

Create a beautiful life at Stockland Banksia

Armstrong Creek's boutique community, well connected to the city and the coast.



Stockland



Banksia

Call 13 52 63
stockland.com.au/banksia

Welcome to Banksia

Inspiring authentic and sustainable living, Stockland Banksia is a place you can build your stunning new home, and live life, as you like it. Well connected to Geelong CBD, the Bellarine Peninsula and the Surf Coast, with transport links to Melbourne, this thriving suburb is also surrounded by beautiful beaches, hiking tracks, stylish cafes and plenty more. Delivered by Stockland, Australia's largest diversified property group for 70 years, you can rest assured that the future of this thriving new community is in good hands.



Geelong CBD

Bellarine Peninsula

Barwon Heads Road

Horseshoe Bend Road



Banksia



Torquay

Barwon Heads
Ocean Grove



10 reasons to make Banksia your home



1. A place to grow your future

Banksia is the perfect place to grow your future with a range of land sizes and options to suit first-home buyers, upgraders, downsizers and investors. Whether it's a low-maintenance smaller home, or a larger home for a growing family, this is your chance to grow your future – whatever your property goals may be.

2. A place that celebrates community

The beauty of living in a boutique, walkable community that will become home to approximately 500 families means that your new neighbours will be more like lifelong friends! Stockland's Community Development program offers free activities to encourage residents to meet and connect with one another, developing meaningful relationships and fun times.

3. A place for a better lifestyle

Located in the heart of Armstrong Creek, Banksia is near a range of existing schools, shops, recreation facilities and quick connections to both city and sea. Banksia is part of an ever-growing destination outside of Geelong's city centre where you can enjoy a slower pace of life, and yet still be surrounded by so much to see and do.

4. A place for work-life balance

Working in Geelong, or Melbourne? No problem. Your commute is made easy with Marshall Train Station just 4km from Banksia, plus there is easy access to the Princes Freeway, both connecting you directly to Geelong and Melbourne CBD. Working from home? You can enjoy taking breaks on the beach with Thirteenth Beach and Torquay just a short drive away.

5. A place to learn

Quality education is on your doorstep at Banksia, with a number of established and respected childcare centres and schools within the area such as Elements Childcare Warrilily, Grovedale West Primary School, Geelong Lutheran College and Deakin University's Geelong Wairn Ponds campus, to name a few.

6. A place for wellbeing

Banksia is a boutique community with a big heart. Valuing the health and wellbeing of residents, Banksia features a waterway reserve and shared walking path along the horizontal spine of the community, so that you can enjoy the fresh air and stroll amid the natural environment. With many health and recreation facilities also close by, you will be spoilt for choice across a range of activities good for the mind, body and soul.

7. A place you'll be proud to call home

With the award-winning Stockland brand behind it, you will feel a sense of pride when you move into Banksia. With Stockland's design guidelines, sophisticated landscaping design and careful community planning, you can be confident that you are setting yourself and your family up for a bright future in a presentable community.

8. A place that inspires

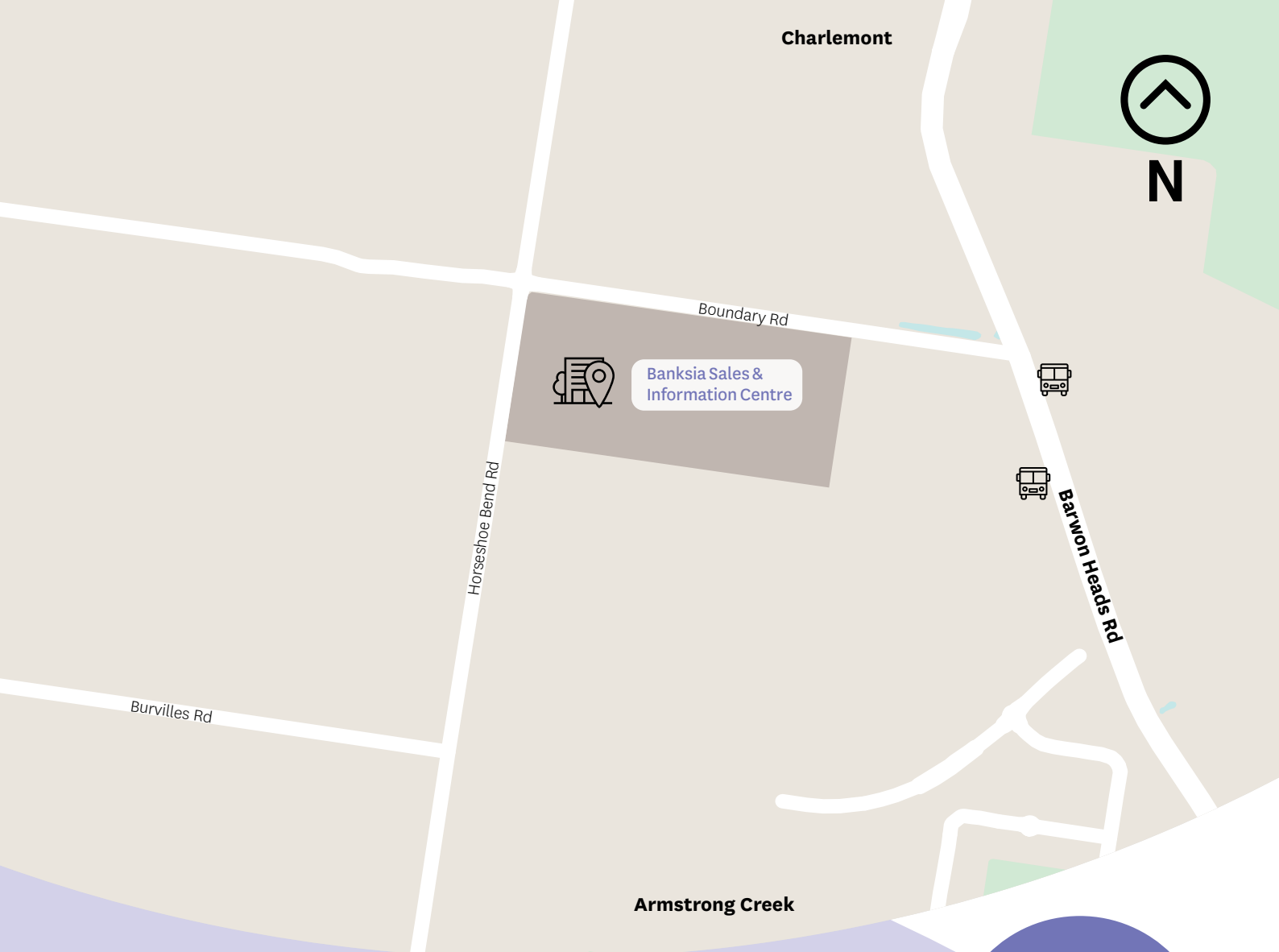
Want to try before you buy? A proposed display village on site at Banksia will showcase the latest building designs from some of Victoria's best builders, so you can get a sense of the home and space you want to live in. Here you will find all the latest design and styling ideas to build a new modern home and live life, as you like it.

9. A place that cares about the environment

Like all Stockland residential communities, Banksia has been carefully planned to be a sustainable and vibrant place to live. Your family will benefit from extensive native vegetation planting, biodiversity protection schemes and the latest water recycling systems. Stockland works closely with our builder partners to ensure new homes here at Banksia are more energy and water efficient as well.

10. A place for everyone

Stockland is proud to celebrate diversity and welcomes everyone to our new communities, encouraging new connections amongst neighbours to strengthen the bonds of the community. From street parties with your neighbours, to making life-long friends, Stockland Banksia will be a place you can grow your new roots amongst like-minded people.



Banksia Sales & Information Centre

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Armstrong Creek, VIC 3217
P: 13 52 63
stockland.com.au/banksia

**Secure
your future,
today!**

This document is supplied for the purpose of providing an impression of Stockland Banksia 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. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (September 2022) and may change due to future circumstances. This document is not legally binding on Stockland. Stockland does not give any warranty in relation to any information contained in this document. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.



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 **Shopping**

- The Village Warralily Shopping Centre - 1.6km
- Armstrong Creek Town Centre - 2.6km
- Grovedale Plaza - 4.3km
- Waurm Ponds Shopping Centre - 5.8km
- Belmont Village Shopping Centre - 6.7km
- Westfield Geelong - 9.6km
- Pakington Street Geelong - 10.6km
- Torquay Farmers Market - 12km
- Torquay Surf Shops - 15.6km

 **Transport Connections**

- Barwon Heads Road - 400m
- Boundary Rd/Barwon Heads Rd Bus Stop - 1.1km
- Surf Coast Highway - 2km
- Marshall Train Station - 4.1km
- Waurm Ponds Train Station - 7km
- Geelong Ring Road/ Princes Hwy - 7.3km
- Geelong CBD - 10.4km
- Great Ocean Road - 15.6km

 **Early Education and Schools**

- Iona College - 550m
- Armstrong Creek East Children's Centre - 2km
- Brighthouse Early Learning Armstrong Creek - 2km
- Oberon High School - 2.6km
- Elements Childcare Warralily - 2.6km
- Geelong Lutheran College - 3.1km
- St Catherine of Sienna Primary School - 3.5km
- All Day Long Child Care - 3.5km
- Mirriposa Primary School - 3.5km
- Grovedale Primary School - 4.1km
- Grovedale College - 4.8km
- Mandama Primary school - 5.2km
- Deakin University Geelong Waurm Ponds - 8km
- Belmont High School - 8.5km

 **Sports and Leisure Centres**

- Quickfit Health Club - 1.6km
- Anytime Fitness Armstrong Creek - 3.4km
- Armstrong Creek Cricket and Sporting Club - 3.4km
- Armstrong Soccer Club - 3.5km
- Armstrong Mount Duneed Sporting Reserve - 3.6km
- Barwon Soccer Club - 3.7km
- F45 Grovedale - 4.1km
- Grovedale Tennis Club - 4.9km

 **Medical Centres**

- Armstrong Health Medical Clinic - 1.4km
- Warralily Family Medical Practice - 1.6km
- Grovedale Medical Centre - 4.2km
- Waurm Ponds Medical Centre - 6.5km
- South Barwon Medical Centre - 6.5km
- Epworth Geelong Hospital - 8.8km

 **Parks and Open Spaces**

- Sanctuary Estate Playground - 2.1km
- Aviation Drive Playground - 3.4km
- Warralily Boulevard Playground - 4km
- Bunjil's Nest District Park - 4km
- Waurm Ponds Skate Park - 6km

Legend

-  Future Residential
-  Proposed Future Townhomes
-  Proposed Childcare
-  Future Sales & Information Centre
-  Future Display Village
-  Banksia Community
-  Future Waterway & Drainage Reserve
-  Proposed Shared Walking Path
-  Future Road Widening