

Own your future at Katalia

Build the stylish home
you've been longing for.

New land
coming soon



Stockland

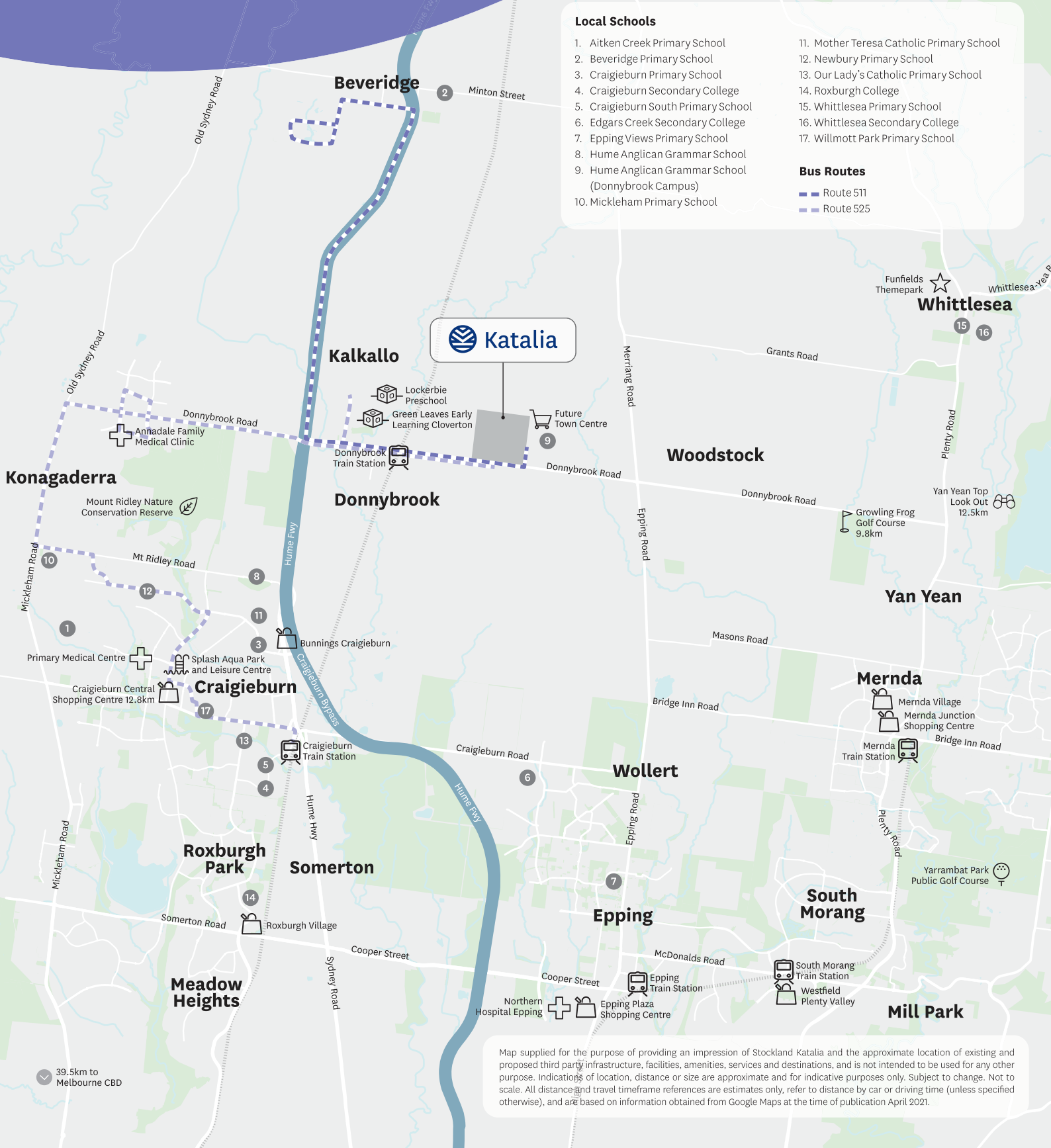


Katalia

Call 13 52 63
stockland.com.au/Katalia

Welcome to Katalia

For over 68 years at Stockland, we've been creating places that meet the needs of our customers and communities. 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 supplied for the purpose of providing an impression of Stockland Katalia 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 car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication April 2021.

9 reasons to make Katalia your home



1. A place to own your future

Katalia is truly your place to take action and own your future. 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 1500 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 likeminded 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 evergrowing 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 11ha 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. Inspiration for your home

Want to try before you buy? A proposed display village on site at Katalia 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. You will find all of the motivation you need to build your perfect home in one convenient place. In the meantime, you can visit Stockland's Cloverton community, just 3km west of Katalia along Donnybrook Road, with its very own established display village.

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.



Shopping and Amenities

Future Local Town Centre – 1km
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

Future Display Village

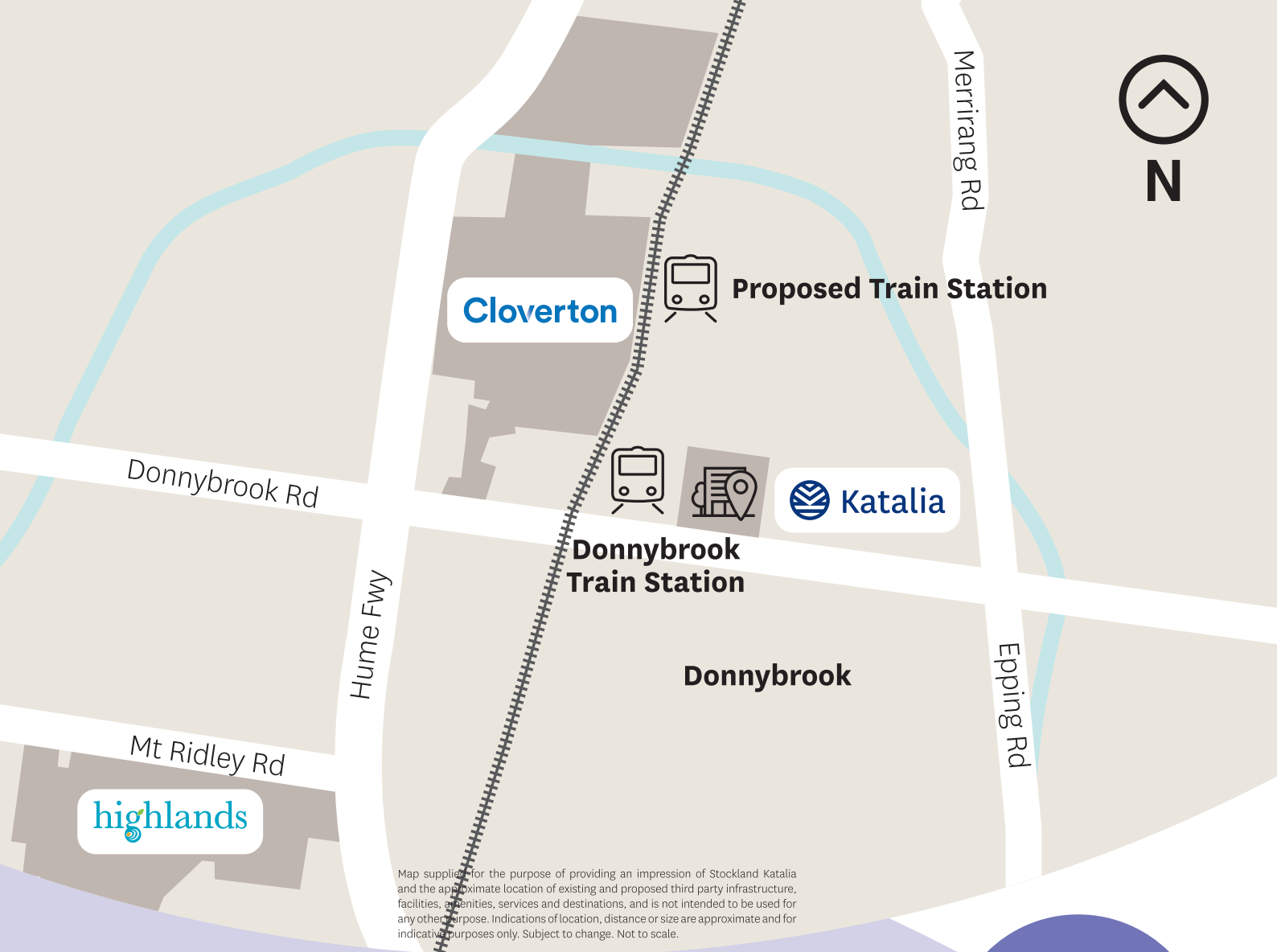
Legend

- Proposed Residential
- Existing Residential
- Proposed Medium Density Residential
- Proposed Community Centre
- Future School
- Future Local Town Centre
- Temporary Sales & Information Centre
- Future Katalia Sales & Information Centre

--- Katalia

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.



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Katalia Sales & Information Centre

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**Call us
today**

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