







WARRALILY LIFE

Warralily is a unique masterplanned community nestled in a haven of nature, a place that has the perfect balance of modern convenience and signature landscapes to accommodate your brand new home.

At the heart of this vibrant community is Armstrong Creek. With parks, playgrounds and 30 kilometres of hike and bike trails peppered along its banks, it will connect you to every pocket of Warralily.

At Warralily you will be able to wander in parklands, dip your feet in the creek, take the kids to the park, go shopping, connect with friends or enjoy a meal at one of the many future cafes. This is Warralily life.





COMMUNITY LIFE

Warralily is dedicated to building a happy and close-knit community. When you buy at Warralily, you'll be introduced to your own community development officer, who will welcome you and connect you to all the services you might need. Plus they'll help you get involved in regular events such as family fun days, yoga in the park, seasonal markets and playgroups.

If you have a local or home based business there will be opportunities to attend networking and information events at the W Lounge and Warralily Coast Community House.

You can also keep up to date with all the goings on and meet new friends at the Warralily Facebook page.

Warralily's Community Hub will become a focal point that will include a proposed neighbourhood activity centre with main street style shopping, cafes, food outlets and a proposed supermarket. Schools and sporting facilities will also be located close by, helping to strengthen a strong sense of belonging and wellbeing that's already felt amongst residents. And unlike other developments, you won't be charged fees to enjoy these exciting assets.

- A dedicated community development officer
- Regular community events
- Warralily Facebook page keeping you connected
- Future community hub featuring a shopping centre, cafes and food outlets
- Future schools and sporting facilities

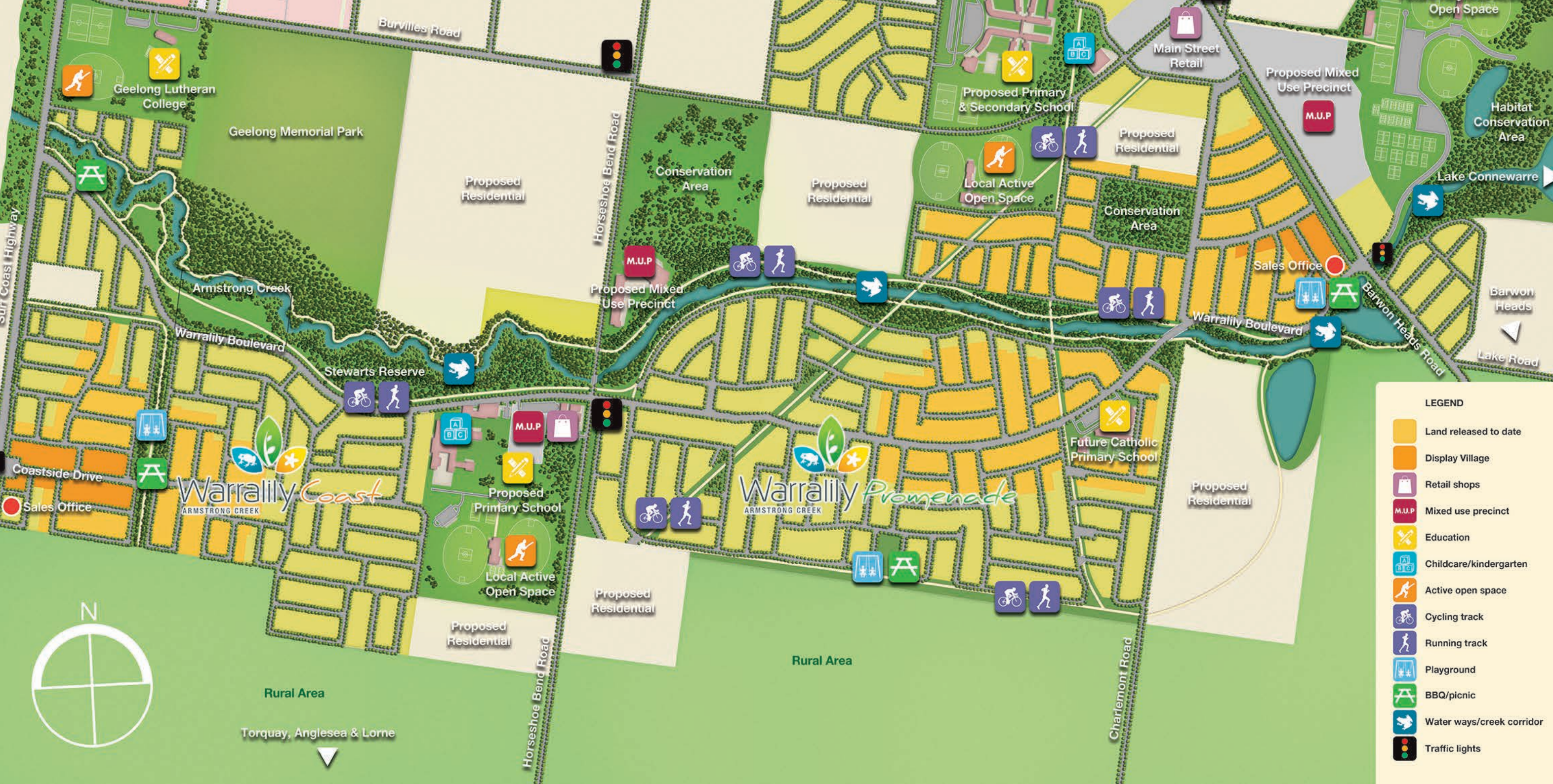
LEARNING LIFE

From toddlers to teenagers, Warralily and the surrounding area supports lifelong learning. You can be certain that your kids will enjoy the best start possible, with proposed childcare, kindergarten and three new schools to be located on site. You'll be able to choose from either government, independent and unique to Warralily, special needs education. Catering for children from prep to their senior years, these facilities will be conveniently located just a short walk from your home.

Geelong also boasts a selection of Victoria's best schools and universities. Deakin University is just a 10-minute drive away, while Geelong Lutheran School and Mt Duneed Regional Primary School are just minutes from home. When it comes to offering a range of outstanding education, Warralily excels.

- Childcare, kindergarten and maternal and child health
- Two Prep-Yr6 government primary schools
- Prep-Yr6 Catholic Primary School
- Special needs school
- A government secondary college
- Deakin University just 10 minutes away
- Geelong Lutheran School
- Mt Duneed Regional Primary School





OPEN SPACE AND ENVIRONMENT

- 82 hectares of open space including parks, playgrounds and waterways
- Over 5km's of meandering Armstrong Creek
- Natural conservation reserves
- EnviroDevelopment certification
- Recycled water

SPORT & RECREATION

- Regional sporting precinct with 3 competition ovals, 3 soccer fields, 18 netball courts and 9 tennis courts
- Bowling greens
- 30km's of hike and bike trails

EDUCATION

- Three future schools offering classes from Prep to Year 12 and special needs school
- Future childcare/kindergarten
- Future community and child wellbeing centre
- Geelong Lutheran College (Prep-Year 12) and Mt Duneed Primary School on your doorstep

SHOPPING AND DINING

- Future neighbourhood shopping centre including supermarket and specialty stores
- Proposed major retail centre, cafés and restaurants
- Easy access to an array of shopping centres and strips in nearby Geelong, Torquay and Barwon Heads.
- W Lounge





HEALTHY LIFE

Warralily gives you the unique opportunity to indulge in a happy, healthy lifestyle with 82 hectares of open space and parkland – that’s equivalent to 41 MCG ovals. 23% of Warralily is dedicated to facilities for football, netball, tennis, cricket, basketball, bowls and soccer. So you will be able to watch your own sporting legends blossom and meet other parents as you support your local team.

If individual training and fitness is what you’re after Warralily will offer the most unique gymnasium with 30kms of pathways for walking, jogging or cycling as well as an array of fitness stations to challenge your personal best. Or you can take it a little easier and simply pack-up the sun cream and indulge in a beach run or surf at the local Surf Coast beaches.

But there’s more to looking after yourself and your family. That’s why the community will benefit from its very own Wellness Centre within the proposed Neighbourhood Activity Centre. The centre will feature three and four-year-old kinder programs, maternal and child health, playgroup and youth spaces, not to mention aged and disability services. Warralily is laying the foundation for a liveable, inclusive and healthy community.

- 82 hectares of open space
- 30km of walking and cycling paths
- Approximately 23% of land dedicated to sports and leisure facilities
- One regional and two local sports precincts
- City of Greater Geelong Child & Wellness Centre





WARRALILY PROMENADE NATURE'S PLAYGROUND

Located in the heart of Warralily, The Promenade is the perfect, natural escape from the world outside. You will always feel connected to the beautiful landscape and parklands that pepper the banks of Armstrong Creek, the centrepiece of the village. Extensive hike and bike networks will take you to wherever you need to go, whether it be your favourite shady spot, playground or to the broader community facilities that are on offer at Warralily.

Promenade will give families a quiet residential haven and an old-fashioned village vibe, where bird calls and whistling treetops replace the stress of the hustle and bustle. With a great range of land sizes to choose from plus schools, shopping and sporting facilities on your doorstep you can't go wrong.





THE COAST IS CALLING WARRALILY COAST

If you long for somewhere to call home that keeps you close to the lifestyle you love, then Warralily Coast could be the answer. Quick and convenient access to the rugged beauty of the Surf Coast is at the heart of Warralily Coast, but the reasons to love it don't stop there. You'll be able to enjoy the proposed creekside cafe and convenient mixed use precinct, plus easy access to the future P-yr6 and existing Geelong Lutheran College campuses. Or escape into nature with beautiful parks and the natural beauty of Stewarts Reserve, or get the family fit and active at the future local sporting precinct or numerous playgrounds peppered throughout the village. The gently meandering walking paths and cycling tracks throughout the village provide views across Armstrong Creek and beyond. Whether you'd prefer to be overlooking Armstrong Creek, the natural vistas of Stewarts Reserve and parkland, or being able to walk the kids to school, we have a perfect spot and the right block of land to suit your dream home.

- Future local shopping and major retail centre
- Five kilometres of meandering Armstrong Creek
- Future Primary School
- 1.5 hectare T Park





SOCIAL LIFE

At Warralily you won't have to go far to catch up with friends for coffee, enjoy a delicious meal or indulge in some serious retail therapy. The planned neighbourhood shopping precinct with supermarket, and a café will be the perfect place for groceries and catching-up on local news. Plus there will be ongoing community events that will provide lots of fun for families, but also bring the community together as a whole.

The relaxed pace of Torquay and Barwon Head's seaside shops are just a short trip away, and the major retail centre planned for Surf Coast Highway promises to bring you all your favourite brands, restaurants and Hollywood blockbusters at its multiplex cinema.

- Future neighbourhood shopping centre with supermarket, café and food outlets
- Proposed creekside cafe and mixed use precinct
- Seaside towns Torquay and Barwon Heads just minutes away
- Major retail centre planned on Surf Coast Highway





HOMELIFE

Warralily offers a wide range of quality living options with a great choice of lot sizes and builder designs to suit your budget and your individual needs. Which ever it is you'll be close to schools, shops, tranquil parks and peaceful waterways. As a resident at Warralily you'll be treated to some of the most picturesque streetscapes in the region, thanks to design guidelines and the front landscaping rebate that make sure the Warralily community is always looking good.

At Warralily we'll also make home life functional with each home having access to advanced fibre-to-the-home technology. Warralily is the first development in the region to be connected to the National Broadband Network, giving you a high-speed Internet connection.

With plenty of living options available, great amenities, connectivity and an abundance of natural space, you can feel confident you're making a safe investment for your future.

- Living options to suit the lifestyle you want
- Choose your own block and builder
- Village life that's close to schools, shops and more
- High-speed broadband Internet access via NBN
- Display Village





SUSTAINABLE LIFE

Warralily respects the natural environment and is dedicated to protecting and improving the local landscape. As well as the regeneration of Armstrong Creek, more than one million trees and shrubs will be planted at Warralily. Recycled water is available to all residents, keeping your gardens lush and green. Plus all homes are required to be 6-star energy rated, reducing your overall living expenses.

- Over 1,000,000 trees and shrubs to be planted across the site
- Regeneration of Armstrong Creek
- Recycled water available to all residents
- All homes 6-star energy rated
- Water re-use
- First EnviroDevelopment in Geelong





A BETTER LIFE

So, what are you waiting for? Blue skies are calling you. Join the Warralily community today, and start to build a better life.

Visit or contact:

Warralily Coast Land Sales Office

680 Surf Coast Highway, Armstrong Creek

Telephone: 1300 458 193

Email: coast@warralily.com.au

Warralily Promenade Land Sales Office

844 Barwon Heads Road, Armstrong Creek

Telephone: 1300 661 719

Email: sales@warralily.com.au



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Photographs and illustrations in this brochure are intended to be a visual aid only and do not necessarily depict the actual development. All information is subject to change without notice. Readers are encouraged to make their own enquiries about the development by contacting the Coast sales team on 1300 458 193 or coast@warralily.com.au or the Promenade sales team on 1300 661 719 or sales@warralily.com.au. Correct as at June 2014.

Map is computer generated and not to scale.

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