

# berwick waters::

## upper banks



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A peaceful and tranquil home  
in Melbourne's south east

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# Upper Banks is one of the most desirable addresses within Berwick Waters

Named for its prime location on the northern banks of a sprawling wetland network, Upper Banks is nestled amongst a tranquil environment which oozes exclusivity.

With blocks of land at an average size of approximately 500m<sup>2</sup>, you'll instantly recognise the sense of space which starts in your own backyard.

Bordered by parklands, the picturesque and serene environment that surrounds you will feel like another neighbour.

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With the perfect balance of space and privacy, accessibility and community, Upper Banks is an idyllic offering, carefully considered in every sense for an elevated quality of life.

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An endless network of fitness and walking paths connects the green spaces and invites you to get outside and explore your surroundings.

Amidst the abundance of greenery and outdoor spaces, the tree-lined Honour Avenue gives you easy and direct access to both existing and future amenities including sporting ovals, primary and secondary schools and the upcoming Town Centre.





# All the elements of a great life

Berwick Waters is a forward-thinking community, designed to support and nurture active, growing families. Surrounded by stunning natural landscapes and every modern convenience, you might never want to leave. The best thing is, you may never have to.

## Upper Banks Features

- Wetlands
- Parks
- Fitness and Walking Trails
- Sporting Ovals

## Local Amenities

- Upcoming Town Centre
- Proposed Community Centre
- Retirement Village
- Berwick Hospital
- Beaconsfield Station
- Berwick Station








## Local Schools

- St Catherine's Primary
- St Francis Xavier College
- Hillcrest Christian College
- Primary School & Kindergarten
- State Secondary School
- Childcare Facilities
- Monash University
- Beacons Hills College
- Haileybury

## Local Shopping

- Berwick Waters Town Centre: Supermarkets, Cafes and Specialty Stores
- Eden Rise Shopping Centre (to the north)
- Fountain Gate Shopping Centre (to the north west)

## Key features

-  Parks & Reserves
-  Walking & Bike Paths
-  Proposed Bus Route
-  Community Facilities
-  Education
-  Entertainment, Food & Retail
-  Aged Care



This plan is an artist's impression, is not to scale and should be used as a guide only.  
Subject to Planning Approval. Current as at August 2017.



# A life by the water

A wetland corridor runs alongside Upper Banks and many of the blocks have wetland views. Waterfront property is always in high demand and with very good reason. The views from the blocks facing the wetlands will ooze tranquility and be some of Berwick Waters’ most scenic.

Wetlands

Location

Parks &  
Open Spaces

Family

## The best of both worlds

Upper Banks is in prime position for you to take advantage of the best of two worlds. From one perspective, you’re far enough away from the hustle and bustle to enjoy your own private space in a peaceful and secluded environment. From the other, you’ll enjoy being centrally located to the Town Centre, new local shopping precinct and schools; all of these and more a stroll along tree-lined streets.

## Space in every direction

Upper Banks is almost entirely bordered by open parks and recreational spaces, making it a perfect home for lovers of the outdoors. Spend your days with your kids in the fresh air, reading a book in the reserve, playing ball games on the oval, going for a run, bike ride, or taking the dog for a stroll around the wetlands. You are surrounded by wide open spaces, just a few steps from your door.







“

It's so relaxed here  
and close to schools  
and shopping areas.  
It's exactly what you  
want for your kids.

Reema – Berwick Waters resident

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### Perfect for growing families

Upper Banks is the perfect place for families looking to upscale. The lots found here are sized to offer flexibility when designing your home. An extra bedroom? A larger garage? A pool? Upper Banks can cater for big families, or families with big dreams.

### Building at Berwick Waters

There are endless possibilities when building a new home. More than twenty of Melbourne's most innovative and awarded builders are on deck to guide you on your way and help you uncover your choices and options. Your new home is sure to be everything you've always wanted.



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**13 38 38**

[berwickwaters.com.au](http://berwickwaters.com.au)

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