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ENJOY A
COUNTRY
LIFESTYLE

THE PERFECT BALANCE BETWEEN CITY CONVENIENCE AND THE COUNTRY LIFESTYLE

“Melton is one of Melbourne’s fastest growing suburbs so we’re getting on with delivering the infrastructure it needs.”

Marlene Kairouz
Minister for Local Government

• An exciting new land and housing development adjacent to the Melton Reservoir and located within the new Toolern Precinct. Toolern Waters is a master planned community with approximately 1000 lots offering the perfect lifestyle for a growing family.

Toolern Waters is situated within the West-Melbourne growth corridor and combines a balance between city convenience (40 minutes to Melbourne CBD) and an easy country lifestyle. Only minutes away, Melton Town Centre is currently being transformed to create better community spaces and the growth of local businesses, this is due for completion in December 2018. Take a closer look today at Toolern Waters and discover why it's a place of growth and prosperity.

AREA GROWTH



**MELTON TOWN
CENTRE STAGE
2 COMPLETED**

The government has made a significant contribution to local schools within the local government and 5 new schools are planned to accommodate the growing population and families moving into the area. The population in Melton is expected to increase from 150,000 to 400,000 by 2041.

Melton Town Centre is currently being redeveloped to create a vibrant, attractive, pedestrian-accessible and safe precinct. The project will strengthen the town centre by creating clear pathways, community spaces and facilitating opportunities for local businesses to engage in streetscape trade. The final stages have commenced and are due to be completed in December 2018.

Over the next 30 years Melton will continue to grow at a rapid rate, and the council has recently unveiled a plan to invest \$150 million to upgrade the local infrastructure including, parklands, community centres, roads and the overall streetscape.

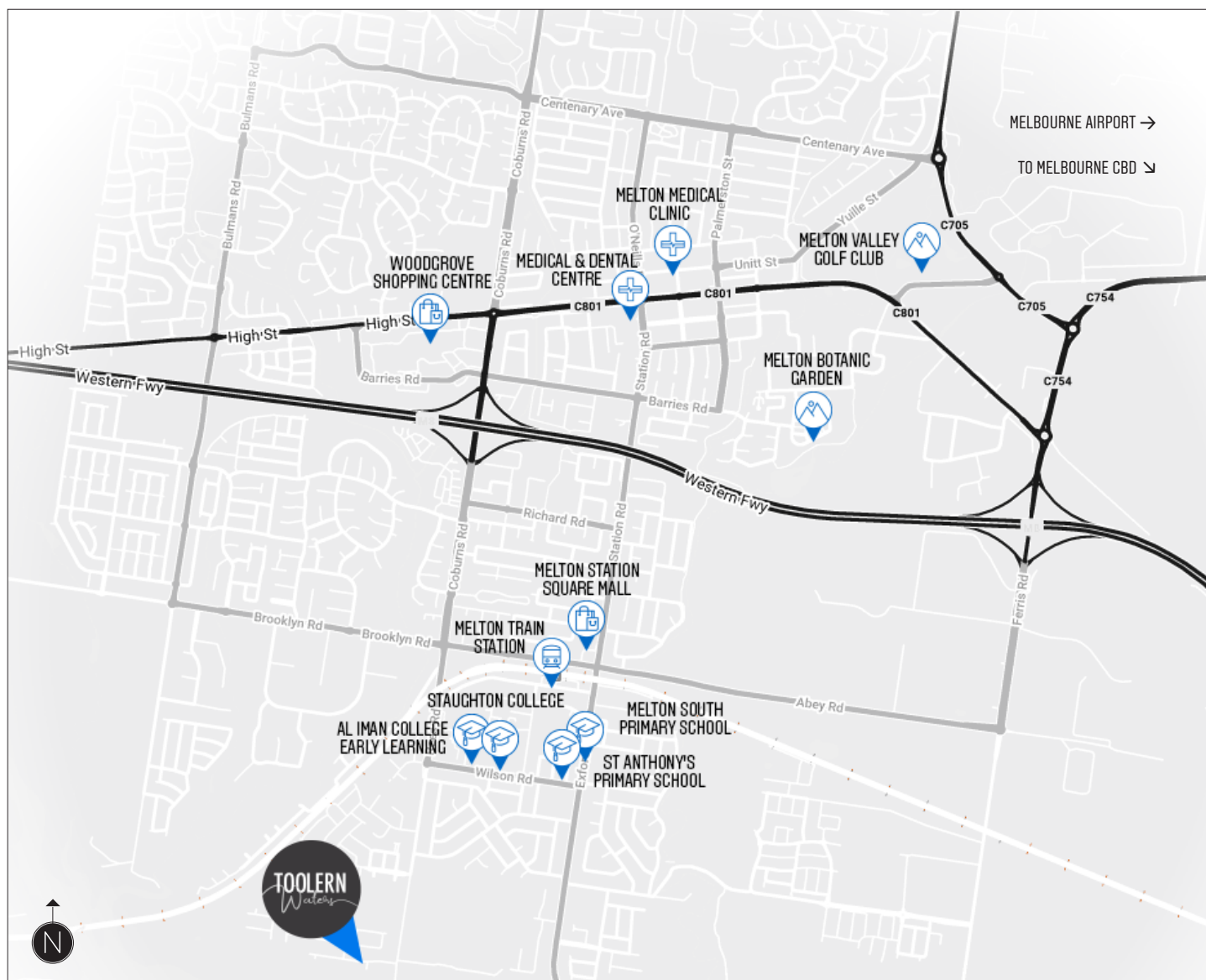
“Pride of Melton is redefining Melton’s streetscapes and it’s exciting to bring this project one step closer to completion.”

*Marlene Kairouz
Minister for Local Government*



**AN ABUNDANCE OF
LOCAL SCHOOLS**

LOCATION MAP



“The Shire of Melton is one of the fastest growing municipalities in Australia and offers a mix of urban and rural lifestyles within a comfortable commuting distance of Melbourne CBD.”

- Al Iman College – Early Learning Centre **1.5km**
- Staughton College **1.9km**
- St Anthony's Primary School **2.0km**
- Melton South Primary School **2.2km**
- Melton Train Station **2.6km**
- Melton Station Square Shopping Mall **3.2km**
- Woodgrove Shopping Centre **3.8km**
- Melton Medical Clinic **5.6km**
- Bacchus Marsh and Melton Regional Hospital **15.9km**
- Melbourne Airport **38 mins**
- Melbourne CBD **47 mins**

ESTATE LOCATION



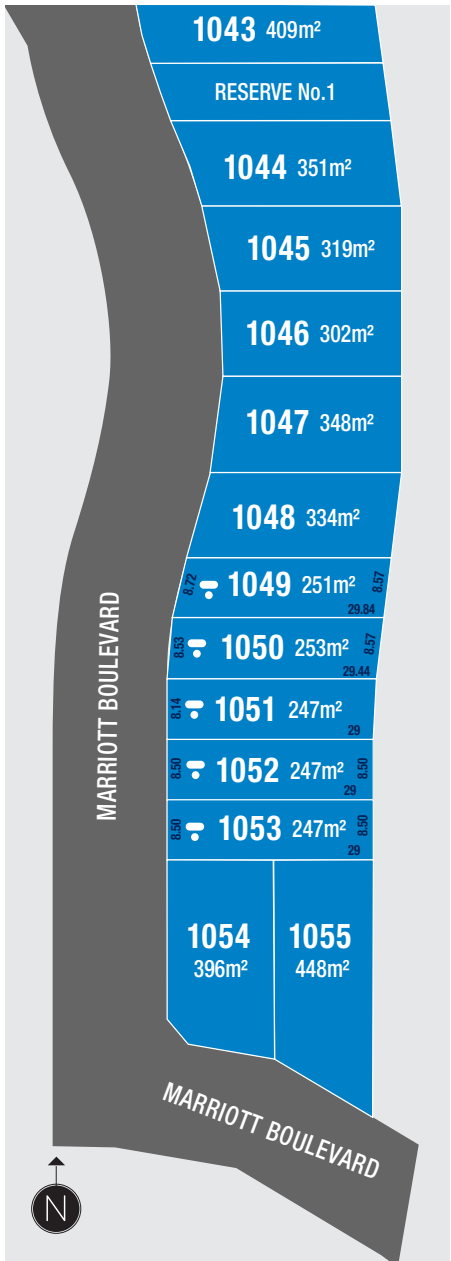
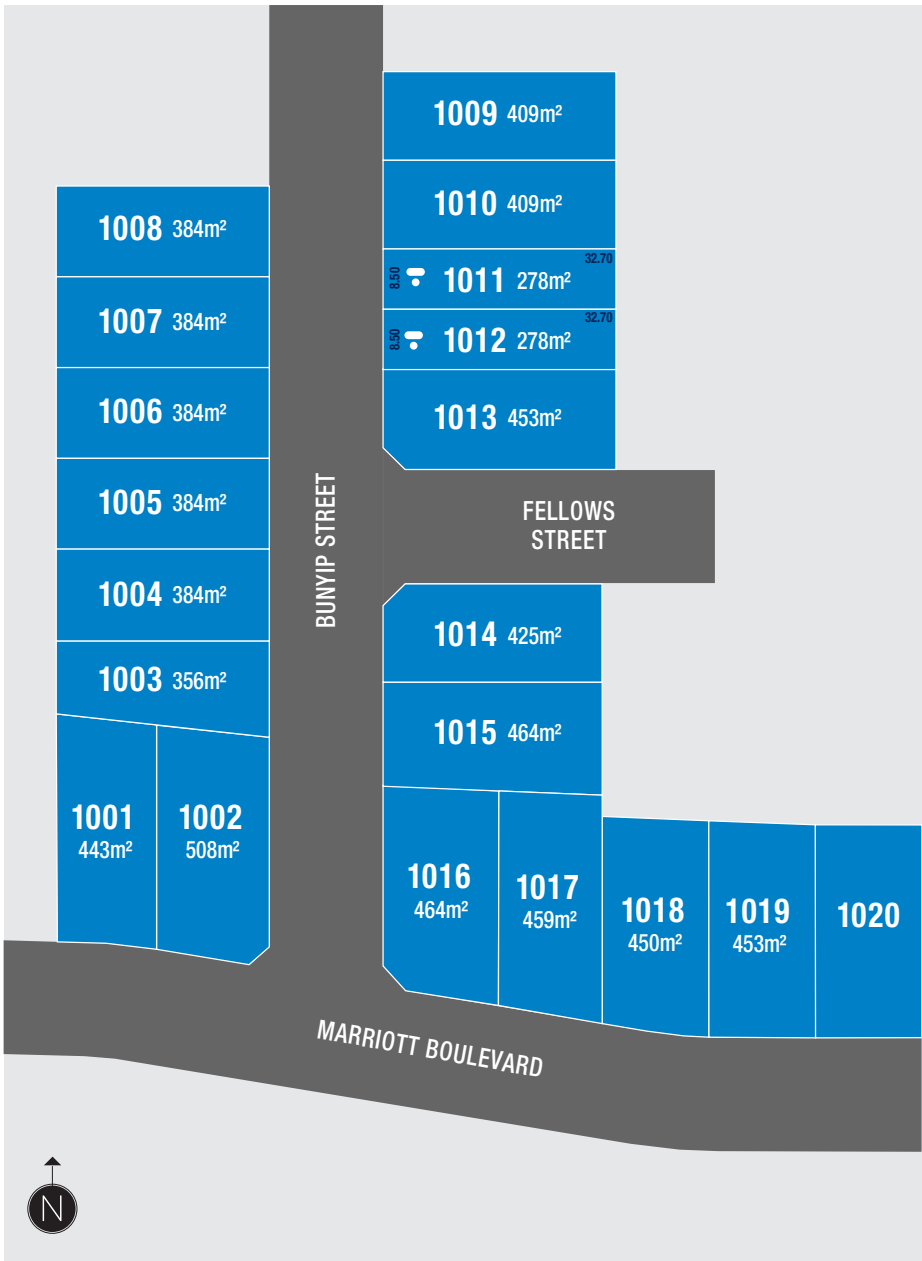
Estate Features

- Located within the new Toolern Precinct, a major urban growth area of south-west Melton.
- Easy access to Melbourne CBD and suburbs along the Western Freeway and the Deer Park By-pass, as well as the nearby Melton Railway Station.
- All the facilities a family needs including transport, schools and excellent shopping centres all within close proximity to Toolern Waters.
- Woodgrove Shopping Centre showcases a number of dining options, specialty retailers and a cinema to cater for all ages.
- Local sporting, leisure & recreational options are exceptional with the Melton Reservoir, Melton Valley Golf Club, Melton Waves Swimming Centre & Melton Harness Racing Complex (TabCorp Park), only minutes from Toolern Waters.

MASTERPLAN



ESTATE PLAN



TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, convenience and safety measures.



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 Star Rated
Energy Efficiency



Statutory 7 Year
Structural Warranty



Complete Settlement
Process Guidance



Customer Service
& Progress Updates



Professional
Colour Selection



Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period



NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.

FUTURES.

REIMAGINED.

TRIBECA.COM.AU

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