

# ExfordWATERS

LIFE ON THE RIVERBANK





Your new residential community.



Your escape from the hustle  
and bustle of everyday life.

# Welcome to Exford Waters

Exford Waters is a new residential community, where you can enjoy a lifestyle built around a unique, beautiful part of Melbourne's growing outer west.

Exford Waters gives you the chance to create a fulfilling and balanced life – a place where serenity and convenience meet to provide a modern, sought after sanctuary, a stones throw from the Werribee River.

Your new reality awaits; it's time to build your  
**Life on the Riverbank.**



Life on the Riverbank.



# Space to Explore

Be adventurous and bold; Exford Waters will inspire you to enjoy all that the natural surrounds has to offer. Living along the banks of the Werribee River is the perfect place to get away from modern pressures and enjoy quality time with your family and friends and perhaps even catch a glimpse of the local wildlife.



“Exford Waters is where idyllic community living and nature merge”





Creating a quality  
community experience.

## A Well-planned Community

Exford Waters is a sanctuary that brings together carefully considered design with its majestic natural surrounds. Tree-lined streetscapes, landscaped parklands and the natural riverbank combine to give you a unique living experience.



Everything on your doorstep.

“Exford Waters offers everything you need to feel connected”



Quality Schools 

Exford Waters' proximity of a 40-minute drive to both Melbourne's CBD and Geelong, allows you to take care of life, leisure and business.

Whether you're enjoying a quiet morning coffee at a local café or taking a day trip, there is plenty to do in the surrounding area. An abundance of retail, local schools and sporting clubs allow you to develop your lifestyle and grow your family to it's full potential.



 Parkland

Surrounded by amenity.



3338  
YOUR NEW HOME



Quality homes.

# Building a Quality Estate

Exford Waters have created Design Guidelines to ensure all housing aesthetics compliment the unique natural surrounds. This well-planned community will continue to set a new standard of quality as time unfolds. Diverse and generous allotments will allow you to build the home you have always dreamed of while your new postcode brings you everything you need to suit your ever changing lifestyle.



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Visit our Land Sales Office at 153-155 Exford Road

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