

# berwick waters::

all the elements of a great life

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At Berwick Waters, Frasers Property Australia and Mondous Property Australia have created something truly special. A planned community like no other, we are building a future with a place for everyone. Your family is always at the heart of our plans. Our Berwick Waters vision is delivering a rich environment of extensive wetlands and open spaces.

We are planning vibrant shopping and community facilities, to be complemented by additional schools. We are ensuring we can offer you a huge choice of living options amongst unique interconnected spaces.

This is a neighbourhood to be enjoyed, with all the elements of a great life close at hand.

Wetlands

Parks &  
Open Spaces

Community

Location



## Welcome home

Nothing beats that feeling you get when you arrive home to a place you're proud of. Each entrance to Berwick Waters has been created to give you a truly warm welcome.

Cross the threshold along our grand boulevard, which will be lined with exquisite trees and lush planting. Drive beneath the dappled sunlight glinting through trees that will grow to form a stunning natural canopy arching overhead. With picturesque waterfront landscapes on one side and the green reserve with shared path on the other, you and your visitors will experience this delight every time you arrive.

## Relaxation on your doorstep

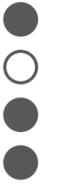
Young or old, we all like to relax in different ways. A wide range of parks, playgrounds and unique open spaces within Berwick Waters means everyone can find the perfect spot for them.

Communal areas are scattered with picnic shelters and seating – the ideal place to celebrate birthdays or enjoy a quick kick of the footy. Fully equipped playgrounds are perfect for mothers groups to get together with the little ones. Whether you like to relax with a picnic or prefer to be a little more energetic, there's a completely accessible space for you at Berwick Waters.



“When we take the dog for a walk around the wetlands in the evening we realise how lucky we are to have this landscape at our fingertips.”

Tracey, Berwick Waters resident



## Lush surrounds

Living at Berwick Waters means living amongst spacious, picturesque views of substantial wetlands and open landscapes meandering throughout the community. With our busy lives, having room to breathe can make all the difference.

9km of shared bike paths and scenic walking trails will weave through the neighbourhood. Your family and friends can explore the serene environment, with viewing platforms and footbridges offering sweeping vistas over tranquil waterways teeming with bird life.



“We were the second family to move into the neighbourhood, so we’ve seen the whole thing grow. We never imagined it would be as beautiful as it is now.”

Virginie, Berwick Waters resident



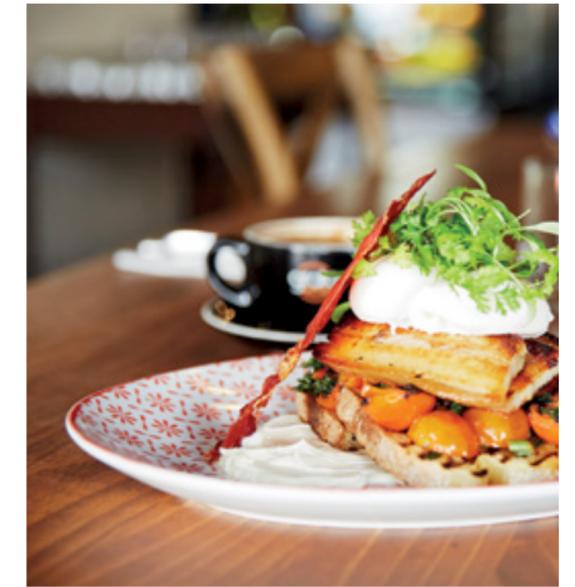
## A new kind of village life

Deciding exactly where you should live is a big decision, so with a neighbourhood as spacious as Berwick Waters we deliberately created a choice of locations. Our villages give you the option of selecting where to live in a wide and varied community.

You might prefer water views, adjacent parks or a quiet cul-de-sac spot. Perhaps living near the town centre is important to you, or being close to schools. Maybe it's all about the block size - we have plenty to choose from, large and small!

Whatever you've imagined, you'll find it in one of our distinct Berwick Waters villages.





## A truly local community

Fond of convenience? The vibrant town centre will be the cornerstone of community amenities and the hub of social activity. Major supermarkets and a collection of retail outlets will add true convenience to the neighbourhood and provide the perfect place to meet. Pick up a few essentials for dinner or catch up with friends for a coffee. It's all so easy with the proposed specialty stores, cafés and restaurants close at hand.

Planned Community Centres in the area will make it easy to grab your new friends and gather for group activities, shared support, education and public information sessions, building the kind of neighbourly bond that Berwick Waters is all about.



## Your future is built into our plan

We like to future-proof our communities. That's why we include features like connection to the third pipe recycled water system. Wash your car to your heart's content and maintain a lush garden all year round without putting pressure on Melbourne's water reservoirs.\*

Fibre to the premises is also pre-installed to each lot, transforming every aspect of your connected life. Enjoy high speed internet for super-fast apps, music downloads, movies and content streaming. Take online gaming to the next level in high definition, connect with friends or work from home via video, or login to your online education programs. You can even manage your household utilities like gas and electricity to reduce your carbon footprint.

Unlike some other fibre-connected communities, the network being installed at Berwick Waters also allows you to connect two telephone lines and receive free-to-air and pay TV without the need for a rooftop aerial.†

Stay connected in the fresh air too, thanks to our free WiFi parks. Download an ebook whilst the kids play, or keep up with your social connections without eating into your data plan.

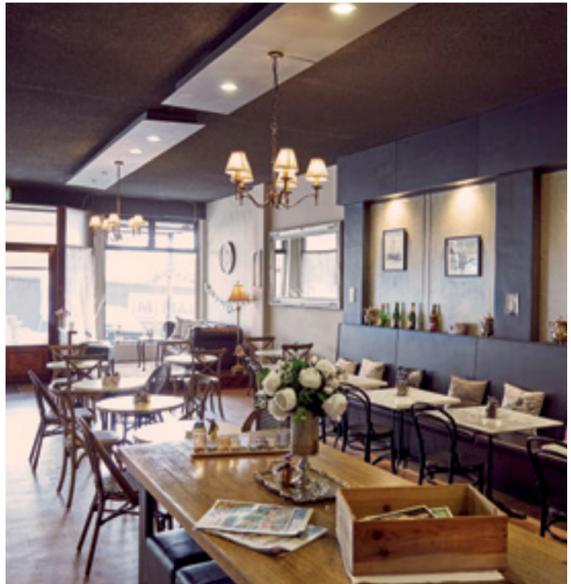
\*Subject to connection by South East Water.  
†These services may require connection and/or service charges from retail providers.





"We're from the country, we both grew up in the country so this matches our lifestyle. We would hate to live in the city."

Kristy and Jay, Berwick Waters residents



## Beyond Berwick Waters

For the avid shopper looking for more than the onsite retail precinct, Fountain Gate Shopping Centre is less than 10km away. With over 300 speciality stores, cinemas and a restaurant precinct you'll find everything you need, whilst a number of local centres are just around the corner.

Berwick Village also has plenty of great food options, bakeries and tasty quick eats. Explore the picturesque town centre, home to a number of historic buildings, manicured gardens and tree-lined streets.

Berwick and Casey Hospitals are within easy reach, in addition to numerous local medical facilities ready for any family emergency.

# All the elements of a great life

With a focus on families, we've ensured Berwick Waters has everything you'd expect from a master planned community.

Take a walk around the neighbourhood and you'll see what a difference the added value can make to your life whether you're relaxing, exercising, getting the kids to school or coming home from work.

-  Childcare Facilities
-  Community Centres
-  Education
-  Entertainment, Food & Retail
-  Parks & Reserves
-  Proposed Bus Route
-  Sporting & Recreation
-  Walking & Bike Paths

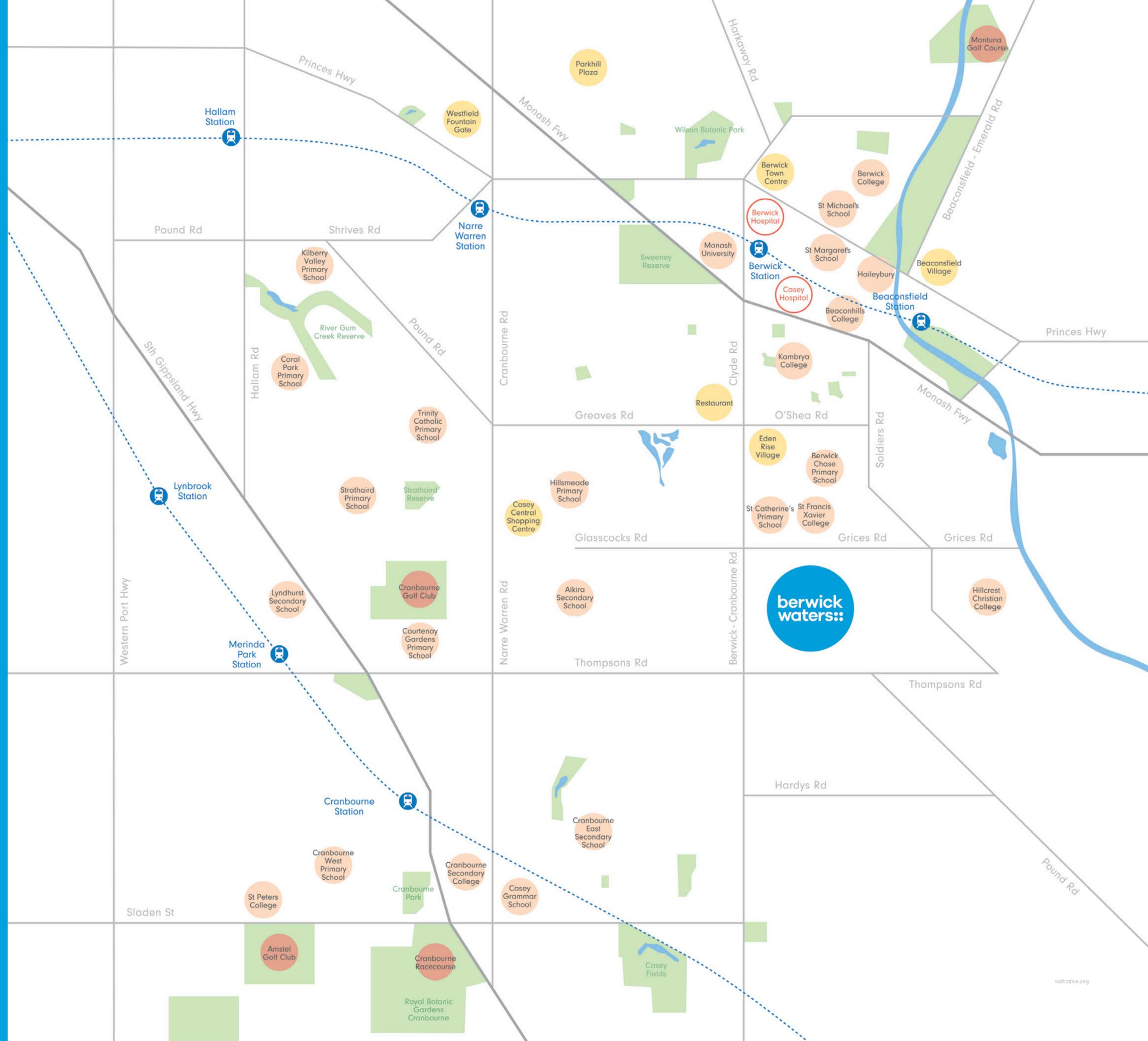


This plan is an artist's impression, is not to scale and should be used as a guide only.

# Little things that make a difference

Natural beauty, diversity and convenience come perfectly connected at Berwick Waters, with easy accessibility via trains, local bus services and major arterials like the Monash Freeway.

-  Education
-  Entertainment, Food & Retail
-  Hospitals
-  Parks & Reserves
-  Sporting & Recreation
-  Train Stations



Indicative only



## The perfect place to live and learn

Berwick Waters is located to give you a wealth of education choices. Nestled between St Francis Xavier and Hillcrest Christian Colleges the neighbourhood will be complemented by a further three proposed state schools.

Also located within easy distance are some of the most prestigious schools and colleges in the area including St Margaret's, Beaconhills and Haileybury.

Renowned tertiary institutes Monash University and Chisholm TAFE are just a short drive away.



"We'd already enrolled our son at Hillcrest and had Berwick Waters in mind. We're really lucky, I've always said the lot found us!"

Julie, Berwick Waters resident

## We've created a lot size just for you

At Berwick Waters we've worked hard to ensure you have plenty of choice when it comes to building your dream home. Whether you're building that home theatre you've always wanted, a walk-in robe for your extensive shoe collection or a new designer kitchen, you'll find the perfect lot size for your needs.

Our partnerships with many of Melbourne's top builders make the planning and building process as simple as possible. Building your new home should be fun! And you'll be spoilt for choice with the huge range of home designs on display.

We want to make it easier for you to create your new home filled with your own personal touches, so our design guidelines are simple and clear, allowing for a wide range of house types, whilst ensuring Berwick Waters is built to a high standard.



"It was important that the backyard was big enough for entertaining and for the kids to bring their friends over to use the pool."

Andrew, Berwick Waters resident

## Trusted partners

Frasers Property Australia and Mondous Property Australia have joined together to create a lasting community. Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years' experience guarantees quality and reliability every time.

With combined experience and passion over 100 years in creating planned residential environments and commercial developments, Frasers Property Australia and Mondous Property Australia is an excellent partnership.

**13 38 38**  
**berwickwaters.com.au**

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