

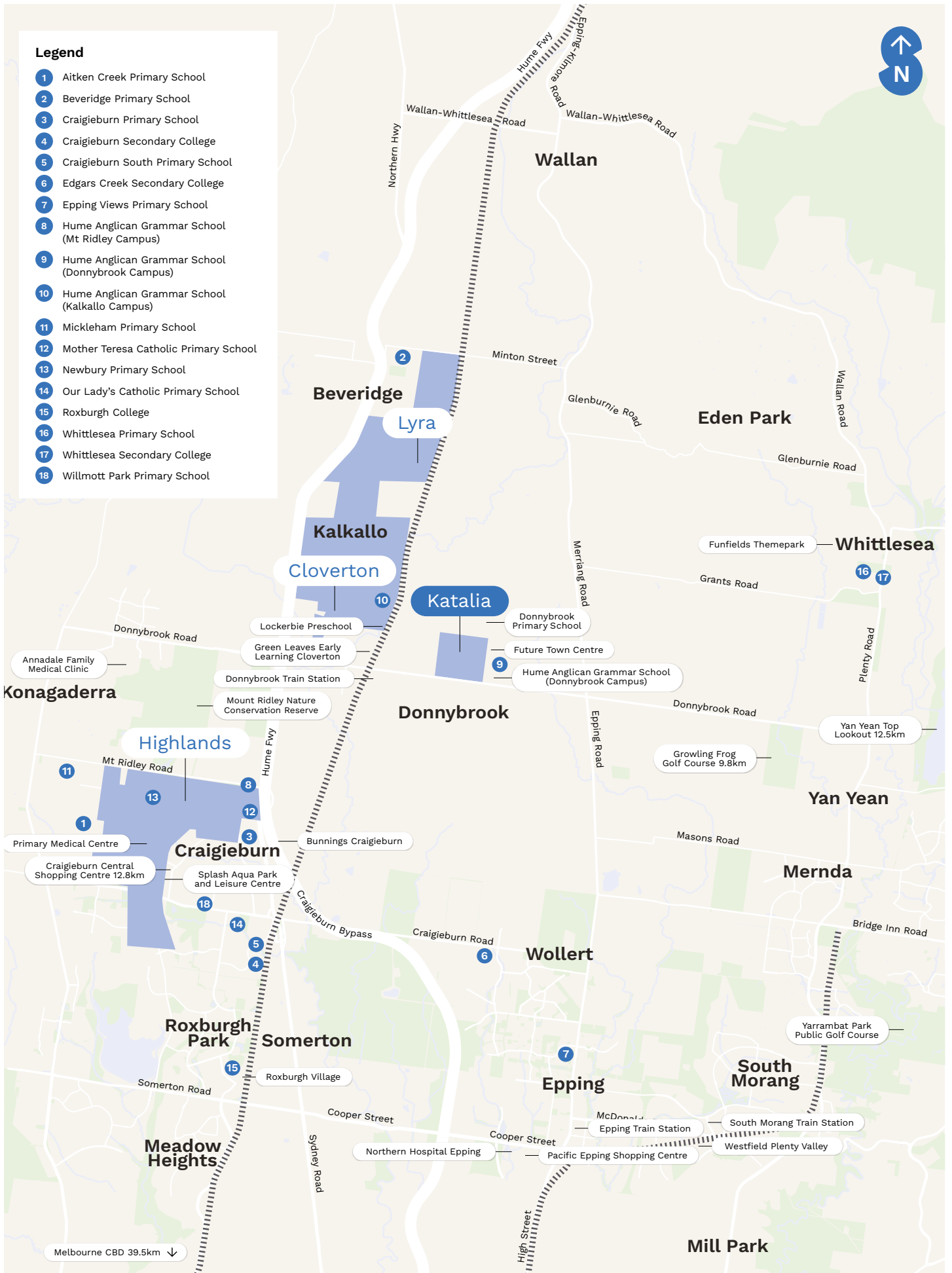
The smarter choice



Katalia



Katalia





9 reasons to make Katalia your home

1. A place to make the smarter choice

Katalia is the smarter choice for your next home. With great value land, plus house and land packages, the stylish home you've been longing for is finally within your reach. Whether it's a low-maintenance townhome, or a larger home for a growing family, this is your chance to get on the property ladder.

2. A place that celebrates community

The beauty of living in a tight-knit, walkable community that will become home to more than 1,500 families, means that your new neighbours will be more like lifelong friends! Stockland's Community Development program offers free activities to encourage residents to connect with like-minded people, right within the community's own 11 hectares of open space and kickabout fields.

3. A place for your ideal lifestyle

Located near a proposed local town centre, existing retail strips and shopping centres, Katalia is part of an ever-growing and thriving destination outside of the city. Enjoy catch-ups with friends at the Shared Cup Café (900m), Dwyer Street Cafe (3km), or a spot of shopping at Pacific Epping and Craigieburn Central. From convenience to retail therapy, it's nearby.*

4. A place for work-life balance

Working in the city? No problem. Your typical Monday to Friday is made easy with Donnybrook Train Station just 1.5km from Katalia, plus easy access to the Hume Freeway, both connecting you directly to the Melbourne CBD. Enjoy the balance of an easy connection to work, yet a great escape from the hustle and bustle at home.*

5. A place to learn

Quality education is at your doorstep at Katalia, with a number of established and respected childcare centres and schools within the area such as Green Leaves Early Learning Centre, Hume Anglican Grammar (primary education) and Whittlesea Secondary College, to name a few. Plus, closer to home, a proposed P-12 government school within Katalia.

6. A place where your wellbeing is your greatest wealth

Enjoy a community where every home is within walking distance to open space and natural parklands, allowing you to make the most of the 11 hectares of future open space with picnics, exercise and downtime amongst the greenery. With proposed sporting fields, you're well equipped to participate in the many fitness activities planned for the future of the community, or you could enjoy a round of golf at the nearby Growling Frog Golf Course.

7. A place you will be proud to call home

With the Stockland brand behind it, Katalia is planned to deliver a high-quality community to the area. See for yourself at Stockland's other nearby communities, Cloverton and Highlands. At Katalia, 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. A place to find inspiration for your home

Want to try before you buy? Katalia's Display Village showcases 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 of the motivation you need to build your perfect home in one convenient place.

9. A place that cares about the environment

Like all Stockland residential communities, Katalia 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 Katalia are more energy and water efficient as well.

Stockland acknowledges the Wurundjeri People as the Traditional Custodians and knowledge holders of the land the Katalia community is situated on and where we live, work and play, and pay our respects to their Elders past, present and emerging.

Furthermore, we extend our respect and gratitude to all Aboriginal and Torres Strait Islander Peoples, businesses and communities and thank them for enriching our nation with their diverse languages, rich cultures and inherent connections to Country.

*All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication. June 2023.



Shopping and Amenities

Future Local Town Centres
 Craigieburn Shopping Centre – 12.8km
 Pacific Epping Shopping Centre – 16.1km

Public Transport and Accesses

Bus Route 511 – Donnybrook Station to Mandalay via Olivine – 700m
 Donnybrook Train Station – 1.5km
 Bus Route 525 to Craigieburn – 1.5km
 Hume Freeway – 3.7km
 Epping Road – 4km
 Melbourne CBD – 39.5km

Education and Childcare Centres

Proposed P-12 Government School
 Hume Anglican Grammar Donnybrook Campus – 850m
 Green Leaves Early Learning Cloverton – 3.1km
 Lockerbie Preschool – 4.1km
 Future Kalkallo Primary School – 4.1km
 Craigieburn Primary School – 9.2km
 Hume Anglican Grammar Mickleham Campus – 9.6km
 Craigieburn Secondary College – 11.8km
 Epping Views Primary School – 13.2km
 Whittlesea Primary School – 15.8km

Leisure Centres

Growling Frog Golf Course – 9.8km
 Yan Yean Top Look Out – 12.5km
 Splash Aqua Park and Leisure Centre – 12.8km

Medical Centres

Annadale Family Medical Centre – 8km
 Primary Medical Centre Craigieburn – 12.6km
 Northern Hospital Epping – 16.4km

Parks and Open Spaces

Parkland and Playgrounds
 Proposed Active Open Space with 3 soccer pitches,
 6 tennis courts with sports pavilion

Sales and Information Centre

Display Village

Legend

- Katalia
- Sold Lots
- Existing Residential
- Proposed Medium Density Residential
- Katalia Sales & Information Centre
- Katalia border
- Bus Route 511 – Donnybrook Station to Mandalay via Olivine

*Forecast dates are estimates only and are subject to change due to construction progress, authority approvals or difficult weather.

← Donnybrook Train Station – 1.5km
 Bus Route 525 to Craigieburn – 1.5km
 Hume Freeway – 3.7km

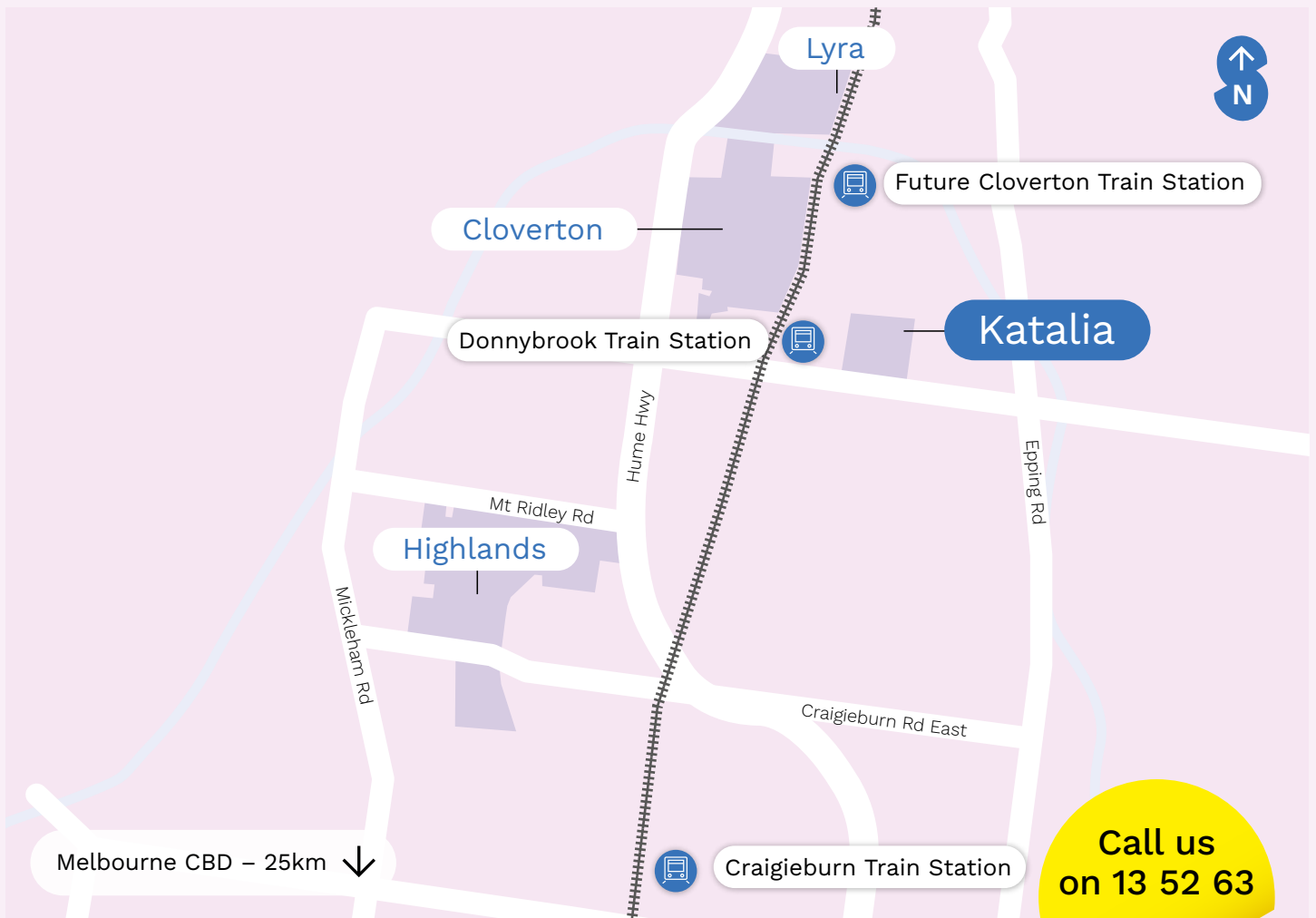
→ Epping Road – 4km

Katalia Sales

& Information Centre

975 Donnybrook Road,
Donnybrook Vic 3064

Opening Hours: Tuesday–Sunday, 10am–5pm
stockland.com.au/katalia



Scan for website

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