

# ORION

*Braybrook*

*"Surrounded by nature,  
everyday is an  
adventure."*

# 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 cafes 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 west, it's your chance to connect to the life you want.



Convenient city living

..... on quiet,  
leafy streets

Artist impression - Subject to change - Car and furniture not included.  
Images relating to landscaping are indicative only and may show mature plantings  
which may not be mature at settlement.



# 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 the options infinite.

And when it's time to head in to the office, Braybrook STN awaits with your morning coffee order before you jump on the train at Tottenham or Sunshine Station. Seeking the hustle and bustle of the city? The CBD is only 20 minutes away. Which means, when you're ready to put your feet up, your tranquil home is just around the corner.

## Landmark & Transport

1. Melbourne CBD
2. Sunshine Railway Station
3. Tottenham Railway Station
4. Melbourne Airport
5. Braybrook bike path

## Park life & River

6. Maribyrnong River
7. Matthews Hill Reserve
8. Pritchard Reserve

## Lifestyle & Food

9. Melbourne Showgrounds
10. Braybrook Community Hub & Library
11. Sun Theatre
12. Brother Nancy
13. Dumbo
14. Braybrook STN
15. Roller Door
16. Luxsmith
17. Simple Form
18. Lukumades
19. RecWest Braybrook
20. Paul Sadler Swimland

## Education

21. Caroline Chisholm Catholic College
22. Dinjerra Primary School
23. Western English Language School
24. Braybrook College
25. Rosamond School
26. Harmony Early Learning

## Retail

27. Highpoint Shopping Centre
28. Central West Shopping Centre
29. Queen Victoria Market
30. Collins Street



# Melbourne's best on your doorstep

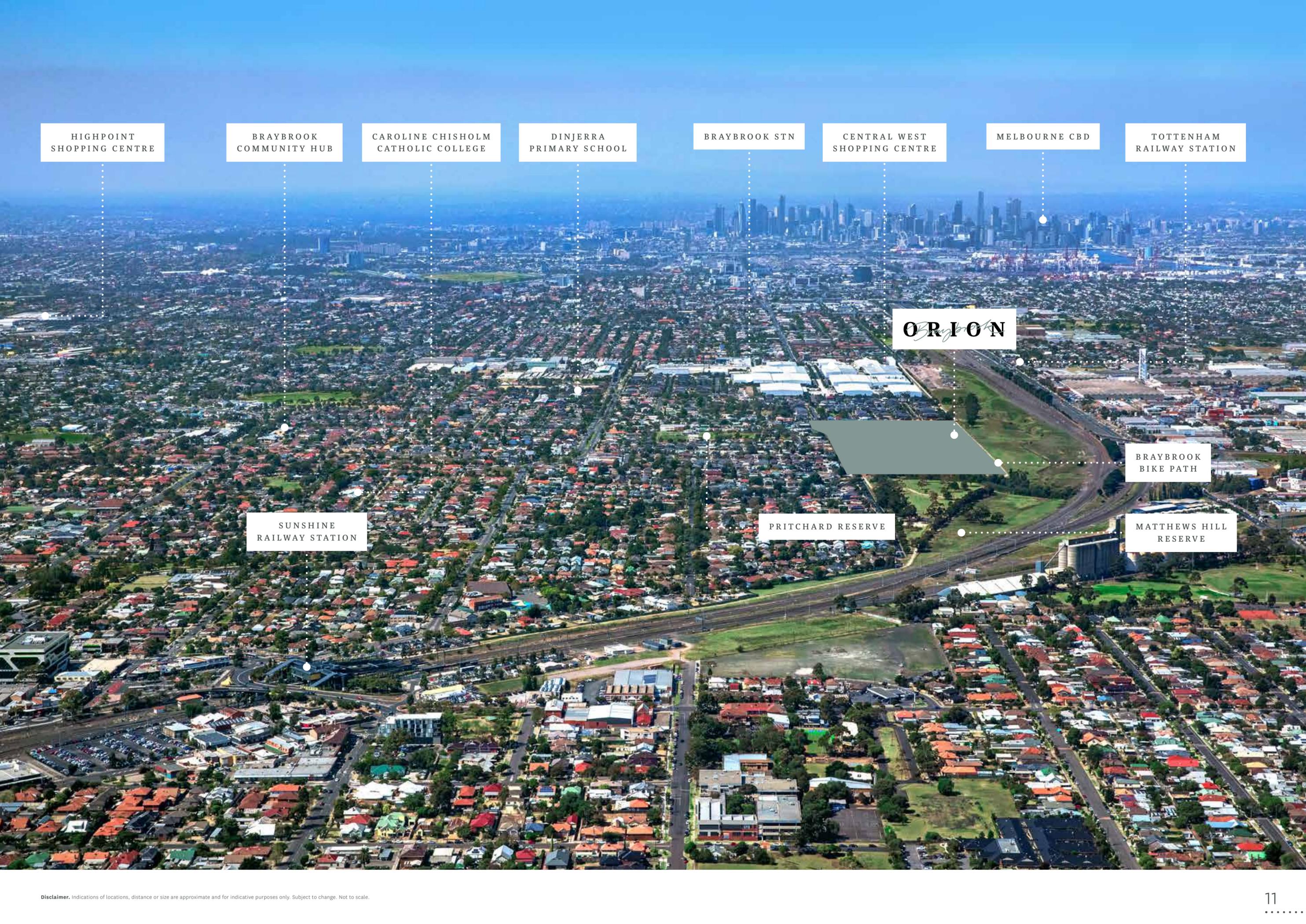


A day at Orion is what you choose it to be.

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 cafes 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.



HIGHPOINT SHOPPING CENTRE

BRAYBROOK COMMUNITY HUB

CAROLINE CHISHOLM CATHOLIC COLLEGE

DINJERRA PRIMARY SCHOOL

BRAYBROOK STN

CENTRAL WEST SHOPPING CENTRE

MELBOURNE CBD

TOTTENHAM RAILWAY STATION

ORION

SUNSHINE RAILWAY STATION

PRITCHARD RESERVE

BRAYBROOK BIKE PATH

MATTHEWS HILL RESERVE

A hidden gem

.....12km from  
the CBD



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Disclaimer: All distance and travel time references are estimates only, reference to distance by car or driving time  
(unless specified otherwise) are based on information obtained from Google Maps at the time of publication March 2019.

Loves a quiet, relaxing Sunday

Relishes the west's proximity to the CBD

Lives for food, wine and soccer

Dreams of eating his way through New York

Starts the day with two ¾ lattes

Finishes the night with a good glass of wine

Plays golf when time allows

Family is what makes a home

*"Like good wine, life here is full-bodied, with it's own uniquely beautiful characteristics."*

Andy - Luxsmith restaurant owner

Enjoys walking to work

Drawn to the community feel of the west

Considers rice and steak diet fundamentals

# A feast of possibilities



A whole lot has changed since Andy Smith, owner of Seddon's South-East Asian-inspired Luxsmith, arrived on Australian shores from the UK 30 years ago. For more than a decade, Andy faithfully fed and caffeinated the locals at his legendary all-day eatery, Le Chien.

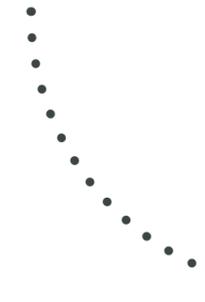
When it came time for a change, Le Chien was transformed into the sophisticated South-East Asian-inspired Luxsmith.

From crack-of-dawn coffee to late-night wine, Luxsmith buzzes with energy—a hub for locals to meet, unwind and recharge.

It's this warm and magnetic community that has kept Andy planted all these years. "It really is an amazing part of the world—it's a close community where local business owners get together for dinner, and we know our customers' names."



Beautifully designed



with nature  
in mind



Revels in her close-knit community

Thinks fish and chips are the best part of summer

Couldn't live without homemade pho

Coffee is a daily essential

Loves lazy weekends at Altona Beach

Addicted to buying rare plants

*"I guess I'm like one of my plants! I've flourished in this community, living and breathing the energy of the neighbourhood."*

Inspired by Denmark

Unwinds with tea and Netflix

Infatuated with Japan

Anne - Simple Form interior styling studio owner

Adores her work

Time with family makes the perfect weekend

Artwork and plants make a house a home



# Where creators, makers and doers thrive



Culture and creativity thrive in the west. Teeming with independent businesses, fantastic eateries, boutiques and design studios such as Simple Form, the area has flourished into a true entrepreneurial community of makers and doers.

Anne, founder of Simple Form, is proud to be part of this neighbourhood, embracing its vibrant energy and community spirit. Inspired by the clean lines of Scandinavian design and Japan's minimalist aesthetic, her interior styling

gallery curates and offers beautiful furniture, rare accessories and objects to a discerning audience.

Here, she is surrounded by everything she loves, from her daily coffee to the beaches close by. Being close to family is also important to her, and right now, there is nowhere else she'd rather be.

A photograph of a family in a living room. A woman with long dark hair is sitting on a light-colored sofa, looking down at a young girl with blonde hair who is leaning against her. The girl has her eyes closed and appears to be resting or playing. In the background, a man in a light blue shirt is leaning over, smiling and looking towards the woman and child. The room is brightly lit, and there are some chairs and a table visible in the background. The image is partially obscured by a large, semi-transparent white and light blue graphic overlay on the right side.

Room to grow

..... space to play

There's nothing like heading home to Orion—  
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 state-of-the-art  
kitchen appliances. Watch the sun set with a glass of  
wine outdoors, then unwind in the peaceful lounge area.

This is the place to settle into the life you've created.



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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.

# 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 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 sites 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.



*"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.



*"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 60 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.

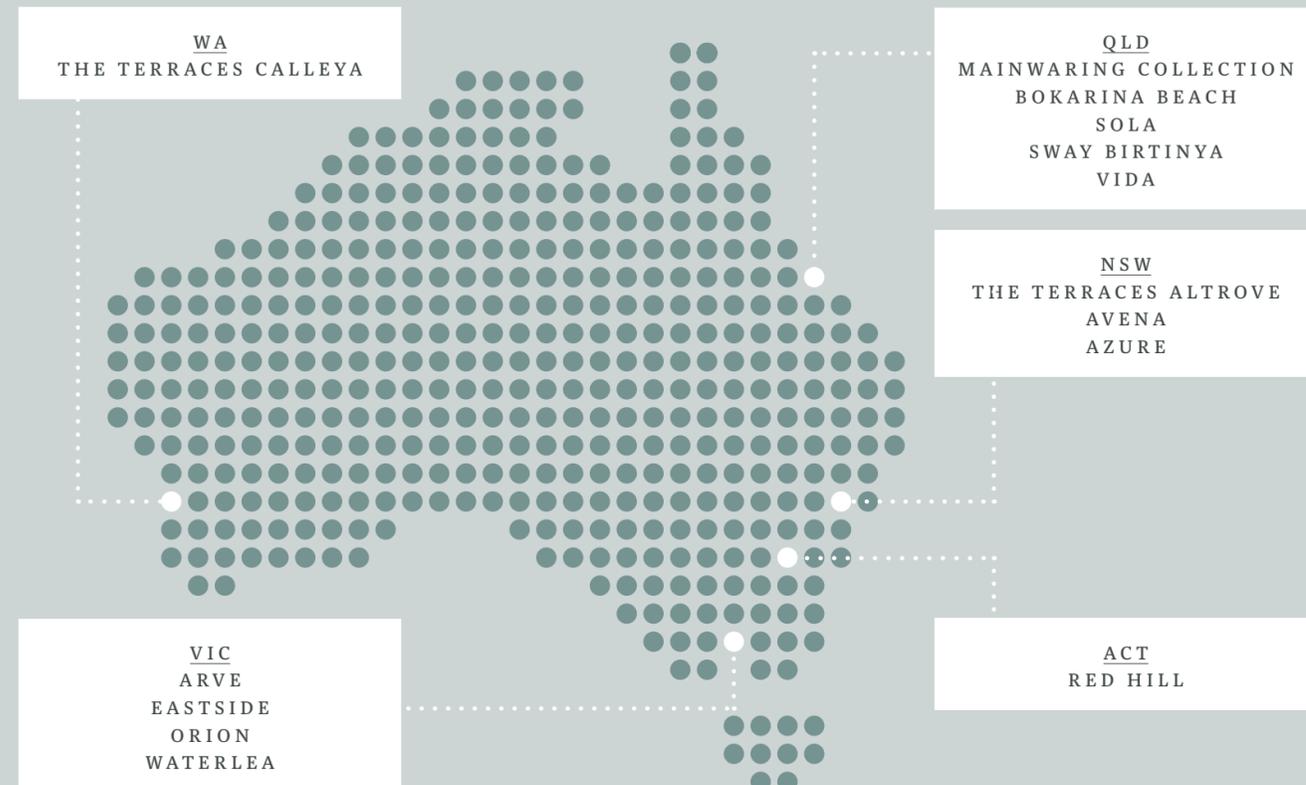
We make the places. You make them your own.



Completed Townhome Community, Arve - Ivanhoe, VIC

# 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 6 years across Australia in QLD, NSW, VIC, ACT and WA.



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