

A young girl with curly hair is shown in profile, reading a book. She is wearing a pink shirt. The background is a blurred library or bookstore with many books on shelves. A large, semi-transparent blue circle is overlaid on the left side of the image, containing the text.

*Edgebrook*

*Where community  
spirit thrives*



**Stockland**  
*it's your place*



**EDGEBROOK**

# Edgebrook is not just any old place. It's a special place.

For over 60 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.



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.



# Ten reasons to make Edgebrook *my place*

## 01. A PLACE THAT CELEBRATES COMMUNITY

Community is the number one priority at Edgebrook. Public artwork and stunning landscape design is proposed for Edgebrook to ensure the local community is celebrated. The future central park built around Clyde Creek, will feature play equipment, barbeque areas, and walking trails to create the perfect place for the community to gather. Come to a place where every individual is celebrated, and every season brings new colour and life.

## 02. 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.

## 03. 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.

## 04. A PLACE TO LEARN

Edgebrook is a place for life-long learning. With 10 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 Link and Learn Program.

## 05. 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.

## 06. A PLACE THE KIDS WILL LOVE

The planned central park in the heart of the community will encourage physical activity for the whole family. Featuring proposed interactive play spaces, a fun, sloping landscape, planned nature play zones near Clyde Creek and pedestrian bridge, the kids will love play time at Edgebrook.

## 07. 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 Link & Learn program will offer free activities to encourage residents to connect with likeminded people, to help create a supportive and safe environment for all.

## 08. A PLACE YOU WILL BE PROUD TO CALL HOME

As Stockland's newest residential community in Victoria, Edgebrook will hold the same quality offering as its other coveted communities, such as nearby Selandra Rise. 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.

## 09. A PLACE THAT INSPIRES

Living here means making your brand new dream home a reality. A brand new Display Village featuring brand new home designs by some of the region's finest builders is coming in late 2018 to Edgebrook, where you can speak to experts who know how to design and deliver the perfect home to fit your family's lifestyle.

## 10. 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.



# Edgebrook Sales & Information Centre

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[stockland.com.au/edgebrook](http://stockland.com.au/edgebrook)

[facebook.com/linkandlearnsouth](https://facebook.com/linkandlearnsouth)

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#### SHOPPING AND AMENITIES

- Proposed Café - Onsite
- Future major town centre - 1 min drive
- Shopping on Clyde (incl. Coles) - 5 min drive
- Selandra Rise Shopping Centre (incl. Woolworths) - 5 min drive
- Cranbourne Park Shopping Centre (incl. Kmart & Coles) - 8 min drive

#### PUBLIC TRANSPORT & ACCESS

- Established Bus Route Stop - 1 min drive
- Berwick/Cranbourne Rd - 4 min drive
- S Gippsland Highway - 7 min drive
- Cranbourne Train Station - 12 min drive
- Melbourne CBD - 57km

#### PARKS AND OPEN SPACES

- Future Central Park - Onsite
- Future Walking and Cycling Trails - Onsite
- Future BBQ areas - Onsite
- Future playground areas with equipment - Onsite
- Conservation areas - Onsite
- Clyde Recreation Reserve - 3 min drive
- Cranbourne Little Athletics Centre - 8 min drive
- Selandra Rise Dog Park - 6 min drive

#### COMMUNITY FACILITIES

- Selandra Community Place - 4 min drive

#### EDUCATION AND CHILDCARE

- Clyde Primary School - 5 min drive
- Selandra Rise Family and Children's Centre - 6 min drive
- St Peter's College - 6 min drive
- St Thomas the Apostle Catholic Primary - 5 min drive

#### MEDICAL CENTRE

- Amstel Medical Centre - 10 min drive
- Cranbourne Park Family Care Clinic - 10 min drive

#### LEISURE CENTRES

- Casey 'RACE' Recreation and Aquatic Centre - 6 min drive
- Casey Fields - 8 min drive
- Cranbourne Racecourse and Recreation Centre - 9 min drive

#### DISPLAY VILLAGE

- Future Display Village - Onsite
- Sales & Information Centre - Onsite

#### LEGEND

- Heritage Site
- Future Development
- Future Display Village
- Sales & Information Centre