



*A great place
for shopping*

Stockland Point Cook delivers an exceptional shopping experience with ALDI, Target, Rebel Sport and Dan Murphy's, plus 120 specialty shops.

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*It's all happening
at The Grove*

A ground-breaking new partnership between Stockland and Cricket Victoria.

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*Find your
dream home*

Feel inspired by walking through our display homes and picture yourself in your dream home.

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Stockland in the west



THE GROVE



THE ADDRESS

— Point Cook —



Tarneit Skies
RETIREMENT VILLAGE



Find your place in the west

Across Melbourne's west, Stockland is creating thriving communities. Whether you are looking for somewhere to live, work, play or retire, Stockland has a place for you.

—
**LAND NOW
SELLING**
—

Family-friendly living in your dream home

Allura, The Grove and The Address offer homebuyers more choice than ever before when it comes to building their dream home.

Whether you are starting out on your property journey, upgrading to a bigger home, downsizing to something smaller or looking for the low-maintenance living of a townhouse, you will find the best in the west with Stockland.

Our three communities offer master-planned living, where everything you need is nearby and there is easy access to the CBD thanks to good public transport links and established road networks.

We also ensure our communities offer plenty of opportunities to lead healthy, active lives. Walking and bike trails, picnic areas, parklands and playgrounds are features at Allura and The Grove, while The Address will be home to the stunning Central Park.

Allura is at Truganina, just 19km from the CBD, and offers family-friendly living. More than 37 hectares have been set aside for green, open spaces and every home is within close reach of schools and shopping.

The Grove at Tarneit is 31km from Melbourne's city centre and set between the Werribee River and Davis Creek. Home sites are set among the natural beauty of the waterways, with parks, playgrounds and plans for schools and a Town Centre.

The Address is in a premium pocket of the established suburb of Point Cook, 25km from the CBD, and within close reach of all the existing amenities in the area. The Address is a premier community in a sought-after area, close to schools and the bustling Stockland Point Cook Shopping Centre.

Take a look inside...

Where the living is easy

When you move into a Stockland community you are not just buying a home, you are buying a lifestyle. You become part of a healthy and happy neighbourhood carefully designed for you and your family.

We design master plans to ensure everything you need is close by – childcare, schools, shopping, sports facilities, parks, community facilities and even retirement living. There is also plenty of open space and it is within reach of every home.

Proposed walking and bike trails follow Davis Creek through The Grove, linking up with proposed landscaped parks, environment conservation areas, picnic facilities and playgrounds.

A supermarket and specialty stores are proposed for the future Town Centre at The Grove, while over at Allura, Woolworths has planned to build the Town Centre, complete with a supermarket and eight specialty stores.

Allura's Mainview Reserve will include two full sized ovals, an off-lead dog park, and scenic wetlands within the community, including 18 hectares of protected grasslands.

Stockland communities are all about liveability. For more than 60 years, we have been creating places where a sense of community can thrive, where environmental and social sustainability sit side by side, and where you can find a place just for you.



Artist impression of Davis Creek at The Grove

Shopping gets easier at Point Cook

Another major supermarket has opened its doors at the thriving Stockland Point Cook Shopping Centre.

Woolworths welcomed its first customers in August 2015, joining fellow anchor tenants Coles, Aldi, Target, Rebel Sport and Dan Murphy's, plus 120 specialty stores at the popular shopping destination.

Fresh food is one of the key features of Stockland Point Cook, where you will find a baker, fishmonger, deli, butcher and organic store alongside the supermarkets.

Schnitz is the latest addition to the Food Court and other stores to open at the centre in the past year include Just Cuts, fashion stores Noni B, Ally Fashion and Crossroads and Grindstone Barbers.

Younger shoppers can take a break at the ball park located at the Target quadrant entry, with a basketball hoop and ping pong table and a seating area for the parents. Stockland Point Cook Shopping Centre also includes a 5-star parents' room, Customer Care and free WiFi.

Christmas will be celebrated in style at Stockland Point Cook, so keep an eye out for festive activities kicking off on November 26th.

For more information go to stockland.com.au/pointcook. You can also follow the shopping centre on Facebook at www.facebook.com/stocklandpointcook



Welcome to the neighbourhood

Whether you are looking for schools, shopping, sports facilities or a family outing, nothing is far from home.

When it comes to educating your family, The Address, The Grove and Allura are surrounded by some of the best schools in the region. State, Catholic, Lutheran, Islamic and grammar schools are among the education facilities on offer in the west.

Looking for a big retail fix or just ducking out for some milk and bread? There are plenty of options near our Stockland communities.

A major redevelopment has turned Pacific Werribee, at Hoppers Crossing, into a major shopping destination, with major department stores, cinemas, a restaurant strip and leading fashion outlets.

The bustling Stockland Point Cook Shopping Centre has three supermarkets, a department store and a host of specialty stores, while smaller shopping centres in the area are ideal for picking up the weekly groceries.

The west is conveniently located close to Melbourne’s CBD, thanks to the major road networks and the Williams Landing,

Laverton, Aircraft, Hoppers Crossing and Tarneit train stations. There is also an extensive bus network to make it easy to travel closer to home.

Leading an active life is easy in the west, with facilities including the Wootten Road Reserve at Tarneit offering a range of sporting options. Aquapulse at Hoppers Crossing has a range of pools as well as giant water slides to keep the youngsters amused.

When it comes to keeping healthy, there are medical centres throughout the west and Werribee Mercy Hospital is no more than 15 minutes’ drive from The Grove, Allura and The Address.



This map is provided solely for the purpose of providing an impression of the named Stockland communities and shopping centre (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. Any indication of distance or size is approximate and for indicative purposes only, and is not to scale.

Tarneit Skies Retirement Village

Stockland and Bowls Australia will work together to boost the health and wellbeing of more than 11,000 residents living in Stockland retirement villages across the country. The new partnership, is designed to encourage residents to participate in social and competitive lawn bowls, coaching clinics, and free health and wellbeing seminars.

Anna Learmonth, General Manager Retirement Living, said, “This is all about encouraging happier, healthier, more active residents at all of our villages. Research shows that regular physical activity for retirees is the key to maintaining good health and vitality and one of the most effective ways to improve emotional wellbeing. We want to encourage our residents to get involved, keep fit, stay connected and be a part of something they can enjoy in a group. Bowls offers all of that.”

The official launch of the program took place at our Mernda Retirement Village and saw Commonwealth Games bronze medallist and Australian Jackaroo, Barrie Lester, lead a coaching clinic for residents, which will continue to be rolled out by other bowls personalities as part of our three year partnership. We were also joined onsite by Danielle Green MP, Member for Yan Yean.

Recent research from the Australian Bureau of Statistics shows

people aged 65 and over have the lowest participation rate in physical activity nationally, at 47 per cent, as well as the lowest rate of involvement in organised sport, at 17 per cent.

Bowls Australia CEO, Neil Dalrymple, said: “Bowls is a fantastic form of physical activity for older Australians. It encourages the full breadth of muscle movement, the enjoyment of being in the outdoors as well as socialisation in a group environment. Playing social or competitive bowls has been found to have a number of physical and mental health benefits that increases happiness of senior Australians. The sport also facilitates long lasting friendships that are often a central feature of the social support network for older people who may have lost their partner.

To find out more about our partnership with Bowls Australia, visit stocklandretire.com.au.

To book an appointment to tour Tarneit Skies Retirement Village, phone FREECALL 1800 72 71 70.

A dream home for every stage of life

Buying your first home, looking for something bigger for your growing family or downsizing once the children move out of home, we can help find your perfect home.



Buying a first home

Phoenix 15 by Homebuyers Centre

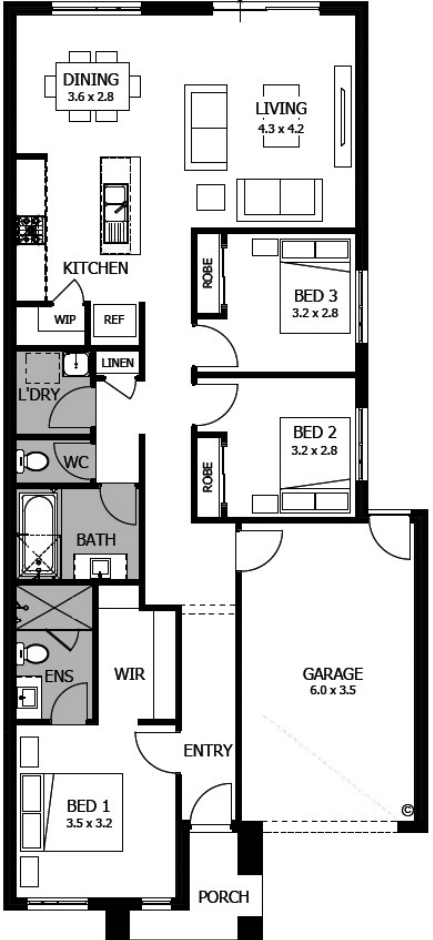
The Phoenix 15 is an affordable, contemporary home, ideal for anyone beginning their journey to home ownership.

This three bedroom, two bathroom home has been designed with family needs in mind.

Located at the front of the home, the master bedroom features a large shower within the ensuite as well as an open walk-in robe. With a spacious kitchen, including a walk-in pantry and generous island bench, the modern design of the

Phoenix offers clever use of space combined with elements of luxury.

For more information go to homebuyers.com.au/home-designs/phoenix-15



Starting a family



Indicative floor plan only.
Dimensions and areas are
approximate. Subject to change.

Kooyong 2000 by Burbank

The Kooyong 2000 offers a stylish, functional and affordable floorspace ideal for a young family.

There are three bedrooms, the main at the front of the house with an ensuite and walk-in wardrobe and the other two bedrooms sharing a bathroom at the back of the house.

There are open-plan family living and dining spaces alongside the sleek kitchen, which has a large walk-in pantry and generous bench space.

The Kooyong 2000 comes with the Dowd façade and includes a 900mm stainless steel cooker and range hood, a dishwasher, carpet and tiles throughout, stone benches, glass

splashback, tiled shower bases, evaporative cooling, double garage, sectional garage door, upgraded front door and higher ceilings.

For more information go to www.burbank.com.au/Victoria/house-details/Kooyong-2000



Colorado 37 by Carlisle Homes

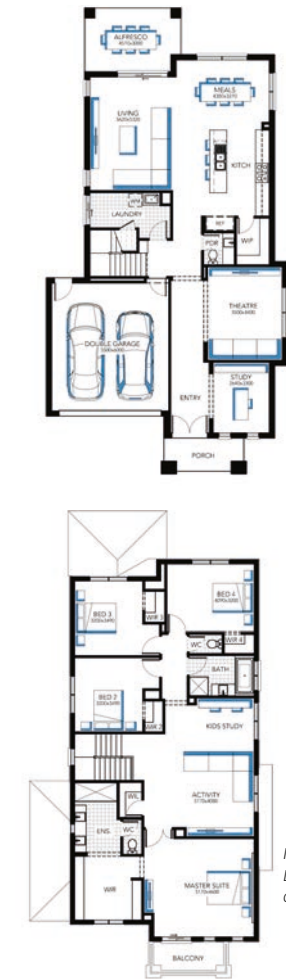
The Colorado is one of Carlisle's most popular designs. Created to fit a 12.5m block, this two storey home offers an abundance of space for the whole family.

As you enter through the grand double doors, you'll find a study and dedicated theatre room towards the front of the home, and an expansive open-plan kitchen, living and meals area towards the rear, which flows out to an undercover alfresco.

Upstairs is a spacious master suite, complete with walk-in robe and luxurious ensuite with double vanity and oversized shower. A huge activity room with dedicated study nook separates the master suite from the kids bedroom wing, which features a further three bedrooms, each with walk-in robes, and a large family bathroom.

With a long list of luxury inclusions and many customisable options, including shower to powder room, additional master suite and garage extension, everyone will be able to make the Colorado their own.

For more information go to carlislehomes.com.au/home-designs/colorado/



Indicative floor plan only.
Dimensions and areas are
approximate. Subject to change.



It's all happening at The Grove

The Grove

Star spin bowlers Fawad Ahmed and Molly Strano took on future first residents of The Grove recently in a friendly hit of cricket to celebrate a ground-breaking new partnership between Stockland and Cricket Victoria.

Stockland and Cricket Victoria are teaming up to help build new cricket facilities, increase the number of people playing cricket and encourage healthy, active lifestyles in new communities, including The Grove.

Stockland will also sponsor Cricket Victoria's Harmony in Cricket program which promotes the message that anyone with a passion for cricket has a place in the sport, regardless of gender, race or ability.

About 60 future residents from The Grove took up the chance to play cricket with Fawad and Molly on Saturday, 18th June at Wootten Road Reserve, adjacent to The Grove.

It was also the first chance for the future residents to meet the people who will be their new neighbours when they move into their new homes at The Grove.



The Grove

A hive of activity

Home sites, roads, infrastructure and even a playground are under construction as The Grove moves closer to welcoming its first residents.

Over 600 lots have been sold and building is underway on the first homes in this thriving new community. Stockland offers new land releases for sale every few weeks.

Roads are under construction throughout The Grove, with a major new roundabout at the intersection of Sayers Road and Davis Road recently opened to traffic. Work has commenced on the Display Village at The Grove, along with the Vision Centre, which will be the centerpiece of the Display Village.



Artist's impression. Subject to change.

The Grove Vision Centre

Located near the intersection of Davis and Sayers Roads, The Grove Vision Centre.

Construction has commenced on the Vision Centre, which will feature our new Sales Office, a café and an extensive play space.

This play space will be themed around the Growling Grass Frog. Its features will include double helix slides, trampolines, a giant lilypad swing and climbing net, as well as other play equipment.



Artist's impression. Subject to change.

Find your dream home

One of the most exciting steps on the property journey is designing your dream home.

Working out what you need and what you want is a vital part of the process. How many bedrooms do you want? On one level or two? What about outdoor living or a separate rumpus room for the youngsters?

What you need is to actually walk through homes, to see what is possible and work out what will suit your family.

Stockland Display Villages showcase the best in contemporary, affordable floorplans as well as the very latest in interior design and energy efficient living.

Stockland is partnering with Melbourne's most awarded builders to bring you the best Display Villages in the west.

Display Villages are open at Allura and The Address. Construction has started on a new Display Village at The Grove, which is due to open late this year.

A visit to a Display Village does more than just show you the latest in home design. It lets you picture yourself living in that community, standing at the front door, looking out into the street from your very own dream home.

Visit our Stockland in the West Display Villages:

Allura – 9 homes from 3 builders at 11 Mainview Boulevard, Truganina.

The Address – 26 homes from 13 builders at 333 Point Cook Road, Point Cook.

The Grove - New Display Village coming soon – 180 Davis Road, Tarneit.



Montauk 49 by Boutique Homes

The Hamptons in Point Cook

The Hamptons-style Montauk is right at home in the coastal region of Point Cook.

The Montauk, from leading builder Boutique Homes, is a grand family home open in the Display Village at Stockland's The Address.

Boutique interior designer Mitra Whittle describes Hamptons style as "a sophisticated coastal theme, bright, breezy with plenty of natural light and a formal touch".

The Montauk at The Address has several generous living areas, four spacious bedrooms and a stunning gourmet kitchen. "The entire design team at Boutique are very proud of this home," said Boutique designer Rob Nguyen.

The exterior of the Montauk has a timeless street appeal you see with Hamptons-style

architecture, with post and beam verandas, light colours and plantation shutters.

When it comes to entertaining, the Montauk has formal living and dining areas that can be closed off from the casual entertaining area. There is also an integrated outdoor living area, built under the main roofline and close to the kitchen and indoor dining space.

Up the grand staircase are spaces well zoned for family living. The main bedroom at the rear is a perfect parents' retreat, with an ensuite and the option of a private balcony.

Two of the three minor bedrooms have ensuites and all of them have walk-in wardrobes. There

is also a children's retreat at the front of the home, away from the main bedroom.

If you love the Hamptons style but are looking for something smaller than the Montauk's 455 square metres of living, Boutique can tailor a range of designs from their single and double storey ranges to achieve the look.

For more information go to:

www.boutiquehomes.com.au, join the conversation on Instagram @ **[boutiquehomesvictoria](https://www.instagram.com/boutiquehomesvictoria)** and Facebook **www.facebook.com/boutiquehomesvic** or visit The Address Display Village at 333 Point Cook Road, Point Cook.



Boutique interior designers Mitra Whittle and Rob Nguyen.

Go west!

Melbourne’s west is booming. We asked these four people what Stockland’s new communities mean to the area...



CALLAN AINSAAR
Stockland Development Manager

Stockland’s new communities are really breathing new life into the west. We’re building important new infrastructure, like roads, but we’re also creating places that people want to call home.

We’re building real communities, with primary schools, shops, community centres, sports facilities and playgrounds, and we make sure our communities are walkable so you don’t have to be spending all your time in the car.

It’s really incredible for people to watch their community grow from the ground up. There’s the excitement of building a new home but then there’s the continuing excitement of having neighbours move in, getting to know them and then developing that real sense of togetherness.

OSCAR STANLEY
General Manager – Development ABN Group Victoria

Stockland’s communities in the west provide our customers with a lifestyle well connected to the Melbourne CBD through the regional rail link. Allura and The Grove give our customers the ability to buy affordable house and land packages in well planned communities within 25 minutes of the CBD.

Stockland brings reliable and upfront delivery of quality open space and amenities to their communities. Allura, in particular, provides a great example of an established community, so our customers looking at The Grove, can gain assurance and confidence about investing in a Stockland community.

The product offerings in a Stockland community provide our customers with a variety of choices to cater for a range of budget and lifestyle needs.

Future Homebuyers Centre and Boutique Home customers will be happy to call a Stockland community home.



ASHWIN SETHI
Sales Professional at Stockland

I like The Grove so much that I’ve bought land and am building my family home there.

What appeals most about The Grove is the focus on parkland and riverside living. I’m buying a lifestyle there, with schools and shops within walking distance and in what I know will be a real community. I’ve bought a 400 square metre block and am building a new home, which is under construction at the moment. I hope to be moving in at the end of the year.

Obviously I know Stockland and I know the kind of communities it creates. I tell customers it’s a company with a reputation they can trust – like I do.

MATT DRAKE-BROCKMAN
President of the Tarneit Football Club

Stockland has been in partnership with our club for the past two years. In that time we’ve gone from a new club to having four junior teams, two senior teams and over 100 children in Auskick.

It’s exciting for us. The Grove will bring 2,500 new families to live right beside our football club. Our club gives the future residents the opportunity to get involved and participate at a club that is all about getting kids playing Australian Rules Football.

Footy really brings everyone together, no matter what their background and our club gives the pathway from Auskick to junior football and onto seniors.



Making a place into a community

A house can be anywhere but a home is where you know your neighbours and feel the embrace of real community.

Stockland's Link & Learn program encourages residents to connect with each other, keep active, meet neighbours and make new friends.

Link & Learn West currently runs regular events such as the Ready Steady Go Kids exercise sessions held every second Saturday at Mainview Park at Allura.

Live Life Get Active has arrived at Allura. This fun, free outdoor fitness camp is currently open to all residents at Allura and is a great way for neighbours to meet each other while improving their health.

For more information about Link & Learn West go to our Facebook page at www.facebook.com/linkandlearnwest.



Minions movie night a hit with families

Almost 1,000 people turned out to follow the adventures of Minions, Stuart, Kevin and Bob at Stockland's free family movie night, March 4th.

It was the first chance for residents of Allura and future residents of The Grove to come together as a community. Tarneit turned on perfect weather for the movie under the stars, held at the Tarneit football ground at Wootten Road Reserve, adjacent to The Grove. A shuttle bus from Allura to The Grove proved a popular mode of transport, with all seats taken, as families enjoyed a community night out.

The Tarneit Football Club, led by Matt Drake-Brockman, managed the barbecue and worked hard to make sure the event was a success. All senior players were on hand to help out, in particular helping to collect rubbish at the end of the night.

The movie night brought together a diverse community and everyone from parents to young children were able to enjoy the activities on offer, including face painting, balloon twisting and jumping castles. Having the event at the football ground meant youngsters were able to join in some football handball drills and games of cricket and soccer.






For more information
Call 13 52 63

The Address
333 Point Cook Road
Point Cook
stockland.com.au/theaddress

The Grove
534 Hogans Road
Tarneit
stockland.com.au/thegrove

Allura
11 Mainview Boulevard
Truganina
stockland.com.au/allura

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