



WARRALILY

Experience the Warralily Way of Life



THRIVING
COMMUNITY



BBQ
FACILITIES



COMMUNITY
EVENTS



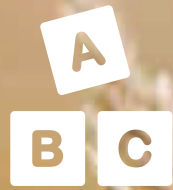
CHILDCARE
CENTRE



SUPERMARKETS



KINDERGARTEN



PRIMARY
SCHOOLS



SECONDARY
SCHOOLS



SPECIAL NEEDS
SCHOOL



CAFES



82 HECTARES
OF OPEN SPACE



30KMS OF WALKING
& BIKE TRAILS



TORQUAY & BARWON
HEADS NEARBY



FITNESS STATIONS
& GYM



MOMENTS TO
SURF COAST



43 BIRD SPECIES



RESTAURANTS



SPECIALTY STORES



30KMS OF WALKING
& BIKE TRAILS



FUTURE SPORTING
FACILITIES



FAMILY
ACTIVITIES



FUTURE
CINEMAS



10 MINS TO
GEELONG



RECYCLED
WATER



ENERGY EFFICIENT
HOMES

WARRALILY

Experience the Warralily Way of Life

WARRALILY WAY OF LIFE

Warralily is a unique masterplanned community with the perfect balance of modern amenities and natural landscapes for your new home.

Armstrong Creek runs through Warralily's heart, with parks, playgrounds and hike and bike trails along its banks, bringing vitality and connection to every part of the community.

Wander the parklands, dip your feet in the creek, take the kids to a playground, go shopping, connect with friends or enjoy a meal at a cafe. The Warralily way of life has it all.



- Future local shopping and major retail centre
- Short distance to Surf Coast & Geelong
- Future Schools, Kindergarten & Childcare Centre
- Planned sporting facilities



WARRALILY VILLAGES

The Warralily community is divided into three areas to provide the perfect balance of modern amenities, choice and natural landscapes for your new home. Welcome to Warralily Promenade, Warralily Coast and Warralily Central.

Warralily Promenade is the perfect, natural place to escape from the outside world. You'll always feel connected to the beautiful landscape and parklands along the banks of Armstrong Creek. The precinct has been designed to give families the opportunity to enjoy gentle birdcalls, whistling treetops and the quiet flow of Armstrong Creek while having easy access to local schools, parks, playgrounds, shopping and more - it's the perfect place to live and relax.

The rugged beauty of the Surf Coast is close to the heart of the Warralily Coast precinct. Located to give quick and convenient access to the rugged beauty of the Surf Coast, you can be but with easy access to life's other essentials. You'll be able to enjoy the local shopping complete with supermarkets, cafes and specialty stores. Or take advantage of future sporting facilities, childcare centre, kindergarten and schools. Warralily Coast has it all - a beach inspired lifestyle you've always wanted matched with the benefits of a thriving community.

Warralily Central is to be the heart and soul of the community and provide the community key amenities in one location. At the centre will be Warralily Village, the meeting point for the community and host to the latest retail offerings from Woolworths, BWS, and specialty stores, cafes, restaurants and more. Furthermore the village will be adjacent Warralily's future sports facilities, schools, kindergarten and childcare centre. It's seamless community living at its best, and that's what the Warralily Way of Life is all about.



- Childcare, kindergarten and maternal and child health
- Future schools and sporting facilities
- Deakin University just 10 minutes away



WARRALILY COMMUNITY

When you buy at Warralily, you'll have your own community development officer who'll welcome you, connect you to all the services you might need, and help you get involved in regular events such as family fun days, yoga in the park, seasonal markets, dance classes and playgroups. If you have a local or home-based business there'll be networking and information events at the W Lounge and Warralily Coast Community House, and you can keep up to date and meet new friends at the Warralily Facebook page. Warralily Village is the community hub that will include a shopping centre with main street shopping, cafés, gym and Woolworths and Aldi supermarkets. Schools and sporting facilities will also be located close by, ensuring that you get the most out of your new Warralily way of life.



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

WARRALILY LEARNING

From toddlers to teenagers, Warralily supports lifelong learning. You can be certain that your kids will enjoy the best start possible.

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 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-Yr 6 government primary schools
- Prep-Yr 6 Catholic Primary School
- Special Needs School
- Government Secondary College
- Deakin University just 10 minutes away
- Geelong Lutheran School
- Mt Duneed Regional Primary School

WARRALILY HEALTH

At Warralily, coffees with friends, delicious meals, or some serious retail therapy is never far away. The Warralily Village is currently underconstruction and will be the perfect place for groceries and catching-up on local news. Ongoing community events will provide lots of fun for families and bring the community together. Torquay and Barwon Heads seaside shops are a short trip away, and the future Armstrong Creek Town Centre on Surf Coast Highway will bring you all your favourite brands, restaurants and Hollywood blockbusters at its multiplex cinema.



- Future neighbourhood shopping centre with supermarkets, café and food outlets
- Torquay and Barwon Heads just minutes away
- Future retail centre and multiplex cinema planned on Surf Coast Highway



WARRALILY HOME

Warralily offers a wide range of quality living options with a great choice of lot sizes and home designs to suit your budget and needs. Building your dream home at Warralily means you will always feel connected to the beautiful landscape and parklands along the banks of Armstrong Creek. It also means that you and your family will be part of a thriving community that will have easy access to primary, secondary & special schools, childcare centre, kindergarten, shopping centre with supermarkets and cafés, plus sports fields, ovals, tennis & netball courts and more. 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



WARRALILY SHOPPING

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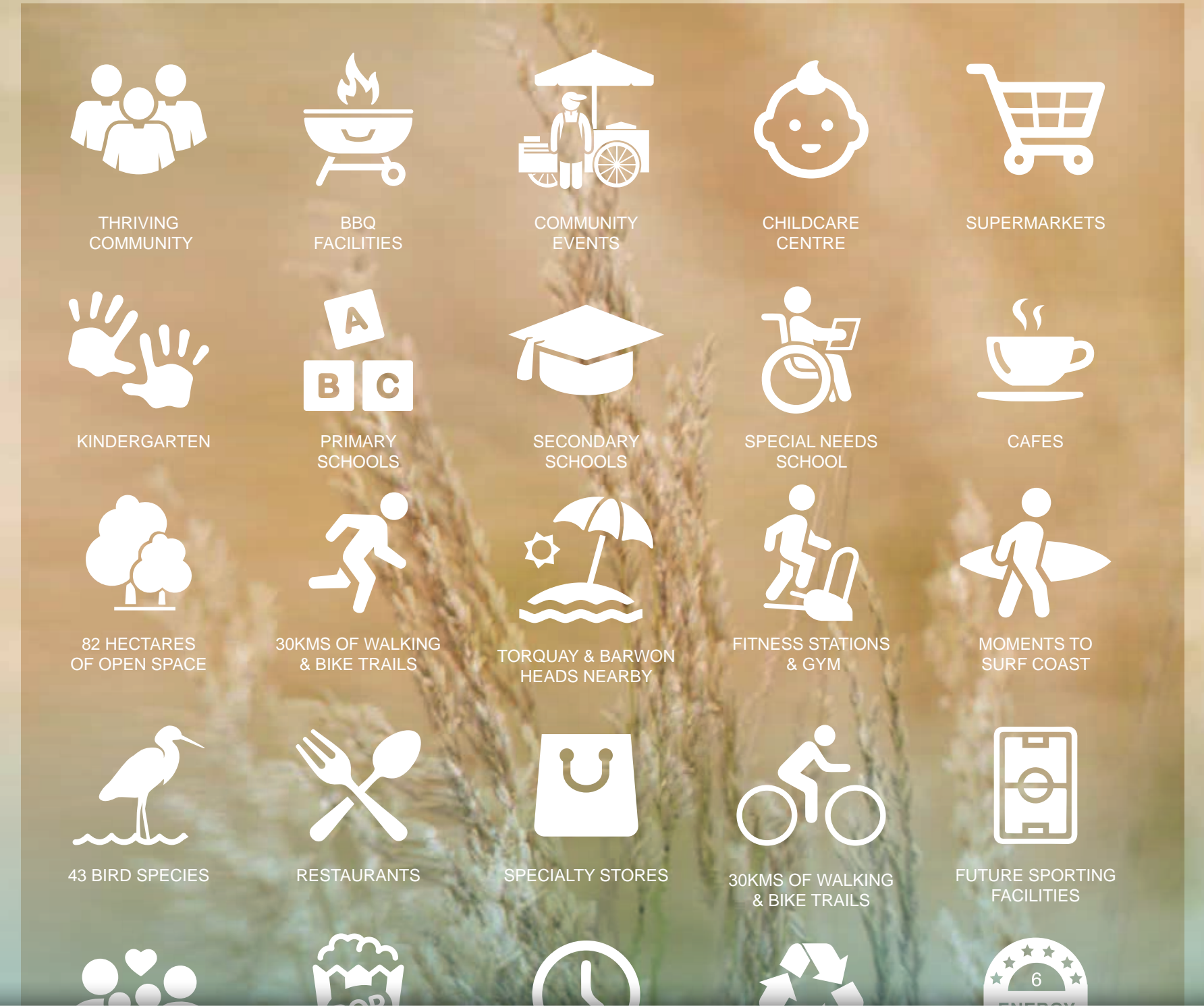
WARRALILY NATURE

Warralily is the first EviroDevelopment in the region and is dedicated to respecting and improving the natural landscape. Like the selection and grouping of 80 different types of plant species for planting at Warralily. 75,000 have already been planted, and when planting is finished there will be over one million trees and shrubs thriving at Warralily. The work doesn't stop with planting, we've made a \$25 million investment to regenerate Armstrong Creek and it's already showing benefits with 45 species of birds making Warralily their home. As you would expect from an environmentally sensitive community recycled water is available to all residents, keeping gardens lush and green. All homes are required to be 6-star energy rated, which means reduced overall living expenses through greater efficiency.



- Over 1 million plants and shrubs to be planted
- 75,000 plants already planted
- \$25 million Creek Regeneration
- Powercor Geelong Business Excellence
- Sustainable Business Award





Visit or contact:

Warralily Coast Land Sales Office

5 Coastside Drive, 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

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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 August 2016.