



Ballymanus

THE NEW ALFREDTON

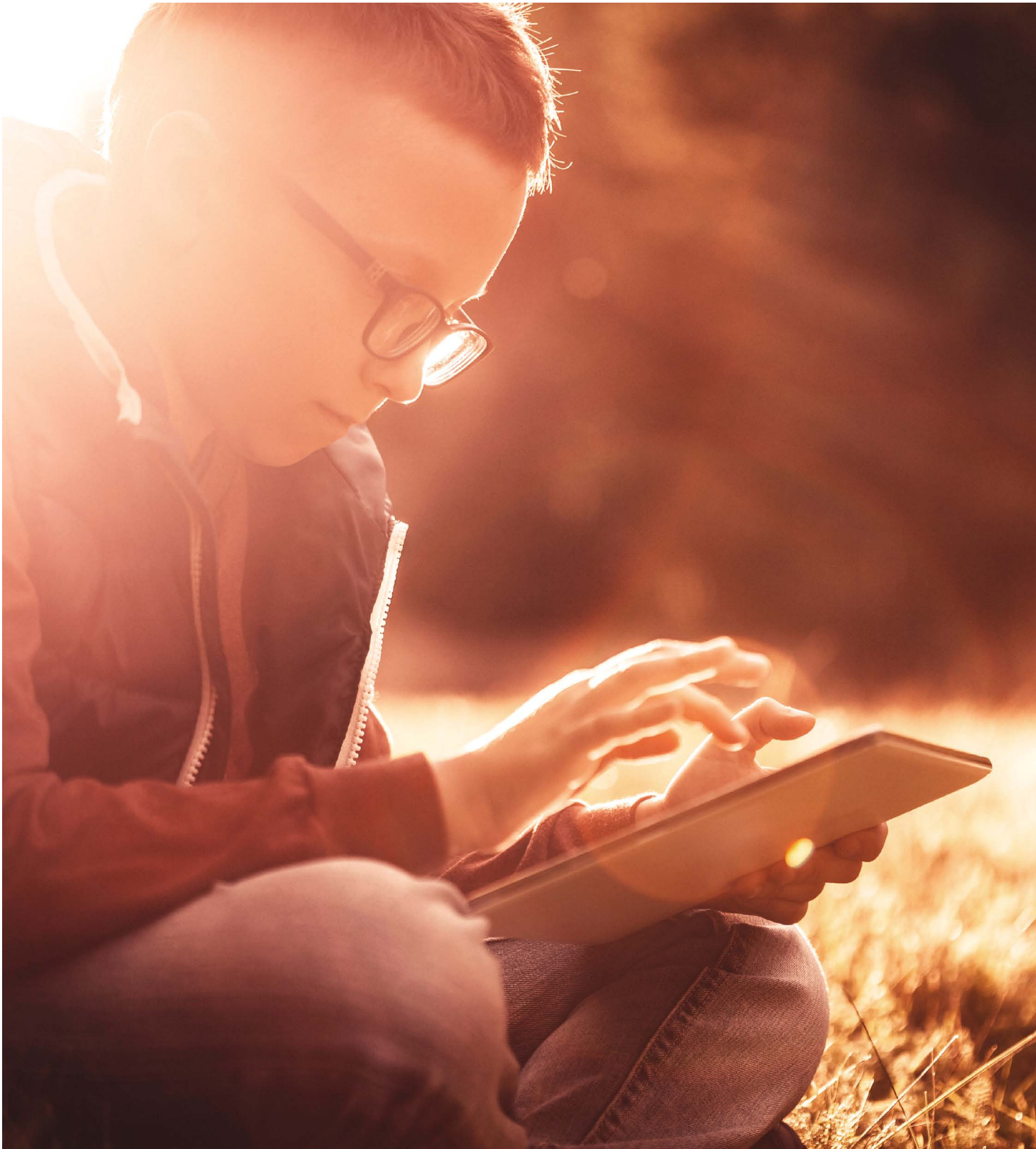
THE NEW ALFREDTON

Ballymanus is the new Alfredton

Alfredton is one of Regional Victoria’s fastest growing areas and at the centre of the action is Ballymanus, a contemporary urban environment complete with a four hectare parkland for every imaginable outdoor pursuit, three hectare wetlands creating a haven for local wildlife, a planned primary school and community hub for your growing family and many more services all within reach.

Just seven kilometres from the Ballarat CBD and a short distance from the Lucas Town Centre living at Ballymanus will be carefree. An abundance of shops, schools, sporting facilities are within a few minutes drive, and the proposed neighbourhood shopping centre is a short stroll away on the southern side of Carngham Road.





BE CONNECTED

Live in a community where neighbours will become friends

Ballymanus has all the essential elements for a connected community; its own community centre to serve your growing family's needs; a four hectare park and three hectare wetlands which will be linked with walking and cycling trails for you to enjoy.

Staying connected with the people and things you love will also be easy with NBN connections available to all home sites.

And when it comes to everyday needs Ballarat's Central Retail District is just minutes away, with other major shopping facilities including Lucas Town Centre, with a full-line supermarket and specialty stores located just two minutes by car. In time a Neighbourhood Shopping Centre is planned on the southern side of Carngham Road.





BE CLEVER

An exciting future - Ballymanus features an education hub on site

An essential part of the Alfredton community is its education facilities. With a school planned on-site at Ballymanus, your children and future generations will have a local place to grow, learn and play.

The future School adjoins the Ballymanus Central Park making it a very convenient, traffic-free solution for those working nearby to drop off the children on the way to work.



Alfredton Primary School, St. Thomas Moore Primary School, Ballarat High School, Loreto College, St. Patrick's College, Ballarat Specialist School, Ballarat Clarendon College and Ballarat Grammar, along with the future Lucas Education Precinct are just a few of the outstanding education facilities close by.





BE INSPIRED

Streetscapes with style

Carefully thought out and considered, all of our home sites provide wider street frontages, creating open streetscapes and an overwhelming feeling of space. In consultation with the best builders in the industry, our diverse range of land sizes have been created specifically to accommodate the very latest in home designs.

Our diverse range caters for today's modern lifestyles, whether you are looking for a large home site for luxury family living or a low maintenance allotment, Ballymanus has been designed to provide a range of options to suit a variety of lifestyle needs.





BE GREEN

In your parks and wetlands

Walkable green street networks have been purposefully designed to carry you easily into the heart of Ballymanus. The expansive central park is ideal for a game of footy and features a playground, pavilion for shade and enough open space for the most adventurous of activities.

The landscape at Ballymanus will be carefully planned to incorporate vital water saving solutions into the infrastructure ensuring great outdoor green spaces are a reality, all year round even during summer through the use of sensitively regenerated wetlands.





BE CONNECTED

Close to everything and away from it all

Ballymanus is located within Alfredton, just a short drive from the Ballarat CBD. Ballymanus is within easy reach of the Lucas Town Centre and Ballarat West Growth Zone - an urban growth area destined to become a sought-after centre for living, working and recreation.

BALLYMANUS

RETAIL

- 1 Carngham Road Proposed Neighbourhood Shopping Centre
- 2 Stockland Wendouree & Homemaker Centre
- 3 Howitt Street Shopping Centre
- 4 Pleasant Park Shopping Centre
- 5 Lucas Town Centre - featuring a Woolworths Supermarket

EDUCATION

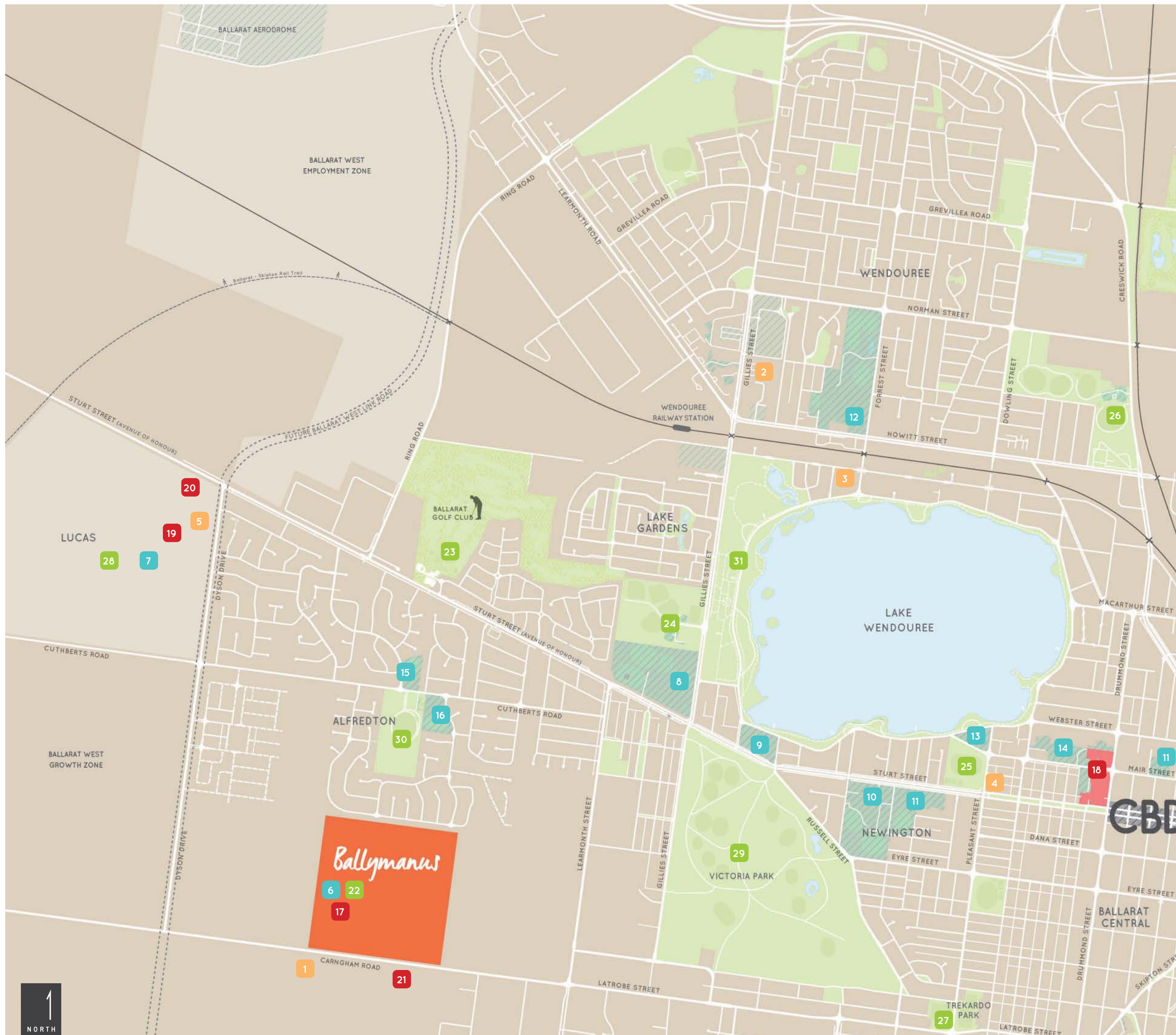
- 6 Ballymanus Education Precinct
- 7 Lucas Education Precinct (under construction)
- 8 Ballarat High School & Ballarat Specialist School
- 9 Loreto College
- 10 St Patrick's College
- 11 Ballarat & Clarendon College
- 12 Ballarat Grammar School
- 13 Pleasant Street Primary School
- 14 Australian Catholic University
- 15 St Thomas Moore Primary School
- 16 Alfredton Primary School

COMMUNITY + HEALTH

- 17 Ballymanus Future Community Centre
- 18 Ballarat Health Services & Hospital / St John of God Hospital
- 19 Lucas Community Centre (under construction)
- 20 Ballarat Community Health
- 21 Ballarat West Police Station (under construction)

SPORT + RECREATION

- 22 Ballymanus Central Park
- 23 Ballarat Golf Course
- 24 Prince of Wales Sports Park & Ballarat Aquatic Centre
- 25 City Oval
- 26 North Ballarat Oval
- 27 Trekardo Park (Soccer Ground)
- 28 Lucas Central Park
- 29 Victoria Park
- 30 Alfredton Recreation Reserve
- 31 Ballarat Botanical Gardens





Statue of Billy Byrne of Ballymanus in Wicklow, Ireland ▶



BE PROUD

Freedom fighter William 'Billy Byrne' of Ballymanus and the Rebellion of 1798 in the O'Byrnes Country, Ireland

Garret of Ballymanus and his cousins William Michael Byrne and Miles Byrne were all leaders of the 1798 rebellion in this area, but it was Garret's brother William "Billy" Byrne who was to become one of the most heroic figures of 1798, his fight for freedom and independence is immortalised in stone, story and song.

Billy's fame rests with what happened after the rebellion, particularly his trial in 1799. A leader of the Ballmanus contingent and famous for riding into camps of battles shouting "Up Ballymanus". Billy set a precedent and roused morale throughout the camps.

Billy returned to Ballymanus and joined in preparations for the rebellion subsequently taking part and leading his men in various engagements. He was convicted of being a principal rebel leader at the Battle of Arklow and Vinegar Hill and sentenced to death, executed on the 26th Sept 1799.

To read the full Ballymanus historical tale visit ballymanusalfredton.com.au





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