

MANOR TALK

AUTUMN EDITION 2020



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

AUSTRALIA DAY AT MANOR LAKES CONTINUES TO BRING THE COMMUNITY TOGETHER

Local families came together under perfect weather conditions to enjoy Australia Day celebrations hosted by Dennis Family Corporation at Manor Lakes over the Australia Day long weekend, and this year carrying a “sustainability” theme.

The event was once again hugely successful in bringing the Manor Lakes community together in celebration, drawing large crowds and providing loads of entertainment for local families.

The annual Manor Lakes event was once again held beside the main lake, but this year moved to a later timeslot of 4pm to 8pm, which many residents said was a positive move as it allowed families to enjoy an Australia Day morning or afternoon together prior to the event, and then come out for the community celebrations.

“Our Australia Day celebration on Sunday, 26th January was amazing, with around 2,500 to 3,000 people in attendance,” Manor Lakes Marketing Executive, Kelly Cowley reported.



“The sustainability theme was well received. We gave away hundreds of reusable water bottles and native plants at the event,” she noted.

Highlights amongst a packed program of entertainment included a world dance spectacular, sustainable Olympics running activities, messy science experiments, carnival rides, face painting, petting zoo, pony rides, roving performers including the Dinosaur show which captivated people’s attention, and provided the perfect selfie moment!

Food was able to be purchased from vendors and gold coin donations were also collected for the Werribee River Association.

“It is incredible to see this event getting bigger and bigger every year – it really is a highlight of the year and it is important that we continue to create memorable experiences for our Manor Lakes community,” confirms Ms. Cowley.



WYNDHAM ROTARY

Manor Lakes gets behind Wyndham Rotary Fun Run/Walk

Manor Lakes will once again be the major sponsor of the Wyndham Rotary Fun Run/Walk that will be held on Sunday March 15th, 2020 from 8.30am.

“We are proud to be a sponsor of such a fantastic, community event run by Rotary Club of Wyndham, and this year supporting the Werribee Mercy Hospital,” says Manor Lakes Marketing Executive, Kelly Cowley.

You can take part in either a 5km or 10km run or 4km or 8km walk around the scenic Werribee River in Werribee. The course is suited to all levels of fitness – be it first time runners, avid walkers or experienced runners seeking a new challenge!

There is even a junior fun event for the kids – a 1500m run for children 12 and under and a 400m run for children 6 and under. Fancy dress is encouraged for these events and there will also be plenty of other fun activities for the kids to keep them entertained.

Participants can enter as an individual, with friends and family or perhaps enter as a team, with the majority of proceeds from

the event directed towards the Werribee Mercy Hospital, you’ll be having fun whilst supporting the local hospital.

For registration details and further information www.wyndhamfunrun.org



RESIDENT TESTIMONIALS:

Building a Lakeside Dream

Relocating from interstate can be a challenging process. Aside from the logistics of packing and unpacking seemingly endless boxes, there is the process of finding and establishing yourself within a new community that feels, you know... ‘right’.

While Somesh and Vandana Dewett still had to contend with the logistical aspects of moving from Sydney to Melbourne in 2017, they already knew where to look for their new home.

“We had heard so many great things about Manor Lakes from our friends who were living in the estate,” said Vandana.

They weren’t disappointed!

“Because we were new to Melbourne, we wanted an area that was close to friends, had parks and open space, and access to physical activities and amenities,” Vandana continued. “Neither Somesh or myself work locally, so having the train nearby was an advantage.”

Initially renting in the area, the Dewetts quickly decided that Manor Lakes’ Lakeside precinct was where they wanted to build their dream home. And so began the process of looking for the right block of land.

“We loved living alongside the lake and going for walks, so we knew we wanted our home to be in Lakeside.”

Vandana is complimentary of the Manor Lakes sales team and their role in helping them to secure the site for their new home.

“We were very fortunate to be able to purchase in Lakeside at that time. We had established a relationship with the sales team, and they notified us when the right block came along. Everyone was very flexible and supported us throughout the process, which went very smoothly.”

When it came to building a dream home, Somesh and Vandana had a clear idea about the design features they wanted to incorporate into their home and opted for a boutique builder, Metronest.

“We have built before, but building a home to live in is different, you end up investing emotions and soul into the home.”

“Somesh and the builder worked together to ensure we worked well within the Estate Guidelines,” said Vandana. “Because we were living in Manor Lakes, it was easy to manage the project.”

Now living in their spectacular four-bedroom home, they are enjoying sharing the Lakeside lifestyle with family and friends.

“We love entertaining, particularly outdoors. We have lots of light and spacious living areas, but the biggest plus is a fully functional butler’s pantry with a complete second kitchen. Our alfresco area also has its own functional catering space. We paid attention to the little things that were important to us,” Vandana enthuses.

“Our parents live overseas and come to visit. When they do, they stay with us for several months. They love living in Lakeside for the same reasons we do – the beautiful open outdoor spaces.”

“It is the people that make the community. You want to live where you feel you belong. That’s why we live in Manor Lakes.”



Somesh and Vandana Dewett

MANOR LAKES CENTRAL UPDATE:

Works at Manor Lakes Central Shopping Centre have continued to move forward at a rapid rate with the new mall and additional shop spaces well and truly taking shape. The main mall structure is now complete, with the glass skylights well underway and nearing completion. These skylights will add the lovely addition of natural light into the space.

The existing centre upgrade is also progressing well with the tiling of the mall and the external upgrade works commencing ensuring that the two areas seamlessly come together for the opening in May.

Outside the kerbing is being finalised in the carpark and preparations are underway for laying asphalt which is due to happen shortly. To date, approximately 15,200m² of rock has been excavated from construction site and this rock had been crushed for reuse as a base layer to the carpark.

The artwork for three murals which will appear throughout the centre walls and playground are currently being finalised and due for installation in the coming months.

Two of the murals have been designed by Manor Lakes P-12 College students and will appear on the climbing wall of the playground and in the parents’ room. An additional mural depicting the history of the area has been commissioned and will appear on the amenities corridors within the centre.

We are pleased to advise that the Anytime Fitness & Kmart tenancies are now complete and ready for handover to tenants, with the following retailers now confirmed to be taking up a tenancy with only a few spaces remaining, and further retailers to be announced soon.

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| • Kmart | • My Place Massage |
| • Coles | • Kesari Indian Restaurant |
| • Best & Less | • Kebab House |
| • Large Fruit & Veg | • Tash X |
| • Anytime Fitness | • Hair Vision |
| • Phone Tech | • Pizza Kings |
| • Food Ease Indian grocer | • Studio One Nails |
| • The Tax Store | • Lux Barber |
| • Tobacco Station | • One Star Variety Discount Store |



TOWNHOMES: BUILT FOR LIVING IN MANOR LAKES

Wanting the joy of a new home in Manor Lakes but delayed gratification isn't quite your thing? You need a Manor Lakes Townhome!

Developed by the Dennis Family Corporation and built by Dennis Family Homes, Townhomes are designed with attention to detail and quality finishes throughout and are presented complete with fully landscaped gardens. Owners simply move in and start living.

These full turnkey homes include everything from blackout roller blinds, stainless steel appliances, carpet in every bedroom, gas ducted heating, front and rear landscaping, fencing and the list goes on. Even the letterbox is included.

Ramanpreet Kaur received the keys to her Townhome in the Lollipop Hill precinct in December and is smitten. "Everything was already done. It was more than I expected. There wasn't anything for me to spend extra on," she says.

Townhomes offer the best of both worlds – a spacious three bedroom home with light-filled open plan living areas, well-appointed kitchen for entertaining friends and family, plenty of storage space, a garage and much more.

"The design allows natural light to fill the home and clever storage makes the best use of every space. Even the garage includes a big cupboard," Ms Kaur describes.

No building approvals are required. And the fixed price, with just 5% deposit and balance upon completion, certainly adds to the allure.

Due to high demand for Manor Lakes' first Townhomes, there are a number of new Townhomes scheduled for completion this year in the highly desirable Lollipop Hill precinct.

"Manor Lakes is very peaceful, especially when I'm out walking. Everything I need is here," says Ms Kaur.

Visit our helpful team at the Manor Lakes Sales Office to find out more. Your dream home could be closer than you think.

For more information visit www.manorlakes.com.au/built-for-living

CONSTRUCTION UPDATE: LAKESIDE AND LOLLIPOP HILL

With stages 49 and 50 titled in Lakeside and stages 171, 172 and 173 titled in Lollipop Hill over the summer period, we look forward to another four stages being titled in Lollipop Hill by mid-2020.

Wetland development and creek beautification works have also been high on the agenda.

Lakeside wetland landscaping has commenced and when completed, residents will enjoy following a boardwalk through 85,000 new plants alongside the lake, as well as a fitness station for those who enjoy pushing themselves that bit harder.

Civil construction of the Lollipop Hill wetland is in the final phase and landscaping will commence towards the middle of 2020, while creek beautification work along Stages 136 and 147 is almost completed and should be open to the public by mid 2020, allowing the grass time to establish.

Creek Landscaping plans for stage 168 toward stage 175 have been approved by Council, and we anticipate works commencing mid year.

While there have been delays completing the Splash Park, work is continuing with waterplay commissioning and testing underway.

Families can also look forward to enjoying new play equipment, a shelter and a large kickabout area later this year, following commencement of work on the stage 47 reserve prior to Christmas.

With the first stage of Ison Road now open, construction of the next section of Ison Road, from Manor Lakes Boulevard towards Greens Road, will soon commence. Public use of Ison Road will not be impacted by upcoming works.

The Spearmint Boulevard/Ballan Road intersection should be completed mid year and work on the Ison Road/Ballan Road intersection will commence soon after.

FAMILY AND FRIEND REFERRAL PROGRAM:

If you love the idea of having family and friends in your community then why not invite them to live at Manor Lakes too!

From now until 30th June 2020, simply refer a family member or friend to purchase land at Manor Lakes and share in \$6,000.

Those referring receive a \$3,000 debit card at the contract signing, with the new purchaser receiving a \$3,000 debit card once they settle – what a great way to say, 'Welcome to the Manor Lakes neighbourhood'.

Not valid on already discounted or rebated stock.

For full terms and conditions visit

www.manorlakes.com.au/family-and-friends-referral-program