

YOUR JOURNEY BEGINS HERE

For over 30 years, Villa World has been creating contemporary Australian places inspired by you. Places where you can live a wonderful life, now and into the future.

Where creative planning allows you to live an active and healthy life, with endless opportunities to enjoy the natural environment and local facilities for years to come.

At a Villa World address, our large choice of homes means you can live the life you've always dreamed, in a place you're proud to call home. Everything you'll ever need to grow, learn and prosper is within easy reach.

It's the little things we do that make it easier for you. Our team is the difference that makes all the difference when buying, building or moving into your new home. They'll be with you every step of the way.

At Villa World, we believe you are what makes a place truly special. Today as an ASX300 company, we're proud to say that more than 45,000 Australians call a Villa World address their home.



Craig Treasure
Craig Treasure
CEO and Managing Director



989 Melton Highway, Fraser Rise
Phone 0448 918 940
siennanorth.com.au



The smart direction for your future

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.
* Source: Victorian Planning Authority

MAKE NORTH YOUR NEW DIRECTION

Sienna North in Fraser Rise is a boutique address of just under 300 homesites, positioned for your future, at the heart of the approved Plumpton Precinct Structure Plan* (PSP).

Welcome to Sienna North. Your journey begins here.





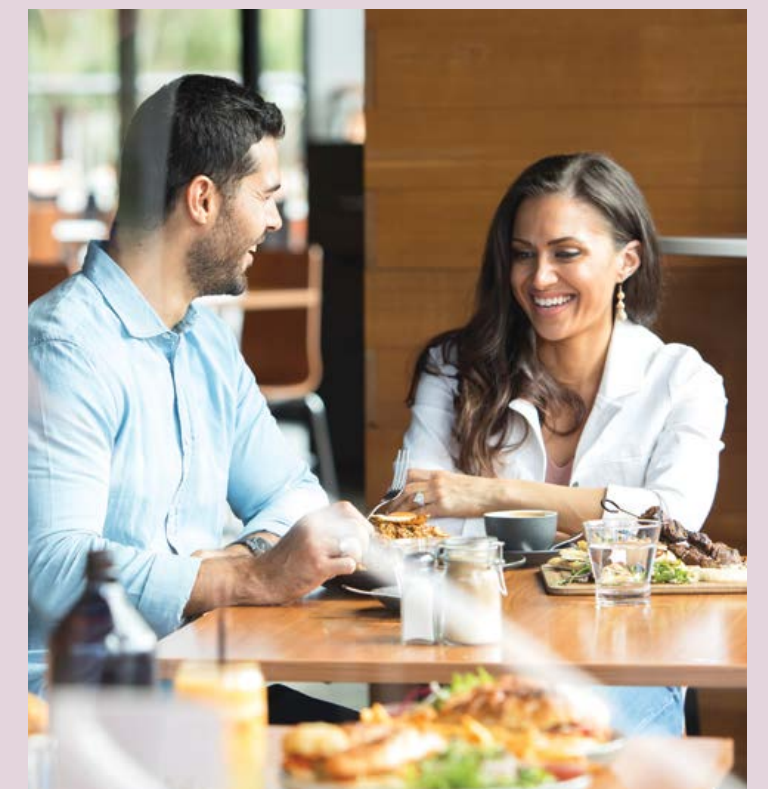
SIENNA NORTH - THE SMART DIRECTION FOR YOUR FUTURE

A PLACE TO BUILD YOUR DREAM LIFESTYLE

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.

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

Just choose your homesite, then choose your builder. We have partnered with some of Melbourne's leading home builders to create a unique range of 'land & home' packages.



SIENNA NORTH - THE SMART DIRECTION FOR YOUR FUTURE

LIFE'S ESSENTIALS, WITHIN YOUR REACH

Sienna North is well positioned in Fraser Rise, within minutes of established schools & colleges, major shopping centres, recreation facilities and employment in Taylors Hill and Caroline Springs.

When it's time for a little retail therapy, Watergardens Town Centre, Watervale Shopping Centre, CS Square and Central Shopping Centre in Caroline Springs are all easily accessible. Sienna North is also well positioned to access primary schools including Sydenham-Hillside Primary, Parkwood Green Primary and Emmaus Catholic Primary; and high schools including Southern Cross Grammar, Lakeview Senior College and Copperfield College.

For those family days out, there's a host of national parks and reserves within a short drive and the CBD is accessible via direct main roads and public transport from Caroline Springs train station.



SIENNA NORTH - THE SMART DIRECTION FOR YOUR FUTURE

YOUR FUTURE IS RIGHT IN FRONT OF YOU

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. Living at Sienna North will place the key facilities of the PSP on your doorstep.





A VIBRANT GROWING PLACE WHERE FAMILIES CAN THRIVE

The Plumpton Precinct Structure Plan* 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. Leading an active and healthy lifestyle at Sienna North will be easy, as the master plan includes a greenway link for easy pedestrian and cycle access to these new facilities.

Located in the immediate Sienna North area, the PSP facilities 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.



1 Town Centre



2 Secondary school



3 Neighbourhood parks



4 Playgrounds



5 Walking, running and cycling paths



6 Fitness Circuit



7 Sporting fields/oval: Soccer, AFL and Cricket



8 BMX bike track



9 Aquatic Centre



10 Designated off leash dog area



11 Sports reserve including tennis multi-courts



12 Community Centre