

# Waterlea



ROWVILLE



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



# Waterlea



ROWVILLE

By its very definition, Waterlea is the marriage of water and land. Two essential life sources brought together to create a luscious urban oasis. This sustainable community is built around your connection to the environment and living your best life.

# A BREATH OF FRESH AIR

At Waterlea, no two homes are the same. Designed to be something special for everyone, Waterlea's diverse floor plans, home sizes and styles provide a more natural neighbourhood feel – you know, when somewhere just 'feels' good.

With views from most homes of parks and wetlands, or to the Dandenong Ranges, front gardens and backyards that spill out onto parks and tree-lined walkways. It's easy to forget you live in the city.





## EMBRACE THE OUTDOORS

Explore Waterlea's breathtaking landscapes, and feel connected to your local environment.

Walking and bike tracks connect you throughout Waterlea and beyond, ideal for a morning stroll with the dog, or a quick cycle up to the local shops. The wetlands, surrounded by charming natural greenery, is a scenic spot for a romantic picnic for two, or a weekend BBQ with friends. There's plenty of open space for exercise and a playground for your children and grandchildren to enjoy, bringing the community together to form lasting friendships.

# SMARTER LIVING

Waterlea leads the way in sustainable design, with the highest accreditation for liveability and sustainability.

Clever floor plan design, strategic shading and smart insulation mean you'll spend less on artificial heating and cooling.

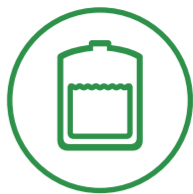
While LED lighting, solar gas boosted hot water, a rainwater tank plumbed to the toilet and laundry, and electric vehicle charging in every home will help reduce your water, energy and fuel bills.

# HIGH PERFORMANCE HOMES

Across all its homes, Waterlea will achieve a minimum 6 Star NatHERS rating. With construction and layout designed specifically for Rowville, you'll be more comfortable year round - and reduce your carbon footprint.



3.5 kilowatts of solar power



A rainwater tank to reduce water bills



Electric vehicle charging points



Artist's impression of potential open space based on information available to Stockland as at May 2018. Subject to change.

# A BETTER STANDARD OF LIVING

Waterlea is a 6 Star Greenstar Community, which means it's designed to meet the world's highest standards for liveability. We're creating a community of like-minded people, where getting together with neighbours and the surrounding community is effortless. It's easy to leave the car at home, with bikeways and walking paths – and as part of Rowville's established neighbourhood, local shops and schools are within walking distance.



**Everybody needs good neighbours**  
Everyone wants to live in a harmonious environment with like-minded people. Future community get-togethers and special interest events make it easy to connect with and form friendships with your neighbours.



**Leave the car at home**  
At Waterlea, everyone is connected by bikeways and walking paths. Whether you're dropping the kids to school, going to the shops or enjoying a bike ride, this network makes it easy to leave the car at home.



**The best schools for the best start**  
From childcare to tertiary, this established community has outstanding education opportunities. Established in the local area, you are also connected to some of Victoria's higher education facilities.



**Easy ways to stay healthy**  
With an abundance of surrounding recreation parks, open spaces, waterways and bike paths to explore, you can discover a multitude of opportunities to get outdoors and get active.



**Work your way**  
Each home will have NBN infrastructure built in, meaning you'll have seamless connection to fast internet - and the freedom to work flexibly and efficiently in your own home.



**A city in nature**  
With over 40 hectares of parklands, waterways and open space connected with a local cafe, Waterlea is your own vibrant community hub, set in nature.

# FORWARD-THINKING DESIGN

A selection of homes" have been specifically designed to Liveable Housing Australia's silver standards to meet the needs of growing families, older people and those with disabilities or injuries. This ensures an inclusive and accessible community - for every stage of life.

# OUR SOCIAL RESPONSIBILITY

To cater for low and moderate-income households, a proportion of dwellings will be allocated for social housing, which will be seamlessly integrated throughout the community. This is part of Stockland's commitment to create social and economic opportunities for all Australians.

# RESIDENTS OF STOCKLAND'S 2017 VICTORIAN LIVEABILITY INDEX SURVEY\* AGREE:

You can be assured Waterlea will be developed to Stockland's high standards.

83%

Are satisfied that the community will meet the evolving needs of their family.

91%

Have satisfaction with the community they live in.

88%

Agree they are likely to recommend their community to family or friends.

88%

Agree their community is a desirable place to live.

84%

Are satisfied with the quality of landscaping of parks and open spaces.

\*Survey responses are based on an agreement/satisfaction scale of 6-10 out of 10  
\*\*Liveable Housing Association design to Botana, Flora and Glen design types only



## WELL-CONNECTED, EASY TO EXPLORE

Approximately 32km from Melbourne's CBD, Rowville is connected by regular bus services throughout the region and beyond. By car, the M1 takes you quickly into the city, while the Eastlink Freeway connects you to the glorious Mornington Peninsula. It's perfectly placed to enjoy the best of both worlds.

**GATEWAY TO VICTORIA**  
A short drive away, you could explore the beautiful beaches and wineries of one of Victoria's most popular destinations, The Mornington Peninsula – or head the same distance northeast to explore the Yarra Valley.

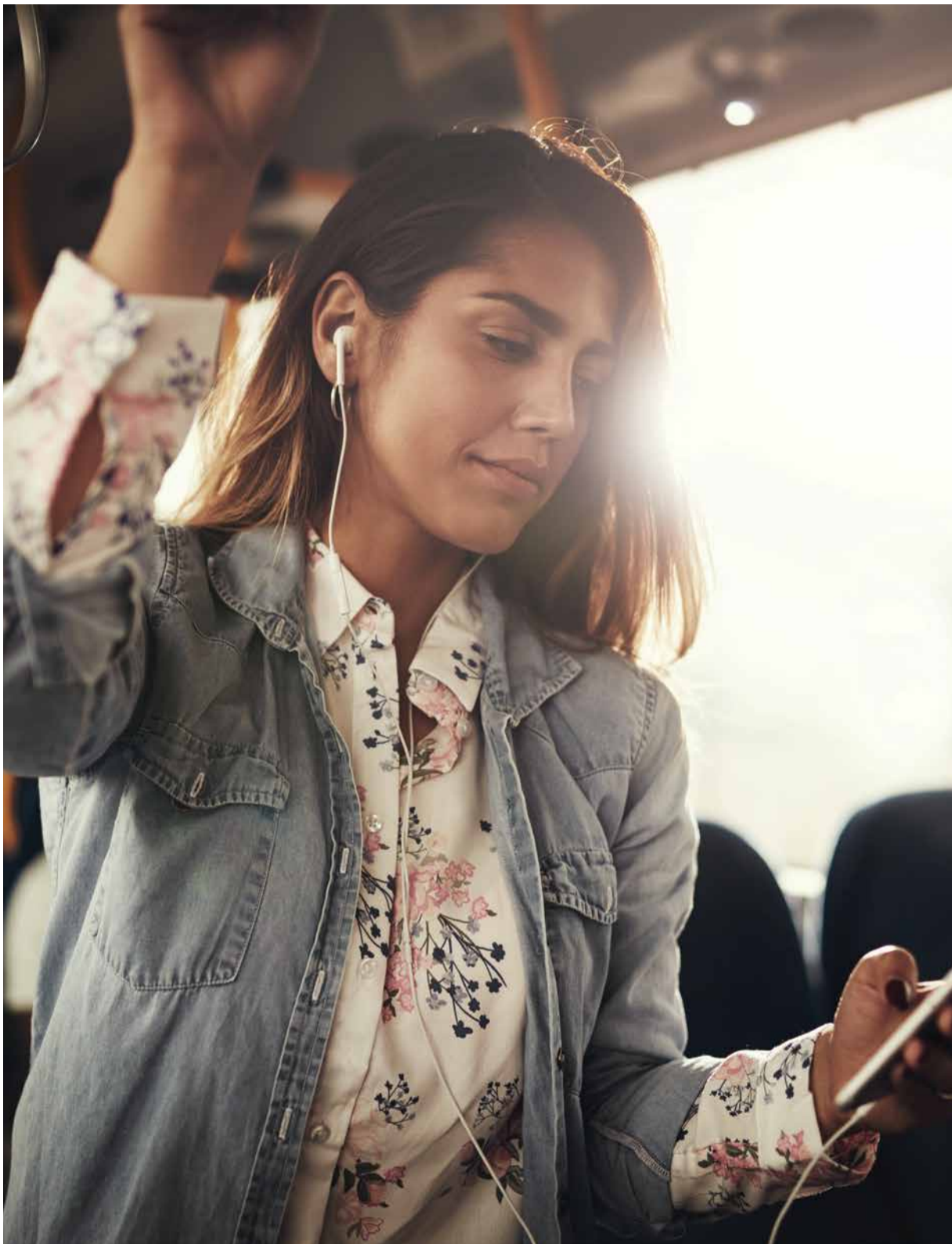
**EXPLORE THE MOUNTAINS**  
Sitting in the foothills of the Dandenong Ranges, exploring this treasured space can be a part of your every day. With bike and walking path connections, these beautiful ranges are an extension of your backyard.

**CLOSE TO MELBOURNE**  
Regarded as one of the World's Most Liveable Cities by The Economist, there is no shortage of things to do in Melbourne. Renowned for it's fantastic restaurants and vibrant art scene, it's also where the country hosts its most significant sporting events.

Disclaimer: Master plan supplied for the purpose of providing an impression of Stockland's Waterlea residential community, 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. Customers should refer to the relevant plans in the contract of sale. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (May 2018) and may change due to future circumstances. Information and images relating to landscaping are indicative only and may show mature plantings which may not be mature at settlement. Stamford Park Parklands and Homestead Cafe redevelopment to be completed by Knox City Council. Parklands indicative only and based on Stamford Park Concept Masterplan Report prepared by Tract Consultants for Knox City Council 02-06-2017.

A VIBRANT LOCAL LIFE

Rowville is ripe for re-discovery, with the rejuvenation of Stamford Park's heritage precinct and so many great things to do within a short walk or drive. Discover the convenience of living with schools, shops and transport close by, and make the most of the vibrant green spaces in Waterlea's peaceful surrounds.



STAYING HEALTHY

Walking is a pleasure when you're surrounded by hectares of natural wonder. Keep fit year round at the local gym, or let the kids and grandkids run off their energy with a wide range of weekend sports. Rowville Community Centre hosts basketball, tennis and yoga classes as well as many other activities. For the adventurous, the 1000 Steps walking trail in the Dandenongs is popular for both athletes and history buffs alike.



A NEW VISION FOR STAMFORD PARK

Waterlea honours the heritage of Stamford Park, and will benefit from the planned rejuvenation of the surrounding precinct.

The restored Stamford Park homestead will become the heart of the community, with a new café, overlooking its beautiful English country lawns. Surrounding Waterlea, over 40 hectares of natural habitat, waterways and open space provide the perfect destination for morning or sunset walks, or weekend adventures.



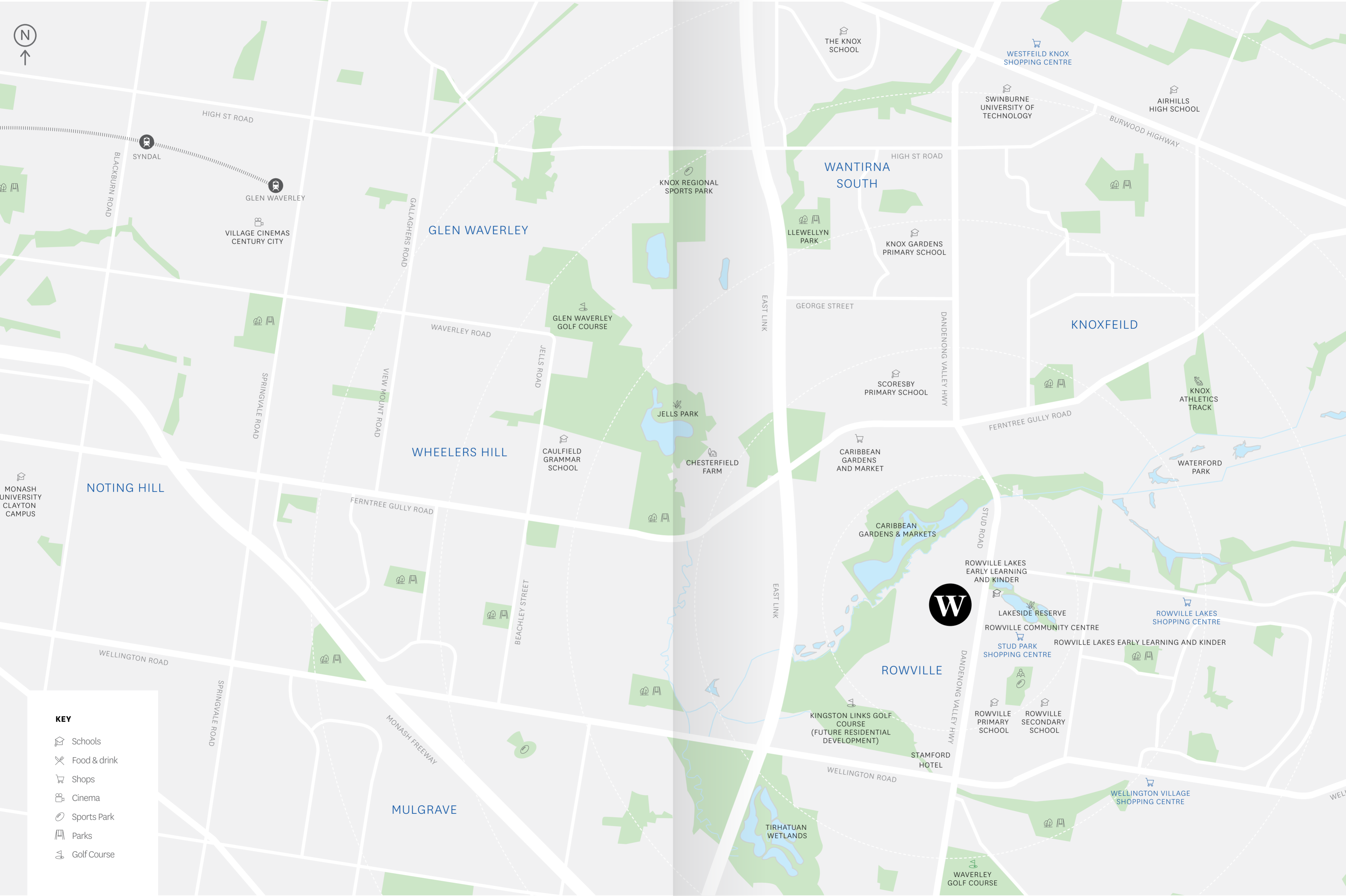
OPPORTUNITIES TO LEARN

Rowville Primary and Secondary Schools are just a short walk from home, and other nearby options include St Simons and The Knox School, as well as pre-schools and child care. Not to mention easy access to Monash, Swinburne and Deakin Universities – this is the ideal location for growing families.



EXPLORE NEW & ESTABLISHED LOCALS

From hearty Italian feasts at Bella Cucina to alfresco dining at the Eating House in Rowville, there are plenty of choices for local dining. You can also relax with weekend brunch at Stamford Park homestead's planned café – or catch a film with friends at the nearby Cinema.



Map supplied for the purpose of providing an impression of Stockland's Waterlea 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.

# WELCOME HOME

With an individual and distinctive approach to contemporary architecture, Waterlea will feel like an urban village.

Choose from 2, 3 or 4 bedroom townhomes and homes, each with their own aspect and style. Some are single storey for easy living, others offer two floors – with options to enjoy the upper level views from your bedrooms or your living areas. There are generous four bedroom houses for growing families, as well as low-maintenance townhomes for all types of lifestyles.



LIGHT AND AIRY  
OPEN PLAN LIVING

Every house makes the most of natural light and airflow to create a bright, welcoming space throughout the seasons. Quality design and craftsmanship mean upkeep is effortless. And with clever, environmental features built into your home, this is, quite simply, a better way to live.





BE PART OF THE  
NEIGHBOURHOOD

—

The homes of Waterlea are designed to let the natural surroundings shine, with elegant, timeless materials that blend seamlessly with the landscaped streets. This is a walkable, inviting neighbourhood, where you can pop in to see a neighbour for a chat or cup of tea. There's a wide choice of outdoor spaces designed to

share, from the Central Green and its BBQ facilities to the Discovery Garden and walking trails. There are pocket parks, perfect for a quiet pause in the day. With most homes overlooking these green spaces, it's easy to keep an eye on the kids as they ride or scoot to their new friends next door.

TIMELESS DESIGN

From the tree-lined avenue of Emmeline Row, Waterlea welcomes you home. This quiet enclave surrounded by native landscaping has been designed with your every need in mind. Robust materials form the basis of each Waterlea home, with a different expression in character in each one. Designed for low-maintenance living, smart features like the orientation of living areas and balconies that overlook the natural surroundings make coming home a pleasure.



House type shown: Azalea Type J3.

Artists impression. Subject to change. Furniture not included.

ADD YOUR OWN  
SENSE OF STYLE

Let your individuality shine, building on your choice of two classic colour palettes, a light or dark scheme. A mix of matte and textured materials are used to create contrast and character while timber-look finishes bring a sense of organic beauty.

Let your day unfold from morning to night. Generous living areas open out onto a secluded garden or balcony, where everyone can find their own space to relax and unwind.



House type shown: Azalea Type 14. Dark colour scheme with upgrade inclusions.

Artists impression. Subject to change. Furniture, window treatments and accessories not included.

## THE HEART OF THE HOME

Your kitchen is designed to be distinctive and durable with stainless steel appliances and versatile, hard-wearing finishes. Robust materials ensure you can focus on cooking a delicious meal without having to worry about making a mess. Tiled splashbacks work with feature joinery and reconstituted stone benchtops to create a clean, natural space.





Housetype shown: Orchid A Type U2

Artists impression. Subject to change. Furniture, window treatments and accessories not included.

## LET YOUR INDIVIDUALITY SHINE

Every room is a blank canvas to add your own personal touches. Create your own private sanctuary, with a choice of ground floor or first floor bedroom floor plans.

A PLACE TO UNWIND

—

Every element in your home is designed for purpose and practicality, while classic and contemporary finishes add effortless elegance. Feature floor tiles make a subtle but striking impact in your bathroom, en-suite and powder rooms, while smart storage puts function first.



House type shown: Orchid A type t02. Dark colour scheme with upgrade inclusions.

Artists impression. Subject to change. Furniture and accessories not included. Choice of light or dark colour schemes

# STOCKLAND’S NATIONAL TOWNHOME PROJECTS



"WE BELIEVE THERE IS A BETTER WAY TO LIVE"

## STOCKLAND

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 made us into Australia’s leading property group with places as diverse as residential communities, townhomes, apartments, retirement living villages, retail and more. As Australia’s leading developer of Green Star communities, we are committed to sustainability and always create places that both optimise liveability and preserve the environment. The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

We make the places. You make them your own.

**Disclaimer**  
This brochure is provided solely for the purpose of providing an impression of the proposed development called "Waterlea" (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images and statements are based on information available at the time of creation of this brochure (September 2018) and may change due to future circumstances. The use of the term "furniture" in this brochure includes, but is not limited to, indoor and outdoor furniture, decorative items, indoor and outdoor pot plants, fridge, rugs and wall shelving. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the proposed Waterlea entry gate (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication May 2018.





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