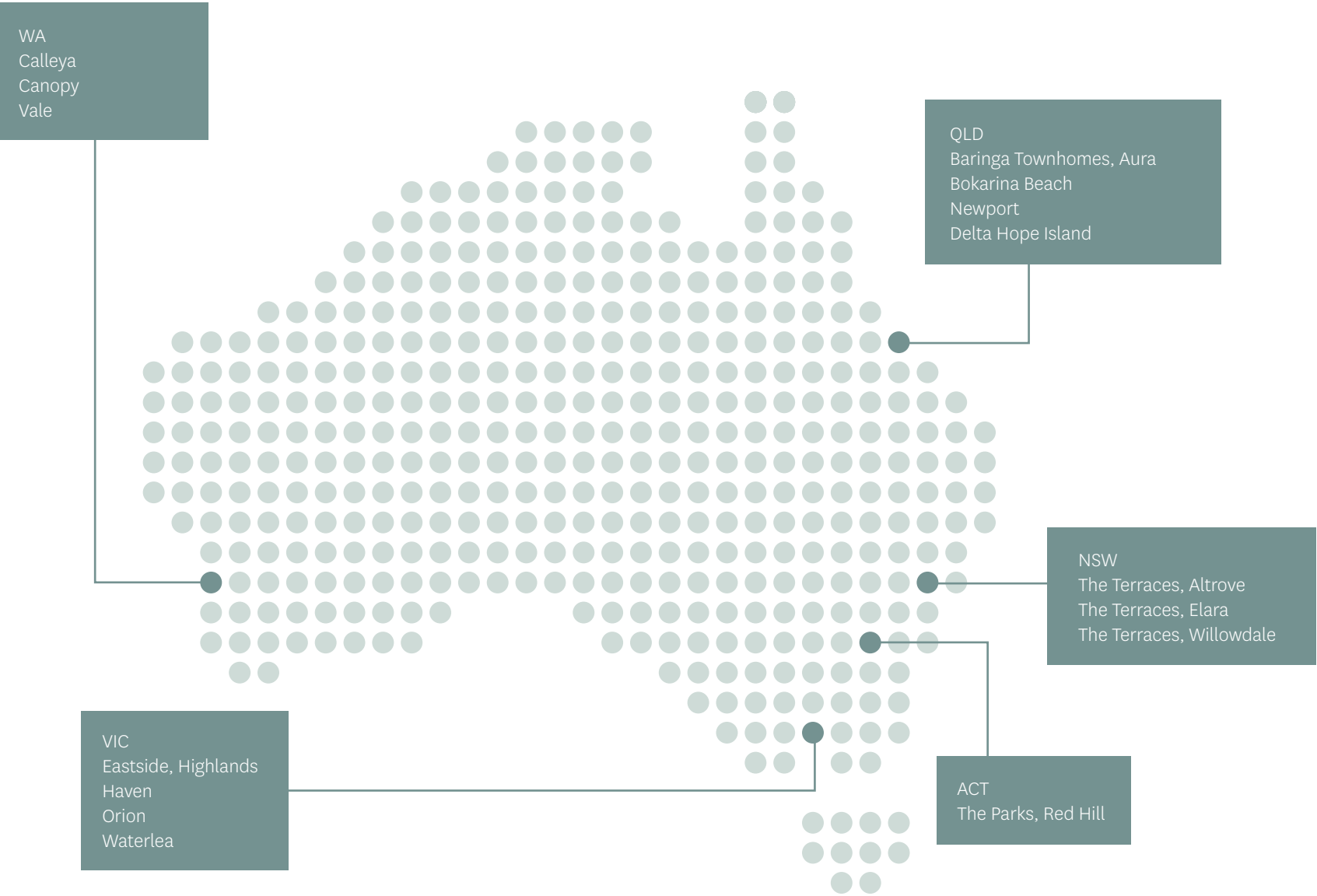
Committed to designing sustainable buildings that respect the land they're built on, DKO has an impressive reputation for recognising the importance of maintaining the fragile nature of the Australian landscape.

Through meticulous planning of living environments, designed to meet the needs of a contemporary lifestyle, DKO is pioneering sustainable innovation with inspired architectural design.



# Our projects

At Stockland, we understand how much there is to weigh up when it comes to finding your dream home. Which is why we are committed to creating communities where future residents can turn their dreams into reality. We have been dedicated to designing and delivering townhome communities for the past 8 years across Australia in QLD, NSW, VIC, ACT and WA.



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Ready to start your journey?

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