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Hello again, and welcome to your Autumn 2025 Community Newsletter

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Construction Update



Stage 190A Wetlands Render
Artists Impression

Construction has continued throughout Manor Lakes’ latest neighbourhood, The Village, and work continues on The Village Wetlands. Warm and dry conditions have assisted in keeping work moving on the ground.

1 Stage 204, Maywood Road

Construction for this stage along Maywood Road has begun. Workers are currently installing sewer pipes, and drainage work will start in the next few weeks. This is expected to be complete by mid-June.

2 The Village Wetland,
Cnr Ison Rd and Maywood Rd

Construction of the Stage 190 Wetlands on the Corner of Ison Road and Maywood Road is progressing well.

- Boardwalk infrastructure nears completion.
- Once complete, the wetlands will feature perimeter walking paths and a 115-metre boardwalk.
- Crews have started planting native fauna cultivated from local, indigenous spores.
- Total investment: approximately \$5.7 million
- The Village Wetlands are expected to open to the public in August 2025.

A variety of native shrubs will be planted in the garden beds including Rock Correa, Black Anther Flax-lily, Spiny-Headed Mar-Rush, Woolly Tea Tree, Ruby Saltbush, Knobby Club-rush, Kangaroo Grass, Common Tussock and Austral Indigo. Along with a collection of Trees including Australian Blackwood, Black Wattle, Drooping Sheoak, Silver Banksia, River Red Gum and Australian Blackwood.

3 In the months ahead, expect to see

- Completion of the Boardwalk, decking and balustrade will be installed.
- Jute Matting of planting areas, this helps to stop weeds growing and gives the plants a chance to establish. The matting is biodegradable and, depending on conditions, will completely break down in 10-16 months.
- Installation of wetland planting and trees.
- Installation of outdoor furniture such as seats and picnic setting. Shelter has already been completed.



Manor Lakes North Reserve serves Community Sports Ground

The construction of open-space parks and sporting facilities is currently underway at the Manor Lakes North Reserve.

Designed and delivered by Wyndham City Council, the reserve will provide facilities that reflect identified community needs where people can engage in healthy activities, informal sports and play, and come together as a community.

“Located on Holyoake Parade, Manor Lakes North Reserve will deliver first-class sport and recreational facilities for the growing Wyndham community,” a spokesperson from the Wyndham City Council Sport and Recreation Team commented.

“These works remain on track for completion in late 2025.”

Wyndham City Council (WCC) consulted members of the community in August 2020 for feedback and input to inform the final draft design of the park. Responses were collected via an online survey, in-person mail-out, and The Loop website.

The survey results determined the facilities to be included in the Reserve including:

- Multi-use outdoor turf oval, with player benches and shelter, and a spectator viewing area
- 4-lane cricket nets
- Tennis courts, with spectator viewing areas
- Shared pathways, for pedestrians and cyclists
- Circuit pathways
- Playspace and informal active recreation area
- Communal gathering space and picnic area

Manor Lakes Project Manager Sheldon Chetty believes the completion of this final stage will greatly benefit the community.

“The Manor Lakes Team is very excited to see the progress that Wyndham City Council is making with the Manor Lakes North Reserve.”

“This new active open space and recreation area provides a great number of facilities that will provide great benefits not only to the adjacent Ngarri Primary School but also the residents of the surrounding precincts which until now, have not had a reserve of this size and extent close by.”

Once complete, the Manor Lakes North Reserve will be accessible via Holyoake Road as part of the Lollipop Hill neighbourhood.

Home Buyer Head Start Series

The Home Buyer Head Start Event Series was well attended and heralded the official opening of the Display Village.

Victoria Devine, Dan Reilly and Nazeem Hussain were among the list of speakers from the finance, real estate and entertainment industry sharing their experiences over three weekends of public events.

The new [display village](#) showcases 13 of the latest in home design from some of Victoria's leading home builders, including [Mimosa Homes](#), [Simonds Homes](#), [Carlisle Homes](#), [Soho Living](#), [Central Property](#) and [Metricon Homes](#).

It was great to have so many home buyers attend the Homebuyer Head Start series and ask questions of the expert speakers.



Key takeaways

Victoria Devine, host of "She's on the Money" podcast, author and former financial advisor, [focused on getting into your first home](#).

- "It's not what you earn, it's what you can save and show the bank."
- "Look at SOLD property prices, not listings, to get a real sense of your market."

Kade Rawlings, SOHO Living, highlighted the custom options and budget considerations when building.

- "You don't have to stick to the exact plan shown, you can adapt it to suit your needs."
- "Budget for extras like landscaping and furniture, they often aren't included in the base price."

Lisa Nightingale, Carlisle Homes, spoke of house and land package benefits - fixed costs.

- "When we present a house and land package, we've considered all the things that we need to consider, and we're guaranteeing this price for you."
- "Who you choose to partner with, and who you choose to let support you through this process... is more important than anything else"

Dan Reilly, foreman and ex-contestant from The Block [shared valuable lessons about the building process](#) and the things to keep in mind when building

- "Most people spend more time choosing their next car than choosing their next home that they'll live in for the next 30 years"
- "Indoor air quality can actually be seven to 10 times more polluted than the outside air, so a well ventilated home can really improve our overall wellbeing."

Nazeem Hussain, comedian and TV personality, [shared his insights on how to save for your first home](#) leaning on his time as a tax consultant at PWC.

- "Financial planners are like your money GPS. They look at where you are now and map out the smartest way to get to your goal."
- "If you've got a problem with your car, you go to a mechanic – you don't try to fix it yourself. That's what rich people do with money. They're often dumb, but they just know to have smarter people around them."

If you're ready to take the next step in your home building journey, make sure to visit the Manor Lakes Display Village. The Display Village showcases a variety of designs that emphasise energy efficiency, modern aesthetics, and functional living.

Whether you're looking for inspiration, advice, or a builder, the display village is the perfect place to start your journey.

Explore your options today and see what could be in store for your future home at Manor Lakes.

Visit the Display Village located at 260 Manor Lakes Boulevard, Manor Lakes. Check individual builder websites for Display Home opening hours.

Explore the Manor Lakes Display Village





Hunt makes Easter sweet as chocolate!

Lollipop Hill Park was the sweetest place to be at Manor Lakes on Easter Sunday!

Our long-established annual Easter Egg Hunt somehow seems to become more popular within the local community every year. This year's attendance increased by more than 20 per cent to reach in 'eggcess' of 4,000 people.

Pre-registrations for the Easter Egg Hunts in five different age categories from 3 years old and under up to 18+ were fully subscribed in advance. We even increased the size of our Easter Hunt Zone due to the level of demand this year!

Families in attendance were also treated to delicious free hot cross buns and coffee, along with enjoying art and craft activities and facepainting, ensuring kids of all ages were kept constantly entertained.

Another highlight was the Easter Bunny hopping by to spend time meeting everyone and posing for selfies.

Ideal sunny weather on the day capped off another truly memorable day for the Manor Lakes community.

It was smiles all round from start to finish. Thank you to everyone who came along!



11kms – That's the current length of shared paths (walking and cycling) across Manor Lakes. It's equal to walking the length of the MCG 63 times. The paths crisscross the local parks, creeks, lakes, and wetlands. Check out some of the walking trails below.

Explore Manor Lakes by foot

1 Lollipop Hill Reserve

Start at the northern entry point to the reserve on Muscatell Crescent with its striking entry arbour nestled amongst flowering indigenous plantings.

It's an idyllic place to gather with Lollypop Creek as the backdrop.

A series of circulating paths within the area are punctuated with a meandering dry creek situated amongst native plants and trees.

This short stroll is around ½ km around Lollipop Hill Reserve which is perfect for young and old.

The reserve covers 1.14 hectares between Marmalade Road, Muscatell Crescent and Lollypop Creek, in Stage 175.

Once you have explored the internal pathways, the kids will not want to miss exploring the playground nestled within this belt incorporating a basket swing, carousel, slide and sensory play panels, climbing ropes, platforms, a hydraulic DropZone elevator and a tube slide.

Head back to the perimeter before heading off to enjoy a leisurely stroll along Muscatell Crescent, where you can shoot some hoops at the basketball court before either, following the flat pathway to the end of Muscatell Crescent and back to the corner of the reserve for some extra steps, or simply round the corner of the reserve taking in the grassland kickabout area.

Follow the pathway and grassland area taking in the sights and sounds of Lollypop Creek all the way along to the corner of Butterscotch Esplanade and Marmalade Road, where you can have a second stop and rest at the playground, or take a rest or enjoy a picnic along the grassed and sitting area, before heading back to the arbour and completing the reserve circuit.

[View in Google Maps ↗](#)



2 Wander the lake at Lakeside



For a low impact walk or stroll approximately 1.5km in distance, this route around the multi-million dollar wetlands in the Lakeside neighbourhood is perfect if you have little ones on foot or bikes/scooters that need a nice flat, safe path. Plus, with no roads to cross, it's a super safe and an easy route for any age.

Though this stroll is low impact, there is so much to see, do and observe around the perimeter of the lake, so you can take in as little or as much as you want, incorporating rest or food breaks along the way if needed. You could even take a picnic and enjoy that at the start or finish of your adventure.

Starting at the Reserve and Picnic Area off Manor Lakes Boulevard, along the eastern side of the lake, wander along the boardwalk taking in the beautiful vista of the lake. There are lots of kickabout spots to play or rest in if needed, or stop and take in the natural environment of the wetland area. Meander your way around to Manor Lakes' Splash Park and viewing area, where you'll find so much to see and do for all ages. Enjoy the viewing platforms or the interactive play stations or take a rest before heading off to complete your journey back to where you started.

[View in Google Maps ↗](#)

3 Manor Lakes Central / Linear Park



Start your 3 km round trip walking adventure at Manor Lakes Central Shopping Centre with a bite to eat or some refreshments at one of the many cafes to choose from. Whilst inside if you have some little ones, they might enjoy a quick play on the playground before heading off to explore the area.

Make your way out onto Manor Lakes Boulevard and the short walk to the corner of Hindmarsh Drive, where you will cross over into Linear Park and follow the internal walking paths around the lake, taking in the panorama as you stroll across the bridge and make your way down to the playground.

Continue your walk past the soccer and kick about areas till you arrive at Bow Crescent where you will cross over and continue your journey around the perimeter till you reach the end of the reserve at Mokoan Close. Veer around to the right and follow the path to Silver Gum Street where you will follow the edge of the reserve till it takes you back up to Manor Lakes Boulevard. You can also take the internal paths if you prefer a shorter walk.

Once you arrive at Manor Lakes Boulevard turn left and walk to the corner of Armstrong Road. Cross over and follow the path along the reserve and past the station till you get to the path that will take you across to the back of Manor Lakes Central. Here you can enjoy a break outside with some refreshments or enjoy the outdoor playground and the rock climbing wall with the kids before heading home.

[View in Google Maps ↗](#)



Celebrating 50 Years of Adventure: 1st Iramoo Scout Group Marks a Milestone in Wyndham Vale

In 2025, the 1st Iramoo Scout Group in Wyndham Vale, proudly celebrates its 50th anniversary.

It's a significant milestone for a community institution that has guided thousands of young people through the values and adventures of Scouting.

Over the past five decades, approximately 2,500 young people have been part of the 1st Iramoo Scout Group, benefiting from its programs focusing on personal development and community involvement.

Group Leader David Giacomantonio, "Wolf" in the Scouting ranks, is one of 10 dedicated leaders along with 49 Cub Scouts and Scouts.

His journey with 1st Iramoo began when his eldest son joined as a Cub Scout.

"I was inspired by seeing how Scouting support youth to 'Do their Best' and lots of happy smiling faces, so this led to a 5 year stint as a Cub Scout Leader."

After a break, he returned as Group Leader five years ago.

"My main role includes supporting the Leaders, assisting the committee, and overseeing day-to-day compliance and running of the Scout Hall."

Scouting focuses on teaching essential life skills, leadership, and community participation, enabling young members to play a constructive role in society as responsible members of both their local and international communities.

"1st Iramoo boasts a good vibe that keeps its youth members coming back," David said.

The 2024 Manor Lakes Community Fund grant will help to fund the fire pit upgrade, ensuring a safe environment for youth to enjoy and learn about campfires.

"Why let the kids have all the fun!"

The 1st Iramoo Scout Group is also actively seeking new leaders to join its ranks.

Scout leaders provide an adventurous, challenging, and fun program for members aged 5 to 25 years old.

"There's a saying that 'It takes a village to raise a child' and as such to ensure we can continue to grow and provide this valuable resource we are actively seeking more Leaders," David said.

"Our success is significantly attributed to the dedicated Leaders, committee members, and parents who generously give their time to assist where needed; without their commitment, the Group would not be able to function."

"We only ask for a sense of fun and a one-year commitment—we will provide all the necessary training, so if you've ever considered getting involved, please come along and have a chat!"

Get in contact

David Giacomantonio (Wolf), Group Leader
gl.1stiramoo@scoutsvictoria.com.au

Location:
66 Honour Ave
Wyndham Vale VIC 3024



Supporting your local community with Neighbourhood Watch

Since its inception in 1983, Neighbourhood Watch (NHW) Victoria has been encouraging neighbours and residents to look out for one another.

The group empowers citizens and communities to become active in emergency preparedness, preventing crime and community disasters, and directly involving the community in activities that promote safety.

In 2013, Neighbourhood Watch transitioned from a Victoria Police-led program to a not-for-profit organisation run by volunteers in partnership with local police.

It is now one of Australia's most effective crime prevention programs with over 200 groups across Victoria and 4,500 individual members.

Vice President Lorin Goodchild oversees the Manor Lakes division.

"As Vice President of Neighbourhood Watch Manor Lakes, I oversee a passionate team of 13 local volunteers who love our local community and want to see it thrive," said Lorin.

NHW runs events in and around Manor Lakes to engage the community and encourage friendly interactions among neighbours.

"Our Safe Plate Event in November, in collaboration with Victoria Police and SES Wyndham Vale, was one of these, and we had an awesome response from the community with over 148 cars coming through to have their plate screws changed over," notes Lorin.

"Our current initiatives are keeping us busy, and include a Bunnings Hoppers Crossing BBQ Fundraiser and Community Estate BBQs, with the first being held in Lakeside in May."

NHW received support from the Manor Lakes Community Fund in 2025 in recognition of its commitment to supporting locals.

The group chose to put their funds towards safety and crime-prevention products, including anti-theft one-way screws for the Safe Plates event and venue room hire to support the Community Crime Presentation.

"Many crime incidents are opportunistic and can easily be prevented by ensuring you lock your car and property's windows and doors," urges Lorin.

"Being involved in NHW can help residents advocate and bring to the table ideas and practical initiatives they believe will benefit their local neighbourhoods."

NHW Manor Lakes is always looking for volunteers. Anyone willing to participate can attend a monthly meeting to learn more.

Register your expression of interest at nhw.manorlakes@gmail.com with your name and contact details, and someone will get in touch.

- 1 Dopamine Décor
- 2 Colour Drenching
- 3 Mocha Mousse
- 4 Nod to Nature

Colour, comfort & nature: interior design trends for this Autumn season and beyond



Manor Lakes' Interior Design expert Amy Saward shares her advice on the interior design trends making a splash this season.

As we move through 2025, four new interior design trends are making their way into the spotlight. Whether you're drawn to bold and playful aesthetics, immersive colour schemes, earthy warmth, or connecting to nature, there's something here to inspire your next design transformation.

Visit the Manor Lakes Sales Centre for more interior design ideas.
Address: 218 Manor Lakes Boulevard, Manor Lakes
Open daily 10am - 5pm



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Four new interior design trends are making their way into the spotlight.

1 Dopamine Décor: Spark Joy

Dopamine Decor is all about creating interiors that spark joy and reflect individuality through colour, pattern, and personal touches. This trend prioritises what makes you feel good rather than following rigid design rules.

Colour: Find the 'complementary' colour to your favourite hue – the opposite shade on the colour wheel.

Patterns: Adding floral, geometric, or abstract patterns through artwork, fabrics, and floor rugs creates a sense of whimsy and self-expression.

Texture: Use wallpaper and patterned hardware to express personal touches. Mixing textures like linen, velvet, and leather creates diversity and interest.

2 Colour Drenching: For Warming Interiors

Colour Drenching creates an immersive atmosphere by applying a single hue across walls, ceilings, and furniture for those who love bold and cohesive interiors. This offers a dramatic and seamless effect for a sophisticated ambiance.

Colour: Jewel tones like deep blues, emerald greens, and Citrine yellow lead the way in this trend.

Materials: Pairing blonde-toned timber and a warm brown floor rug will help tie the space together, while experimenting with different fabric textures and patterns can add layers of visual interest.

Depth: To prevent overwhelming the space, incorporate subtle variations in saturation.



3



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3 Mocha Mousse: Pantone Colour of the Year

With the release of Pantone's Colour of the Year, Mocha Mousse, the warm brown tone is set to be a defining trend for 2025 and beyond. Its neutral base and warmth provide a timeless quality that ensures longevity in interior design.

Base colour: Whether used on walls, cabinetry, furnishings, or statement décor, Mocha Mousse integrates with existing designs and offers a strong foundation for layering.

Neutrals: Pair Mocha Mousse with warm whites, creams, and taupes, as well as tonal timber finishes.

Materials: Brown-toned hardware like bronze and antique brass add a sophisticated touch.

4 Nod to Nature: Bringing Wellness Inside

As the focus on wellness and sustainability grows, the Nod to Nature trend continues to gain popularity. This trend transforms spaces into retreats by embracing natural materials and bringing nature indoors.

Materials: Pair natural stones and pebble mosaics with rustic timbers and tonal hardware to create a spa-like sanctuary in the bathroom.

Furniture: Warm wooden vanities, open shelving, and textured timber or stone countertops add character.

Colours: Bring this trend to life with moody charcoals, dark greens, lighter travertine, and taupe. These colours can be introduced through laminates, tiles, stone, towels, and décor.

Tracey and Brian's Journey from all-hours Cowes to "nice-sizing" in Manor Lakes

After five years in Cowes on Phillip Island Tracey and Brian decided they were ready for a new chapter, one that would offer them more convenience, modern amenities, and a break from neighbouring Airbnbs.

Their search led them to Manor Lakes and a new home that's closer to public transport, shopping, the footy and family.

Tracey and Brian had lived in Pakenham, a suburb to the east of Melbourne that's developing as the city grows.

"It just got too busy," Tracey explains. "It lost that country feel, and everywhere you went, it was crowded. We wanted something different, something quieter."

The couple considered relocating to Queensland, but on a whim, they decided to take a day trip to Cowes on Phillip Island.

"We came here for a day, and we just fell in love with the place. We decided to build a house and move here," Tracey recalls. Their time in Cowes wasn't as peaceful as they'd hoped. It has lost its island charm and it's a popular tourist destination. They soon found themselves surrounded by properties for rent. "We had seven Airbnbs just in our little strip," Tracey says.

"It got noisy, especially with people coming and going all hours of the day and night." In addition to the noise, the lack of infrastructure and the distance from essential services took a toll.

As time passed, Tracey and Brian realised that Cowes, while beautiful, wasn't the ideal place for them anymore. Brian said they needed to be closer to family and services. "My parents live in aged care in Sunbury, and our daughter is in Werribee. So, we started looking for something more convenient."

Discovering Manor Lakes

Tracey and Brian's search for a new home took them westward. "Brian's discovered Google in the last five years," laughs Tracey. "We looked at a lot of places we'd never even heard of before. And then we came across Manor Lakes." The couple was drawn to the amenities and lifestyle offered by the area. "We liked the look of the community," says Tracey. "We wanted somewhere that wasn't too busy but still had everything we needed."

In October 2023, they met Annetha and Alyx, the Sales Team at Manor Lakes, who set up a visit for Tracey and Brian. "They were both so helpful. Annetha took us through the display home, and we were really impressed with the layout and the design of the house," says Brian. "It was exactly what we wanted," says Tracey.

Their new home features an open-plan living space, modern kitchen, and generous storage. The practical design, combined with its proximity to everything they need, made it an easy choice. "The house had great storage, modern finishes, and was close to all the things we needed. And with the double garage, we had plenty of space."

They felt the Reside Collection Villa perfectly suited their lifestyle and what they want at this stage of their lives. "We didn't want a massive garden to take care of, but we still wanted enough space to enjoy our time in the backyard. And the Reside Collection Villa was perfect," Brian says. "It's not downsizing, it's nice-sizing."

"The price suited us," Tracey adds. "And we liked the idea of paying the rest on settlement rather than having to do progress payments."



The Reside Collection homes are available at a fixed price with no extra costs. Building approvals are taken care of and they require only a 5% deposit. The balance is paid when the home is complete with no progress payments along the way.

Support from Annetha and Alyx

Tracey and Brian felt supported throughout the entire home buying process. "Annetha and Alyx were fantastic," Tracey says. "Annetha was always quick to respond to Brian's texts, and Alyx kept us updated with emails. We felt like we were in good hands the whole time."

One of the highlights of the process for Brian and Tracey was the final inspection. "Annetha even picked us up from the train station when we came for the inspection," Tracey says. "It was such a nice touch, and we really appreciated the effort they put in to make sure everything went smoothly."

"We're excited to finally be in a place where we can have a peaceful, comfortable life."

Soup season is back! Feed your hearty cravings with this creamy, warming soup full of love and flavour. It's packed with cauliflower, which is low-calorie, fat-free, and high in vitamins C and K. Enjoy this soup with toasted, buttered bread to truly complete the meal.

Roasted Cauliflower and Cashew Soup



Ingredients

3 tbs extra virgin olive oil
1 large brown onion, finely chopped
4 garlic cloves, crushed and diced
1 medium to large cauliflower, cut into large florets
1 cup raw cashews, soaked in water overnight
2 cans cannellini beans, drained and rinsed
4 cups vegetable broth
1 cup water
5 tbs nutritional yeast
2 tsp salt
¼ tsp ground nutmeg
Pepper to taste
Lemon zest, for garnish
Fresh bread, toasted to serve

Method

Prep all the ingredients, including draining and rinsing the soaked cashews.

Line a large baking sheet with parchment paper. On the baking sheet, toss the cauliflower in a single layer and sprinkle lightly with salt. Bake for 25–35 minutes, tossing halfway.

Add the rest of the olive oil (1 ½ tbs) over medium heat in a large soup pot. Add the onion and cook until turning translucent.

Add the garlic and cook until fragrant, stirring constantly. Add the broth to deglaze the pot. Add remaining cauliflower, broth, water, cashews, cannellini beans, nutritional yeast (if using), salt, and pepper. Stir to combine.

Bring the soup to a boil, then reduce the heat and simmer for 15 minutes or until the cauliflower is tender.

Once the soup is finished cooking, remove the pot from the heat and let stand for a few minutes before carefully transferring it to a blender or use an immersion blender and blend until thick and creamy.

Serve in bowls and add breadcrumbs, lemon zest, or green onions to garnish. Enjoy!



It's a win-win for everyone! If having family and friends close by is important to you, then why not invite them to live at Manor Lakes?

All you have to do is refer a family member or friend to purchase land at Manor Lakes. If they do, you could be eligible to receive a \$1,000 debit card* each!

Family and Friends Referral Program

Here's how it works

- 1 To refer, enter your details on the form on our website:
<https://manorlakes.com.au/family-and-friends-referral-program>
Then click 'submit' and copy the link provided.
Choose how you'd like to share the link with your family or friend (email, SMS, etc).
- 2 Your family and/or friend will be invited to enter their details to join our Family and Friends Referral Program.
- 3 A Manor Lakes team member will be in contact with your Family or Friend to keep them updated on the latest news and land releases.
- 4 Once they purchase a lot at Manor Lakes, you could each be eligible to receive a \$1,000 debit card*.

Your family or friend needs to have signed a contract for the purchase of land before the offer ends. Excludes rebated lots.

*View the full [Terms and Conditions](#) on our website.

For more information, head to the Manor Lakes Sales Office at 218 Manor Lakes Boulevard.

Open 10am—5pm daily
Visit manorlakes.com.au
Call 1300 334 524

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