



Manor Lakes



YOU'LL LOVE EVERY MOMENT

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YOU'LL LOVE EVERY MOMENT



MANOR LAKES



Manor Lakes has become one of Melbourne's most warm, engaging, successful and family-friendly residential communities.

Just 40 minutes from Melbourne's Central Business District, Manor Lakes is a master planned residential neighbourhood that offers an inspired lifestyle, with immediate access to a host of established facilities, including schools, shopping, library, community centre, parks, playgrounds and recreational facilities.

Manor Lakes has been designed with respect for the environment and with the needs of the community at the forefront, seeing Manor Lakes develop to become one of Melbourne's most warm, engaging and successful residential communities.

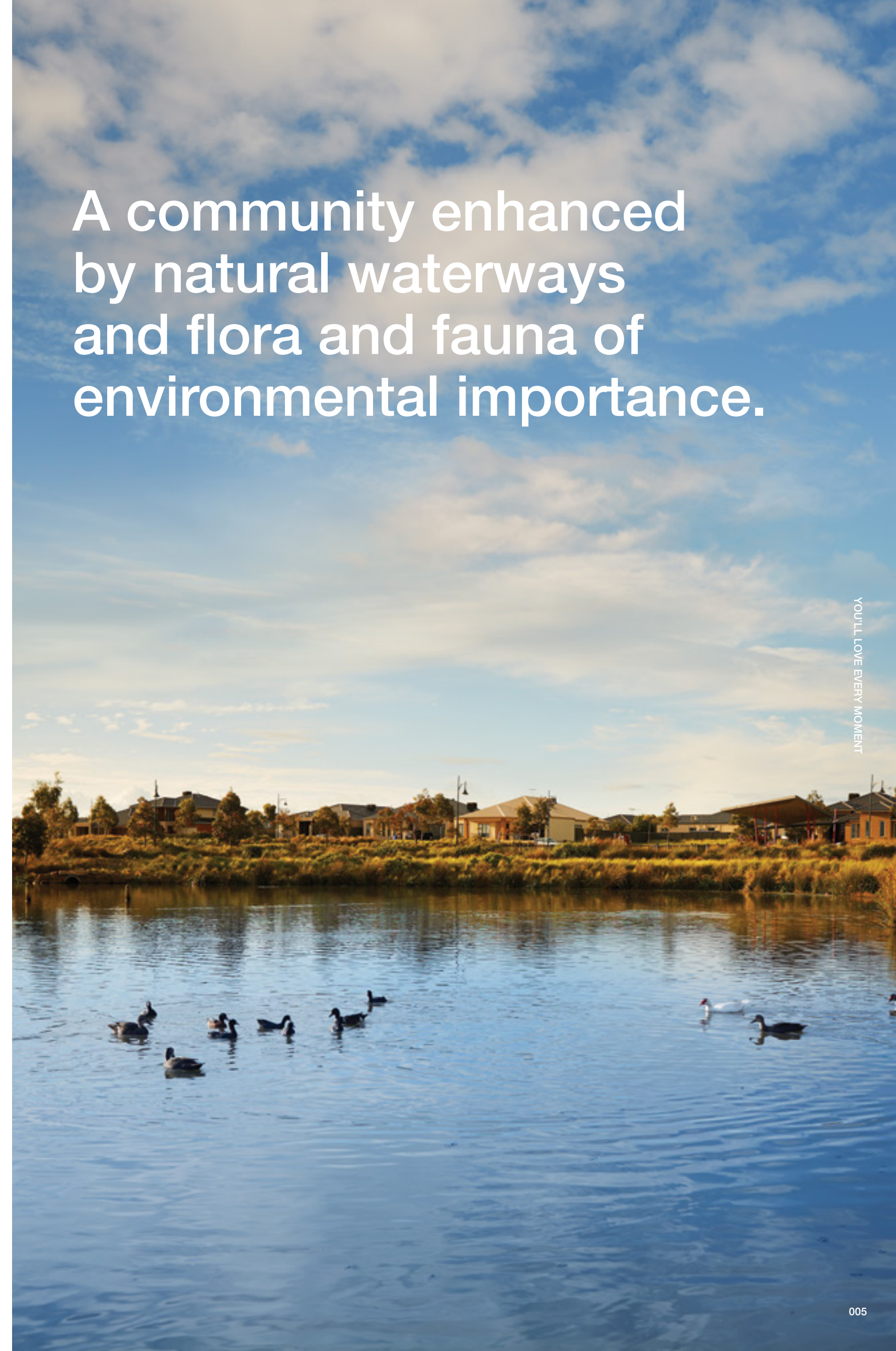
Our masterplan has also encouraged the creation of distinct residential neighbourhoods within Manor Lakes. These individually and carefully planned residential neighbourhoods are designed to celebrate the distinct geographic, historical and botanical features of Manor Lakes, while also providing choice in the size of land and home designs that are suitable for different lifestyles and budgets.

So all you need to do is choose a block that matches your lifestyle and work with one of our award-winning home builders to create a home that's perfect for your needs.

A community enhanced by natural waterways and flora and fauna of environmental importance, Manor Lakes has also achieved HIA GreenSmart accreditation, which means that Manor Lakes has been designed and constructed in a way that protects and preserves these valuable natural assets.

Manor Lakes is another excellent example of the Dennis Family Corporation's commitment to providing a whole range of affordable opportunities to build a brand new home within a highly liveable residential community that enjoys ready access to modern facilities and close proximity to local amenities.

A community enhanced by natural waterways and flora and fauna of environmental importance.



YOU'LL LOVE EVERY MOMENT



FUTURE LAKESIDE VIEWING DECK, PLAYGROUND AND SPLASH PARK

LOCATION. LOCATION



Living at Manor Lakes means the possibilities are endless!

Manor Lakes offers the perfect location for those looking to live an active and connected lifestyle in an established yet growing neighbourhood. The community boasts open spaces, playgrounds, parks, beautiful wetlands, bike paths and nature trails but is only 37kms from Melbourne's Central Business District.

And there's plenty of things to do, see and enjoy in and around the Manor Lakes vicinity. Werribee, less than 10kms away, is a thriving Melbourne suburb that features restaurants, arts and entertainment venues, pubs and clubs, and sports and recreational facilities.

With great freeway access located nearby, Geelong, Ballarat and Bendigo are ideal places for a day trip or weekend getaway. Living at Manor Lakes means the possibilities are endless!

WELCOME TO YOUR NEW HOME



Distinct residential neighbourhoods provide homebuyers with a choice of locations to buy land and build a new home that best suits their lifestyle and budget.

Manor Lakes has residential neighbourhoods, like Lollipop Hill, that are popular with first-home buyers and young and growing families. Here you will find a wide variety of affordable home sites, each suitable for the home designs of Melbourne's leading home builders.

Manor Lakes also has neighbourhoods that provide home buyers with aspirational lifestyle opportunities, such as our Lakeside neighbourhood. In this neighbourhood, the masterplan has been designed to provide homebuyers with the freedom to build a large family home, with around 60% of the premier home sites planned to exceed 500m².

Each neighbourhood has design and building guidelines in place which provides peace of mind that neighbouring homes are built to modern standards and to the level of quality that is envisioned for the neighbourhood.

The sales staff at Manor Lakes can help take the stress out of the purchasing and home building process; we can provide you with assistance on what to buy, give an indication of the homes that can be built on varying lot sizes and can help identify the best block of land in the best location for your budget.

So if you're looking for a new home or your next home, Manor Lakes offers a wide range of buying and building opportunities perfectly suited to a modern way of life.



A ONE STOP SHOP



Manor Lakes Central offers a complete shopping precinct with a mix of retail, business and services right at your doorstep.



The centre is home to familiar names, such as Coles, Liquorland and McDonalds as well as day-to-day services, including a medical centre, butcher, cafés, newsagency, bakery and specialty retailers

The centre is due for further expansion, increasing the area of the retail space and providing opportunities for new retail stores, community services and entertainment operators to become part of the Manor Lakes Community - a future shopping and entertainment paradise!

On the off chance you can't find what you need right here at Manor Lakes, Werribee is just a short drive with its many boutiques, specialty retailers, homeware stores, hardware stores, banks and major supermarkets.

Pacific Werribee offers over 300 stores, including Myer, H&M, Uniqlo, Cotton On, Rebel Sport, Big W, Kmart, Best & Less, JB HiFi, as well as fresh food outlets, cafes, gold class cinemas, every day services and many other entertainment options and specialty stores.



OUR TRAIN STATION



MANOR LAKES



Enjoy the convenience of Wyndham Vale Train Station only moments from your front door.

Here, commuting to and from home is easy with the Regional Rail Link directly servicing the Manor Lakes community. The Wyndham Vale Railway Station, which officially opened in June 2015, is located right in the heart of Manor Lakes.

Voted Victoria's number one train station for consecutive years (*RACV Ontrack Survey 2017, 2016*), this highly modern transport hub includes an architect designed station, a bus interchange and taxi rank, car parking, bike storage and safe pedestrian crossings.

The station also incorporates a range of environmental and sustainable features such as solar panels, energy efficient lighting and for the use of rainwater.

The Regional Rail Link provides Manor Lakes residents with direct train access to Melbourne's CBD in 35 minutes or Geelong in 25 minutes



OUR TRAIN STATION

AS EASY AS ABC

Your children are in the best hands with childcare, a kindergarten and two well-established schools right here at Manor Lakes.



MANOR LAKES KINDERGARTEN

One option is the highly desirable council run centre, Manor Lakes Kindergarten, which provides educational programs that emphasise the development of physical and social skills, as well as emerging numeracy and literacy.

The kindergarten's dedicated educators deliver an engaging and varied program that enhances learning and overall development to the meet the individual needs of each pre-school child enrolled at the centre.

Manor Lakes Kindergarten is conveniently located within the Community Learning Centre at Manor Lakes.

SPARROW EARLY LEARNING CENTRE

Sparrow Early Learning is a professional, early education provider offering exceptional early childhood education and care.

Committed to guiding and encouraging each child through their early years with unique and meaningful learning experience; The Sparrow Early Learning Centre at Manor Lakes is a 126 place centre, catering for children from 6 weeks to 5 years of age.

This purpose built centre is located in front of Manor Lakes Shopping Centre and operates Monday to Friday from 6.30am to 6.30pm.

WYNDHAM VALE MONTESSORI CENTRE

Another childcare option within the community is Wyndham Vale Montessori Centre which provides a long day care service for preschool age children.

Montessori focuses on the individual child and their own specific needs, development, progress and interests. The Montessori method is based on self-directed activity, hands on learning, and collaborative play.

Hours of operation are Monday to Friday from 6.30am to 6.30pm

SCHOOLING WITHIN THE ESTATE

Established in 2009, Manor Lakes P-12 College is an exciting and developing college that provides education from prep to year 12.

With an inclusive approach to education, the college offers modern purpose built facilities that include a performing arts building and gymnasium.

Our Lady of the Southern Cross Catholic Primary School (OLSC) is a well-equipped school with plenty of modern open spaces, a performing arts studio, numerous sports facilities and a horticulture program.

Catering for students from prep to grade six, OLSC provides a pathway for students to gain entry to MacKillop Secondary College in Werribee.



When it comes to more formal education, the Manor Lakes community is spoilt for choice with two great schools on your doorstep, and a wide variety of primary and secondary schools close by.

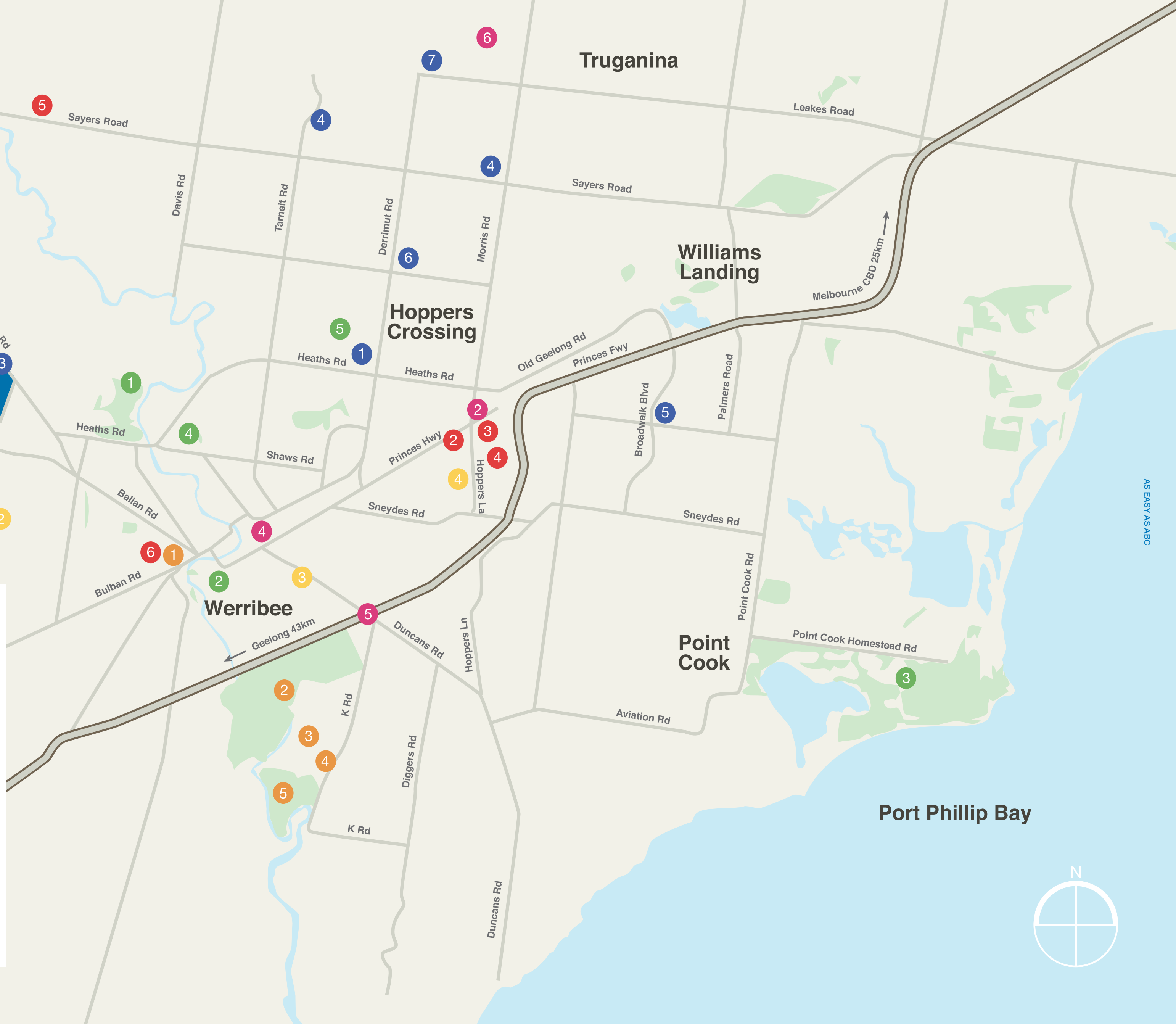
EDUCATION IN THE VICINITY

A range of additional educational institutions are located in the area:

- Bethany Catholic Primary School
- Corpus Christi Catholic Primary School
- Wyndham Central College
- Heathdale Christian College Early Learning Centre
- Honour Avenue Playgroup
- Iramoo Kindergarten
- Iramoo Primary School
- MacKillop Secondary College
- St Andrews Catholic Primary School
- Vista Way Kindergarten
- Melbourne University and Victoria University Werribee campuses



**ALL AT YOUR
DOORSTEP**



MANOR LAKES

AS EASY AS ABC

Local Attractions

- 1 Werribee Racecourse
- 2 Werribee Zoo
- 3 Werribee Mansion
- 4 Shadowfax Wines
- 5 Werribee Golf Club

Reserves

- 1 Presidents Park
- 2 Chirnside Park
- 3 Point Cook Coastal Park
- 4 Galvin Park
- 5 Cambridge Reserve

Shopping

- 1 Pacific Werribee
- 2 Wyndham Vale Square
- 3 Manor Lakes Central
- 4 Wyndham Village
- 5 Point Cook Shopping Centre
- 6 Hogan's Corner Shopping Centre
- 7 Tarneit Shopping Centre

Transport

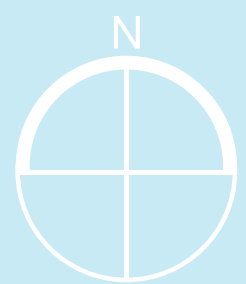
- 1 Wyndham Vale Train Station
- 2 Hoppers Crossing Train Station
- 3 Wyndham Vale Bus Interchange
- 4 Werribee Train Station
- 5 Princes Freeway
- 6 Tarneit Train Station

Health

- 1 Manor Lakes Medical Centre
- 2 Werribee Mercy Hospital
- 3 Wyndham Private Medical Centre
- 4 St Vincents Private Hospital
- 5 Tarneit Family Medical & Dental Centre
- 6 Eagle Stadium Indoor Sports Centre

Education

- 1 Manor Lakes P-12 College
- 2 Wyndham Vale Primary School
- 3 Werribee Secondary College
- 4 Suzanne Cory High School
- 5 Our Lady Of The Southern Cross Primary School





COMMUNITY.
THAT'S THE SPIRIT

MANOR LAKES



An established and thriving community is just one of the many reasons why Manor Lakes is the perfect place to build your new home.

Manor Lakes is a vibrant community where people know and look out for their neighbours, and local kids play and go to school together. The important traditions and timeless values of "community" are a key reason why Manor Lakes continues to thrive.

The Manor Lakes Community Learning Centre is one place where you can make new friends and meet your neighbours. With state-of-the-art facilities, the centre is home to a library, kindergarten, maternal and child health nurse, youth lounge and much more.

This vibrant hub of education, recreation and support services also provides space for individuals, community groups and organisations. With a wide variety of room sizes, public internet access, an outdoor barbecue area and full disability access, it's a perfect place to host just about any event.

The centre also offers a variety of helpful community programs, such as children's playgroups, walking groups, accredited business and computer courses, parenting groups and dance lessons.

LIFE ON THE LAKE



Health and wellbeing has been considered as part of the landscape design.

The shoreline of Manor Lake is a key outdoor activity area within the community. Areas around Manor Lake have and continue to be transformed by extensive landscaping, revegetation, and beautification work around the lake's shoreline and surrounding parklands.

A feature park adjacent to the lake is a valuable and recent addition to the area. This park includes a shelter, picnic and barbeque facilities, and an expanse of lawn to relax and enjoy views over Manor Lake.

Landscaping works are planned to progressively extend right around the entire Lake precinct, with a new phase of landscape activity now underway within the Lakeside neighbourhood on the southern side of the Lake.

Planting will include native and exotic species, including Spotted Gum, Red Gum, Yellow Box, Honey Locust, and Golden Robina; strengthening the local ecology and providing a habitat for bird life.

Health and well-being have also been considered in the landscape design around the lake, including the installation of the latest range of outdoor fitness equipment, providing the freedom of exercising outdoors while enjoying colourful sunsets and spectacular lake views.

Suitable for the experienced to the beginner, this modern fitness equipment has been selected to provide an engaging exercise program which provides a full body workout.



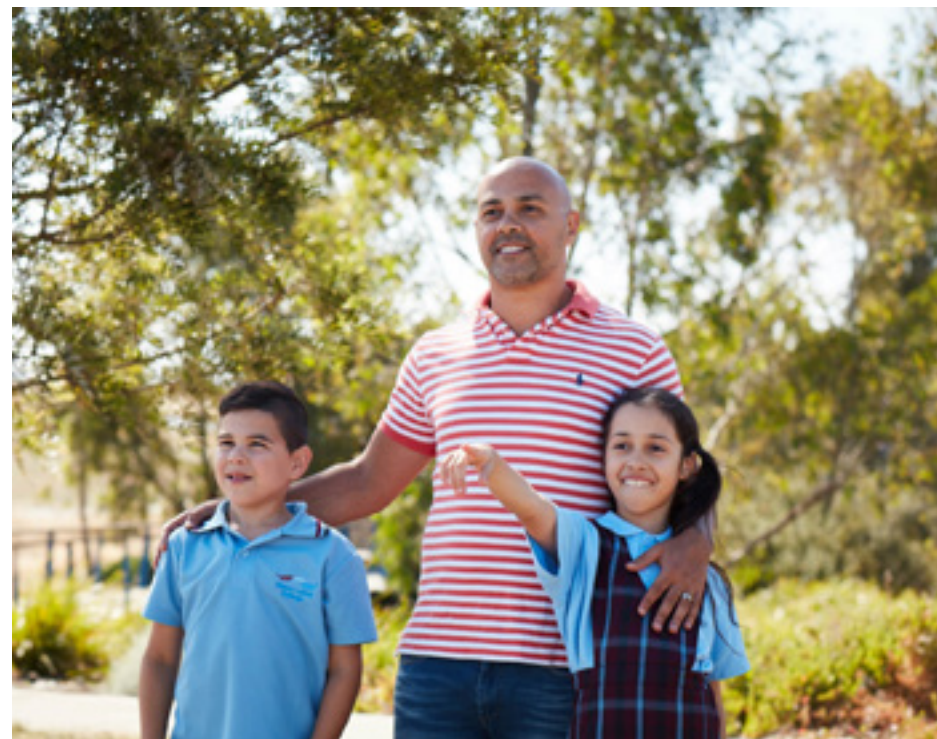
ARTIST IMPRESSION FUTURE LAKESIDE WATERPARK



NATURE'S BEST



When fully completed, the Manor Lakes community will enjoy over 55 hectares of green open space



The natural setting at Manor Lakes offers residents a tranquil lifestyle in a quality residential environment.

Ancient River Red Gums found along waterways are a beautiful natural feature and complement mature stands of trees scattered throughout the estate.

An impressive flora-led approach to landscape design has seen the re-establishment of native grasslands and other native plants, attracting bird life and enhancing the visual appeal of the natural environments found throughout the neighbourhood.

As one of only a select group of Victorian developments to have achieved HIA GreenSmart accreditation, Manor Lakes has adopted a sustainable approach to design and development, protecting and preserving these incredible natural assets for the enjoyment of residents right now and for years to come.

When fully completed, the Manor Lakes community will enjoy over 55 hectares of green open space.





PLANNED TO SUCCEED

Manor Lakes is a master planned residential neighbourhood that offers the very best in modern living. Designed with the needs of the community at the forefront; the masterplan has seen Manor Lakes grow to become one of Melbourne's most successful residential communities.

The masterplan has also guided the establishment of distinct residential precincts within Manor Lakes, including Lollipop Hill, Lakeside, Waterside, and Botanica.

These residential precincts not only celebrate the unique geographic, historical and botanical features found within Manor Lakes but also provide opportunities for home-ownership from first home buyers right through to forever home buyers and to suit different budgets and lifestyles.



WELCOME TO OUR FAMILY



Manor Lakes is proudly developed by the Dennis Family Corporation, a trusted leader in the Australian property industry with a proven history of creating award-winning residential developments.

Manor Lakes has been master-planned with all the signature quality and expertise associated with the Dennis Family name.

"As a family owned business we have a heartfelt commitment to the values our business is built on," says Bert Dennis, Founding Chairman.

"We understand families and their desire for affordable homes with all the modern facilities. Our commitment is to provide excellent service, a superior quality product in the homes we construct, cutting edge urban design and honesty and integrity in everything we do."

Dennis Family Corporation's highly liveable residential estates offer beautiful, modern and affordable communities with extensive facilities and amenities. As well as Manor Lakes, the company manages an expansive portfolio of estates in Victoria and South East Queensland, including Westbrook and Ashbury in Western Melbourne, The Hunt Club in Cranbourne, Modeina in Burnside and Peppercon Hill and Donnybrae in Melbourne's North.

1300 334 524 | manorlakes.com.au

**Land Sales Office: 4 Baikal Crescent, Manor Lakes.
Open 7 Days From 10am to 5pm**



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