



ROSEWOOD

PLUMPTON



Look forward to
a life at Rosewood

There is so much to look forward to at Rosewood, a new community set to deliver inspired living at Plumpton in Melbourne's flourishing north-west corridor.

Nestled against a backdrop of picturesque parklands and scenic waterways, your dream home will be in easy reach of Caroline Springs and its array of established urban amenity.

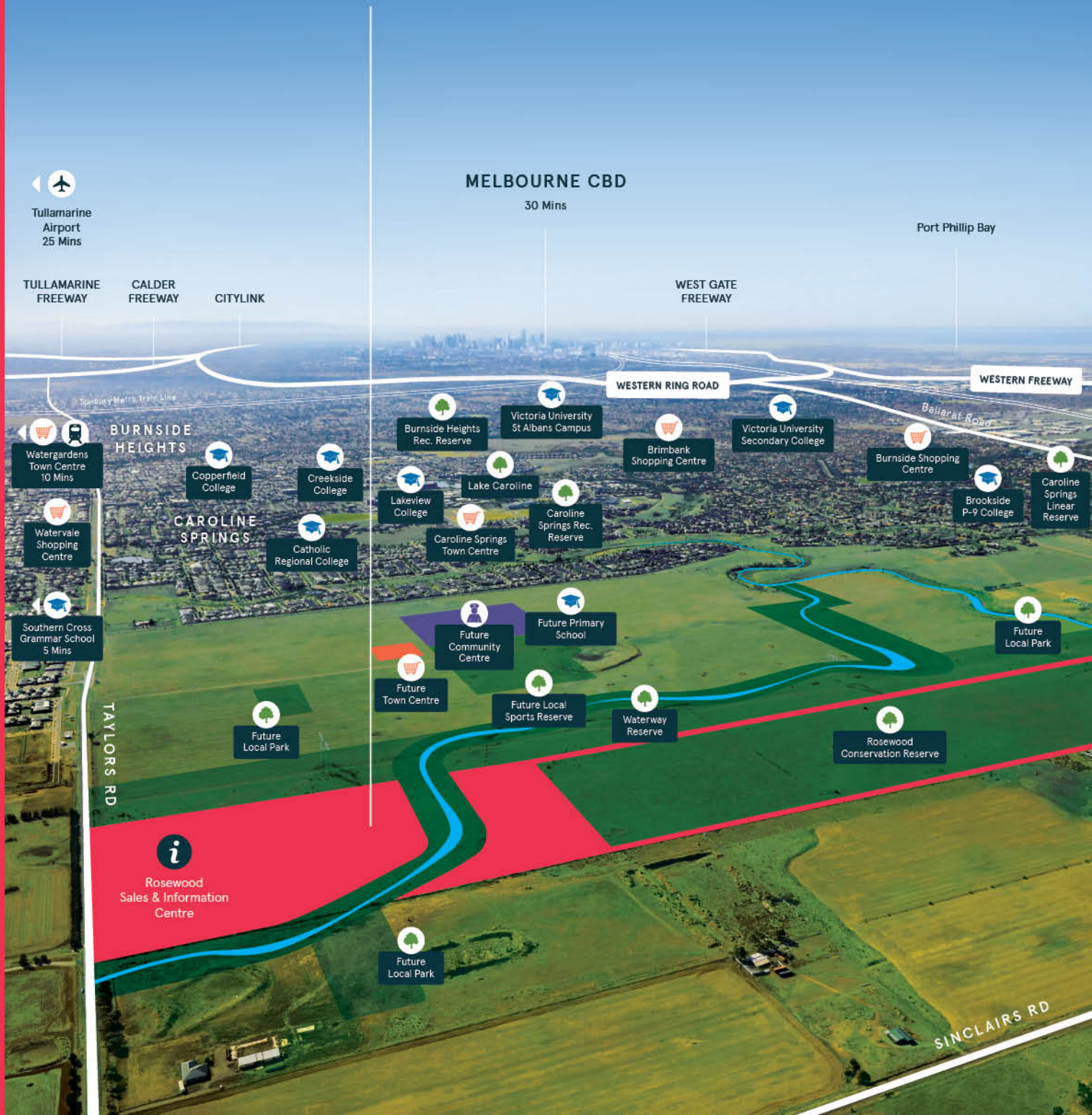






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Look forward to a connected way of life



TRANSPORT

Rosewood is perfectly positioned 23km north-west of Melbourne's CBD, surrounded by natural parklands for seamless urban connectivity within natural green surrounds. Travelling to work is made simple, with the convenience of a quick rail commute to the CBD from Caroline Springs Station, only 10-minutes drive away. Alternatively, the Western Highway will have you arriving in the city in under 30-minutes. Visit friends and family with ease via the locality's extensive arterial road network.



HEALTH

The health and wellbeing of your family will be taken care of at the Caroline Springs Super Clinic, a medical centre with after-hours capability just 3-minutes from home. Several world-class hospitals as well as a network of Allied Health services are also within driving distance of home, catering to your family's health needs.



EDUCATION

The very best educational opportunities are on your doorstep. Kororoit Creek Primary School is a 6-minute drive away, while Southern Cross Grammar offers first-class co-educational learning. Catholic Regional College in Caroline Springs offers a diverse and engaging curriculum for years 7-12 students. The future primary school adjacent to Rosewood will have direct access to the nearby sports reserves providing an enhanced learning environment for active students.



SHOPPING & ENTERTAINMENT

Just 5-minutes drive away is the established suburb of Caroline Springs, home to an exceptional range of retail, dining and entertainment. CS Square is a one-stop destination for the whole family, with major retailers and an impressive collection of speciality fresh food and fashion outlets. Enjoy the community atmosphere of Taylors Hill Village with a Coles supermarket and 14 specialty stores, only 4kms from home. Close by will be the future Plumpton Town Centre, which will become a vibrant retail, commercial and community hub that will create employment opportunities and deliver first-class amenity to the local township. Rosewood residents will enjoy all the benefits of this visionary development in Melbourne's flourishing north-west corridor.



PARKS & RECREATION

Rosewood's very own waterway winds through the estate linking to neighbouring Kororoit Creek and the Rosewood Conservation Reserve, ensuring there is an abundance of open space and natural surrounds on your doorstep.



Look forward to well-planned living

Designed by award winning landscape architects,
Rosewood has been crafted for a harmonious way of life.



Ensuring a seamless connection between urban amenity and natural landscape, your dream home at Rosewood is set amongst the serene parklands and waterways of Kororoit Creek. Be amazed by stunning local flora and wildlife as you meander through scenic walkways and bicycle tracks.

The Rosewood Conservation Reserve links the community to the adjacent wetlands and vegetation, creating a harmonious connection between this boutique estate and the surrounding natural landscape.

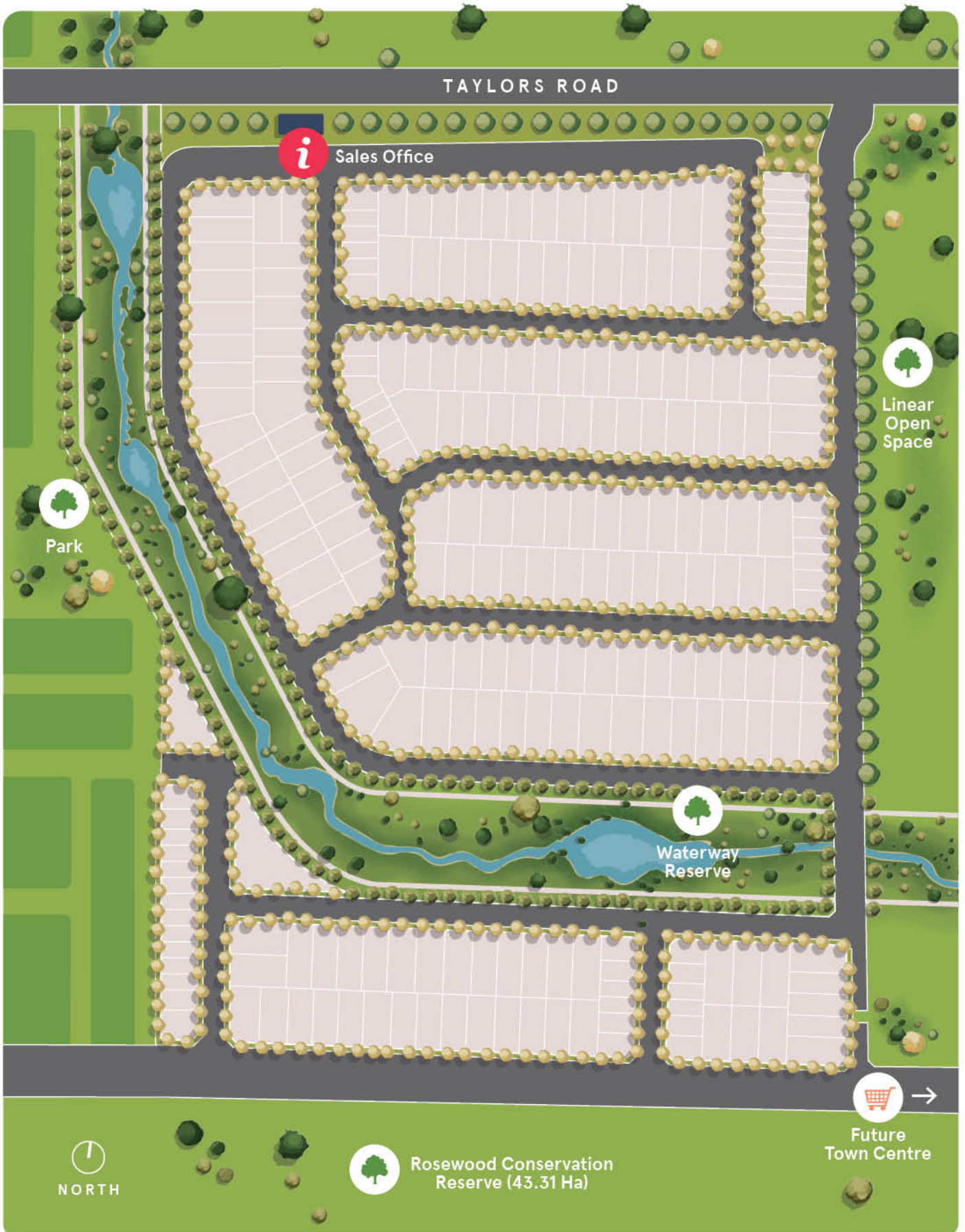


Artist Impression



ROCKBANK 10 MINS
WESTERN FWY ON-RAMP 5 MINS

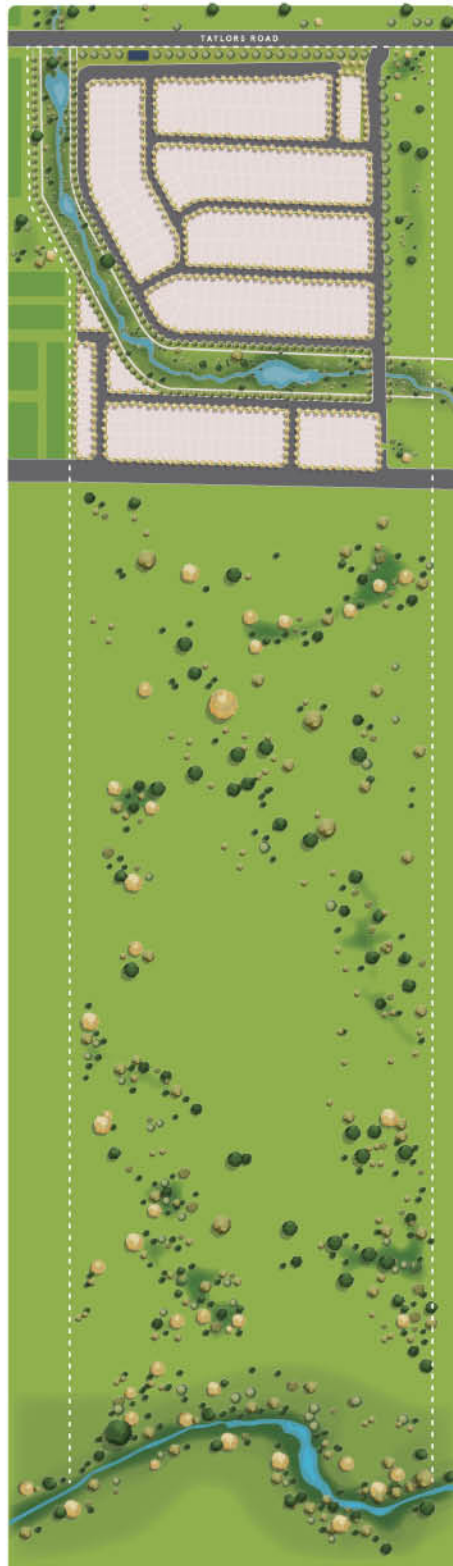
CALDER FWY/CITYLINK 13 MINS
CAROLINE SPRINGS TOWN CENTRE 5 MINS



CAROLINE SPRINGS TOWN CENTRE 5 MINS



The Masterplan



Rosewood Masterplan

Manicured lawns and neatly designed streets will be complemented by the tranquil waterway that winds through the community.



Rosewood Conservation Reserve

43.31 Ha

A private oasis just a short walk from home, the Rosewood Conservation Reserve is your piece of heaven on the urban fringe.

Look forward to an aspirational lifestyle

Boutique at its heart, life at Rosewood has been designed with discerning families in mind.

As you form connections with like-minded neighbours, take pleasure in seeing your family blossom while enjoying the premium lifestyle opportunities on your doorstep.

You will delight in watching your little ones explore the imaginative playgrounds and recreation spaces throughout the community.

Local parks have been designed with young families in mind, providing foundations on which your children will build happy memories.





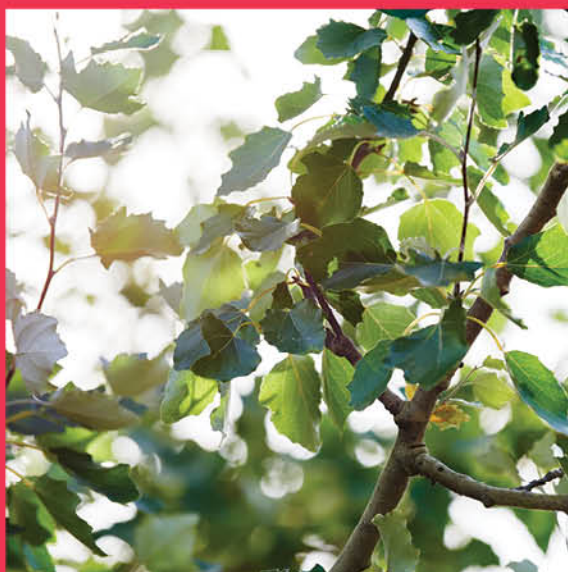
Whether it's a brisk morning walk or cycling with friends, you'll be enchanted by the dappled sunlight as it peeks through canopied walking trails along the tree-lined riverbank. Meet up with friends for a coffee or brunch at Billy's Paddock, where you will be delighted by the fresh produce and aromatic coffee on offer.

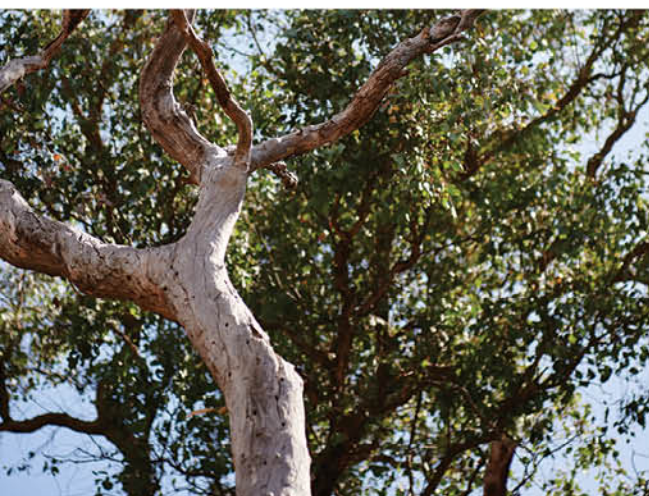
Achieve your fitness goals at Goodlife Health Club in Caroline Springs, just 5-minutes away. Look forward to the planned Aquatic Centre and additional parks within easy reach of Rosewood.



Weekends will be spent cheering on junior cricket or football champions at one of the many sporting grounds across the locality, while older kids perfect their skills at the Caroline Springs Recreation Reserve Skate Park.

Finish the day with a stroll along pathways traversing the lush wetlands and Kororoit Creek waterway reserves. The joy of discovering the abundant bird and aquatic life in your very own natural sanctuary will be shared between parents and children alike, making memories to last a lifetime.





For a memorable outdoor adventure get close to nature at Organ Pipes National Park, only 15-minutes drive from Rosewood. Accented by majestic rock formations and home to native vegetation and wildlife, Organ Pipes is a local treasure that will provide hours of entertainment for your family.

“The opportunity to tailor a boutique community was something we really enjoyed taking on. Rosewood’s future residents will have the best of both worlds in this bespoke neighbourhood.”

Matt Belford
ID LAND DIRECTOR





“Rosewood is the perfect fit for families who want a premium, close-knit living experience. We are really proud of what we’re delivering and can’t wait to see it come to life.”

Jeff Garvey
ID LAND DIRECTOR

Enjoy the local experience at Watergardens Town Centre Shopping Centre with its vast array of fashion, homewares, fresh food and major retail outlets. Or in less than 30-minutes you can arrive at Highpoint Shopping Centre, home to over 500 specialty shops, with international brands, late night dining and entertainment options on offer.

Book in regular movie nights at HOYTS Watergardens to enjoy the latest films with family and friends. On special occasions treat the family to lakeside dining at West Waters Hotel & Entertainment Complex, or enjoy the simple pleasures of a BBQ beside picturesque Lake Caroline.

Entertain friends over a leisurely Sunday lunch at Avanti at Witchmount Estate for classical Italian dining in a vineyard setting.





SHOPPING & ENTERTAINMENT

01. Galli Winery & Restaurant
02. Witchmount Estate Winery
03. Future Shopping Centre
04. Future Town Centre
05. Future Plumpton Town Centre
06. Future Convenience Centre
07. Taylors Hill Village
08. Caroline Springs Shopping Centre
09. Westwaters Entertainment Complex
10. Watervale Shopping Centre
11. Hoyts Watergardens
12. Watergardens Town Centre
13. Highpoint Shopping Centre
14. Melbourne CBD



EDUCATION

15. Future Primary School - Govt.
16. Future Primary School - Non Govt.
17. Future Primary School - Govt.
18. Future Secondary College - Govt.
19. Future Primary School - Non Govt.
20. Future Primary School - Govt.
21. Future Primary School - Govt.
22. Future Secondary School - Govt.
23. Future Primary School - Govt.
24. Future P-12 School
25. Future Primary School - Govt.
26. St. George Preca Primary School
27. Southern Cross Grammar
28. Catholic Regional College
29. Creekside K-9 College
30. Lakeview Senior College
31. Kororoit Creek Primary School



PARKS & RECREATION

32. Future Park
33. Future Park
34. Future Aquatic Centre
35. Rosewood Conservation Reserve
36. Future Sports Reserve
37. Future Kororoit Regional Park
38. Kororoit Creek
39. Stony Hill Creek
40. Caroline Springs Rec. Reserve
41. Goodlife Health Club
42. Lake Caroline Reserve
43. Burnside Heights Rec. Reserve
44. Organ Pipes National Park
45. Green Gully Reserve
46. Brimbank Park



HEALTH

47. Caroline Springs Super Clinic
48. Delahay Medical Centre
49. Royal Womens Hospital

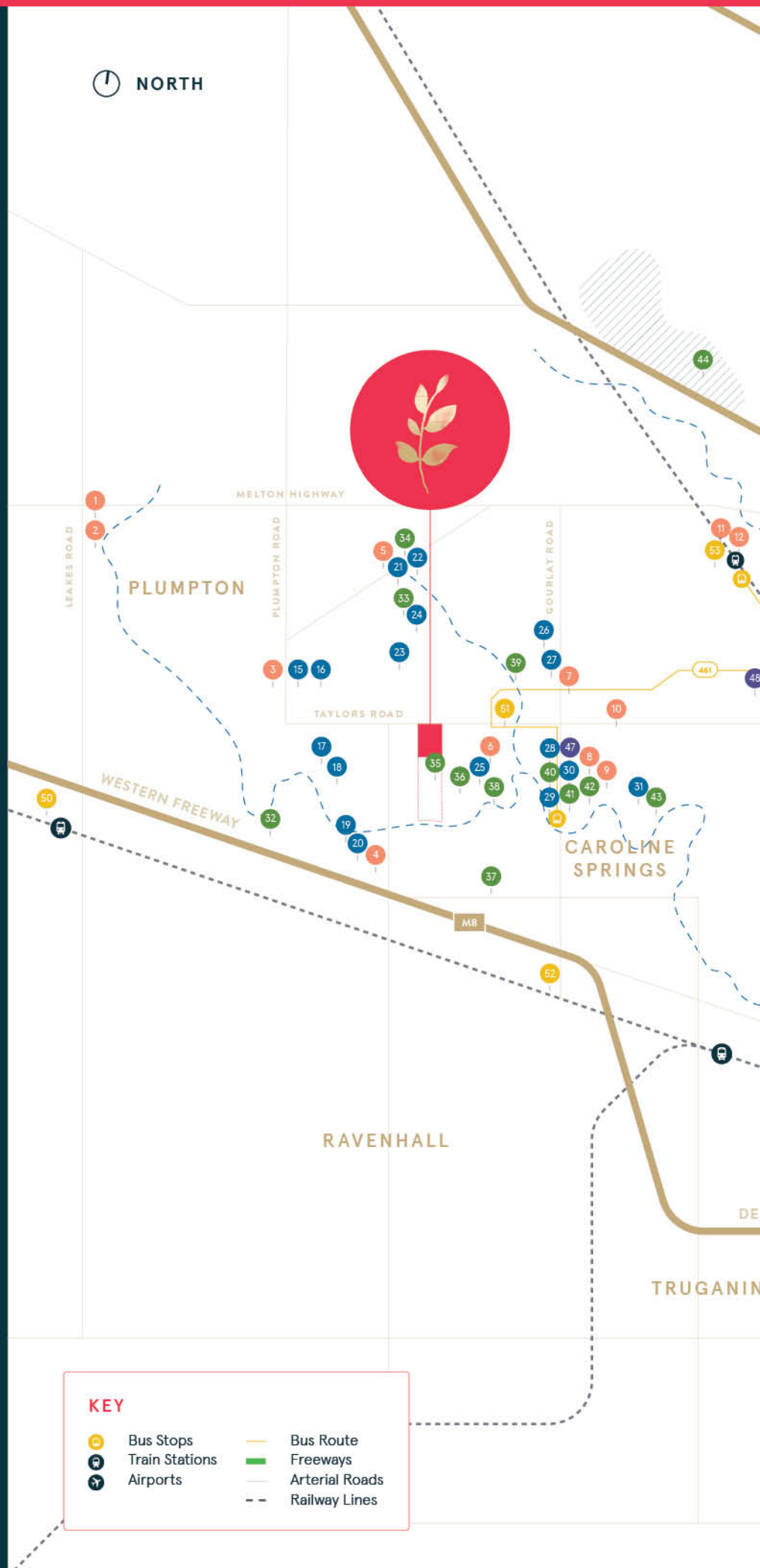


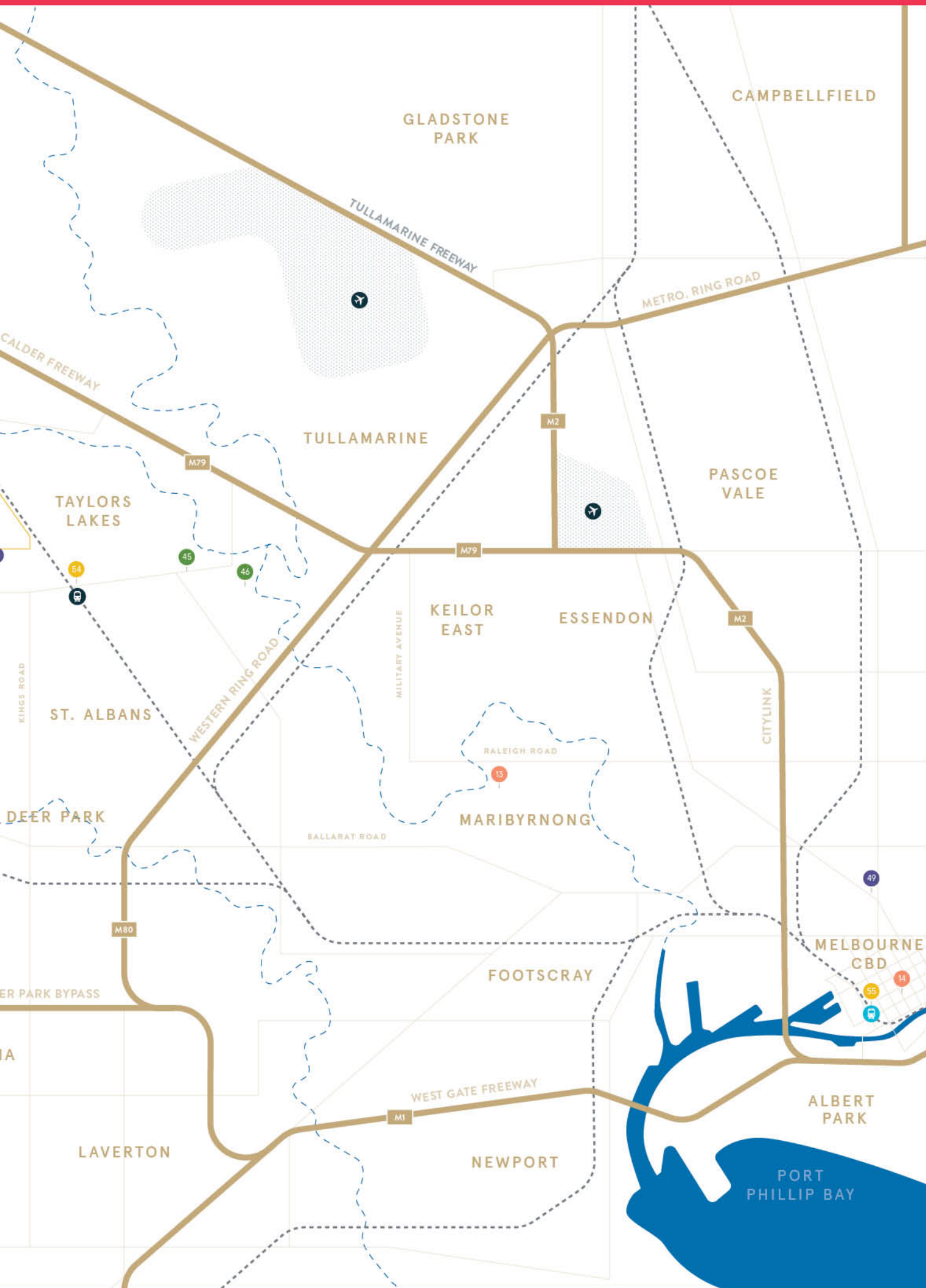
TRANSPORT

50. Rockbank Train Station
51. City Vista Ct Bus Interchange
52. Caroline Springs Train Station
53. Watergardens Train Station
54. Keilor Plains Train Station
55. Southern Cross Station



NORTH





About the Team



ID_Land is an award winning residential developer that strives to create unique and inspiring projects and communities.

We focus on new land estates in growth suburbs along with medium density townhouse and apartment developments in existing suburbs with a current project pipeline throughout Melbourne and Geelong with an end value of \$1.5billion.

With expertise in all forms of residential development, the team has a proven track record in the management and successful delivery of communities of varying scale and complexity.

ID_Land's proven industry successes are credited to their experience in creating communities built collaboratively with the best industry partners to bring quality, affordable alternatives to the abundance of residential offerings throughout Victoria.

The cornerstone of our business is to deliver projects that exceed the expectations of our stakeholders, including customers, projects partners and all levels of Government.



Look forward to a charming
community enriched by a
blend of urban living and
natural connection for an
aspirational life.

RosewoodPlumpton.com.au

Call 0437 098 720

961 Taylors Road, Plumpton

Developed By



Marketed By



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