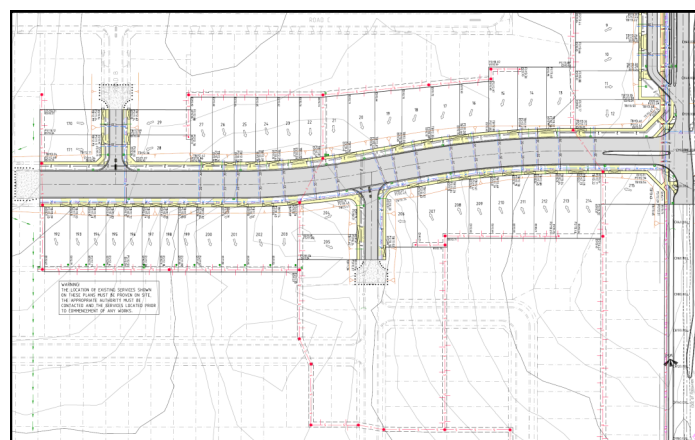


Toolern Waters Estate is a new estate made up of 900 lots nestled next to the Melton Weir and located in the new suburb of Toolern in the Shire of Melton.

Designed as a master plan community aimed at young families, Toolern is expected to grow dramatically and house over 55,000 people making it one of Melbourne's largest suburbs and covering more area than Mildura.



As part of the new suburb of Toolern, Toolern Waters Estate is within a short distance to the newly planned town centre which will be the focal point of the suburb.

Covering 2,200 hectares, Toolern will include a number of larger parks, six primary schools, two secondary schools, kindergartens, a train station and a business park making it well positioned to cater for the expected population growth in the area while also being able to cater for the expected 22,000 new jobs over the next 25 years.

Toolern Waters Quick Facts

- Development of 900 lots.
- Located within the major urban growth area within Melton Shire inside the current Urban Growth Boundary.
- Close to the existing facilities in Melton.
- More than 24,000 dwellings to be built in Toolern by 2030.
- Features of Toolern will include a major activity centre, rail station, regional employment precinct and more.
- Within a short distance to major commercial areas in Melbourne's west.

Transport

- A new train station to be built in Toolern.
- Established train station in Melton is less than 10 minutes from Toolern Waters Estate.
- Established local bus network that will be expanded to include routes that will provide easy access in around the Toolern area.
- Existing highways already provide an easy drive of 40 minutes to Melbourne CBD – There are NO traffic lights until you arrive in Melbourne.





Schools

Within the Toolern area, the government has committed to the building of six primary schools, two secondary schools and a number of kindergartens to cater for the areas growth.

Currently there are a number of primary schools and secondary schools located in Melton that can be easily accessed from Toolern Waters Estate. These schools include:

- | | |
|-------------------------------|----------------------------------|
| 1. Mowbray College | 7. St Catherine's Primary School |
| 2. Glenvale School | 8. Melton Primary School |
| 3. Melton Secondary Collage | 9. Kurunjang Primary School |
| 4. Catholic Regional College | 10. Wedge Park Primary School |
| 5. Kurunjan Secondary College | 11. St Dominic's School |
| 6. Melton West Primary School | 12. Melton Special School |

Hospitals

Djerriwarrh Health Services is the main health provider in the fast growing areas of Melton and Moorabool servicing a population of over 150,000.

Djerriwarrh Health Services operate from a number of facilities in the Shire of Melton including the Bacchus Marsh & Melton Regional Hospital, Melton Health, Grant Lodge, Melton Community Health Centre, Bacchus

Shopping

Designed to be a “self sufficient suburb” Toolern will have its own shopping/ retail precinct that will include cafes, retail shops and major supermarket chains.

Located within a 5 minute drive from Toolern Waters Estate, owners will also be able to enjoy the strong community feeling in downtown Melton where they can enjoy a relaxed atmosphere, with a number of cafes and shops within easy walking distance of each other.

For those wanting more, Woodgrove Shopping Centre has a vast array of stores including Australia Post, Bunning's Warehouse, Coles Supermarket, K-Mart, Medicare, Reading Cinemas and many other clothing and specialty stores can be found.

Recreation

Situated next to the Melton Weir where there are a number of nature walks and parks, Toolern Waters Estate is well placed for those who love the outdoors. In addition, there are number of sports fields, activities and community based events in the Shire of Melton which include:

- Melton Valley Golf Club & Melton Valley Drive Golf Club.
- Victorias leading harness racing facility - TABCORP Park.
- Local award winning wineries and the Mt Atkinson Olive Grove.
- Various festivals including; Lakeside Live, Djerriwarrh Festival and the Art beat festival.
- Boating on the Melton Weir.
- Numerous parks and sports fields - cricket, football and more





Council Infrastructure Spending Adds Positive Growth

- Planned community of Toolern covering 2,300 hectares.
- Over 22,000 jobs being created in Toolern.
- 6 new primary schools and 2 secondary schools.
- 1 new train station to be built in Toolern.
- Four neighbourhood shopping centres featuring supermarkets and local services.
- An extensive network of landscaped parks and recreation areas, shared paths, sporting facilities and playgrounds; and a new regional park to establish a green heart for the Shire of Melton and provide large recreation and parkland areas.
- Construction of a new bridge and road at Westwood Drive at Kororoit at a cost of \$1.5million.
- Various road upgrades and duplication at a cost of over \$1.8 million.
- Western Freeway realignment - Melton to Bacchus Marsh.
- Western Freeway upgrade and safety improvements Rockbank to Melton.
- Western Freeway extension west through Ararat and eventually to Stawell.

Rental Returns

As one of the fastest growing areas in Australia, the Shire of Melton is a very popular locations with investors and tenants.

Based on rent already achieved for similar properties in this area, clients could expect a rental return in the realm of **\$310.00** to **\$350.00** per week depending on the house size and features.

Additional Sources Of Information

Additional information in regards to Toolern can be found by visiting the following web sites:

- Hawkscrest Property Group: www.hawkscrestproperty.com
- Shire of Melton: www.melton.vic.gov.au
- Growth Areas Authority: www.gaa.vic.gov.au





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