

FACT SHEET

SIENNA NORTH

FRASER RISE



Sienna North in Fraser Rise is an address positioned for your future, at the heart of the approved Plumpton Precinct Structure Plan (PSP) with an abundance of family facilities.

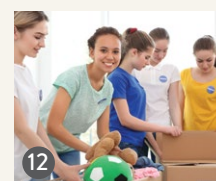
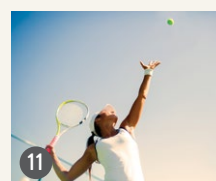
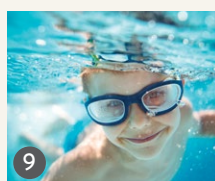
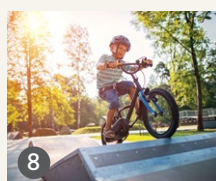
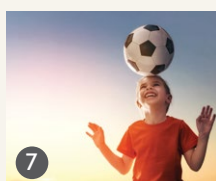
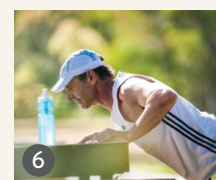
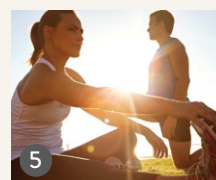
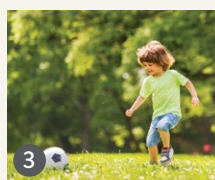
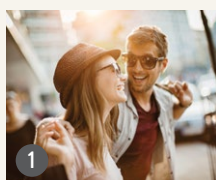


THE ADDRESS:

Our vision for Sienna North is to create a contemporary place for families to live in the North West. A place where you and your family can live an active and healthy life and build your home within easy reach of local amenities.

The Victorian Planning Authority, in consultation with Council, has prepared the Plumpton Precinct Structure Plan (PSP) to guide new urban development and services in Fraser Rise. The Sienna North master plan includes a greenway link for easy pedestrian and cycle access to these facilities.

Welcome to Sienna North. Your journey begins here.



HOMESITES:

The initial land releases at Sienna North offer a selection of conventional homesites from 317m² to over 500m² with many lots in the popular 350m² to 450m² range.

To find your ideal homesite at Sienna North, the process is easy. Our experienced team will be with you every step of the way, guiding you through the process to build your family's new home.

A collection of Australia's most renowned builders are offering a range of land & home packages to inspire you. Sensible building and design guidelines have been put in place in order to protect your investment and the character of Sienna North.

REGION:

Fraser Rise (formerly Plumpton), in the City of Melton, is rich in history and is set to enter a new chapter with the advent of the approved Plumpton Precinct Structure Plan. The PSP has been created to not only generate some 12,000 jobs in the region, but to add key family recreation facilities to the Fraser Rise area.

The facilities of the PSP, located in the immediate Sienna North area, will include a new town centre, primary and secondary schools, local parks with picnic shelters, multi-court tennis, an aquatic centre, a fitness circuit, sports fields, and even an off-leash dog park all within minutes of home.

*Source: Victorian Planning Authority

LOCATION:

Aside from being perfectly situated for the future growth of the region, Sienna North is positioned within minutes of a vast range of established local amenities including quality shopping, recreation, sporting and education facilities.

Sienna North has been master planned to establish the important connections you need with the current and future amenities within this growing vibrant region:

Dining, Entertainment and Leisure

CS Square Shopping Centre is your one-stop shopping destination featuring specialty fashion, lifestyle and homeware retailers. Grab a morning coffee, catch a movie, and dine at any of the fine restaurants in the Caroline Springs area. Or better yet, grab the family and head down to Caroline Springs lake for a picnic in the park or in the surrounding open spaces and playing fields. Venture a little further down the road to the Caroline Springs Town Centre recreation reserve (soccer, skate park) and the Caroline Springs Library & Civic Centre with its range of family activities.

Schools and Colleges

Sienna North is perfectly positioned to access a wide range of established education facilities for children at all stages of learning. For the toddlers, a quality selection of childcare facilities are close by. And the older kids have the option of riding their bikes to school with a handful of primary and secondary options such as Southern Cross Grammar and Gilson College, all only a few kilometres from home.



Caroline Springs

Local Shopping

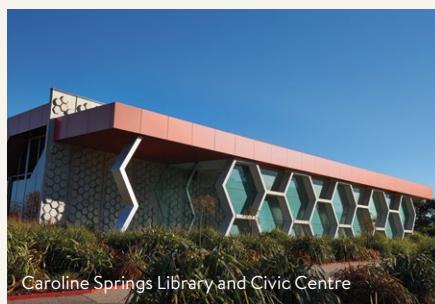
For everything retail, you're exactly where you need to be at Sienna North. Find all your daily needs just a few minutes down the road at Taylors Hill Village, Watergardens Town Centre, or the Watervale Shopping Centres. You'll never be short for choice, living at Sienna North.



CS Square Shopping Centre



Taylors Hill Village

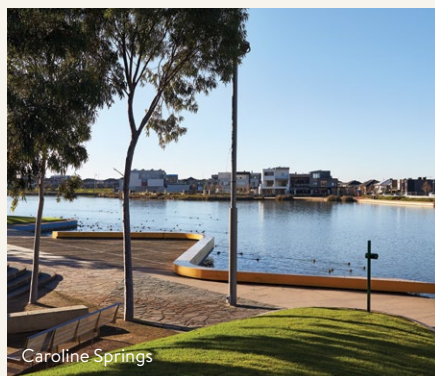


Caroline Springs Library and Civic Centre



Transport

By living at Sienna Rise, you'll be locally connected through regular PTV bus services from Moonee Ponds to Fraser Rise (via Keilor and Watergardens) operating along the Melton Highway. This takes you to all major points in the surrounding area and if you're travelling on further, Caroline Springs Train Station will link you to the Melbourne CBD.



Caroline Springs

LOCATION AMENITIES



FUTURE AMENITIES

- 1 Shopping Retail
- 2 Sport and Recreation
- 3 School

SHOPPING

- 1 Hillside Corner – 1.3km
- 2 FoodWorks Hillside – 2.4km
- 3 Future Local Centre – 4.5km
- 4 Taylors Hill Village – 4.7km
- 5 Watergardens Shopping Centre – 5.6km
- 6 Bunnings Taylors Lakes – 5.7km
- 7 Watervale Shopping Centre – 7.1km
- 8 Central Shopping Centre – 7.2km
- 9 CS Square Shopping Centre – 7.3km
- 10 Keilor Shopping Centre – 10.9km
- 11 Burnside Hub Shopping Centre – 11.3km

EDUCATION

- 1 Sydenham Hillside Primary School – 2.3km
- 2 Cana Catholic Primary School – 3.0km
- 3 Parkwood Green Primary School – 3.4km
- 4 Springside P-9 College – 4.8km
- 5 Future State Primary School – 4.8km
- 6 Copperfield College – 4.9km
- 7 Southern Cross Grammar – 5.1km
- 8 St George Preca Primary School – 5.4km
- 9 Emmaus Catholic Primary School – 5.9km
- 10 Overnewton Anglican College – 6.0km
- 11 Catholic Regional College Caroline Springs – 7.1km
- 12 Creekside College – 7.8km
- 13 Gilson College – 8.0km
- 14 Brookside P-9 College – 9.0km



MEDICAL

- 1 Kings Park Medical Centre – 3.9km
- 2 Caroline Springs Super Clinic – 6.9km
- 3 Active Medical Centre Caroline Springs – 7.0km
- 4 Watervale Medical Centre – 7.1km
- 5 Caroline Springs Medical Centre – 10.0km
- 6 Modern Medical Caroline Springs – 10.8km

TRANSPORT

- 1 Sunningdale Dr Bus Stop – 1.3km
- 2 Watergardens Train Station – 5.6km
- 3 Keilor Plains Train Station – 10.5km
- 4 Caroline Springs Train Station – 11.2km
- 5 Melbourne Airport – 23.0km

CHILD CARE

- 1 The Sanctuary at Hillside – 1.3km
- 2 Josie's Bright Beginnings – 2.4km
- 3 Goodstart Early Learning Hillside – 3.8km
- 4 Goodstart Early Learning Taylors Hill – 4.8km
- 5 Community Kids Sydenham – 5.0km
- 6 Sydenham Road Early Learning Centre – 5.8km
- 7 Delahey Children's Centre – 7.3km
- 8 Meek Family Day Care – 9.2km
- 9 Goodstart Early Learning Burnside – 10.2km

SPORT AND RECREATION

- 1 Hillside Recreation Reserve – 2.8km
- 2 Parkwood Green Reserve – 3.7km
- 3 Pioneer Park – 4.7km
- 4 Themeda Grasslands – 6.8km
- 5 Caroline Springs Civic Centre/Library – 7.8km
- 6 Keilor Public Golf Course – 7.9km
- 7 Brookside Recreation Reserve – 8.6km
- 8 Azzopardi Gardens – 8.7km
- 9 Lions Playground – 9.4km
- 10 ThreeSixty Trampoline Park – 11.1km

**SIENNA
NORTH**

FRASER RISE

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VILLAWORLD


Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of printing. All distances referred to in this brochure are approximate distances to the destination by road.