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Hello again and welcome to your spring 2024 community newsletter

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Construction update



Spring has brought brighter days and a spirit of growth at Manor Lakes. Crews have been working around the clock to complete a range of amenities in time for the end-of-year holidays, including a new park and updates to the Display Village.

1	Manor Lakes Boulevard Park	The Manor Lakes Boulevard Park is now open beside the Manor Lakes Sales Office. The park offers a large playground, sporting amenities, public toilets, shaded BBQ areas with family seating, and a purpose-built fenced dog park.
2	Landscaping	Crews have continued landscaping works in the Village Wetlands, adding a welcome touch to the neighbourhood. The project includes extensive planting, perimeter walking paths, and a boardwalk. The Village Wetlands will open in April 2025.
3	Stage 202 and Stage 203 Update	<p>In Stage 202, crews have completed electrical and telecommunications work and will lay the final layer of asphalt, along with finishing lot grading and topsoiling over the next week, with an expected completion date of January 2025.</p> <p>In Stage 203, crews are wrapping up electrical and telecommunications work. They will follow this with the final layer of asphalt and lot grading in early December, aiming for completion in March 2025.</p>
4	Display Village	The new Display Village has opened beside Manor Lakes Boulevard Park. You can now explore eight display homes from Carlisle Homes, Mimosa Homes, and Central Property. The remaining homes will open in early 2025.

New Manor Lakes Boulevard Park impresses

“Fantastic area to host
a kids party”

“Love being able to have a coffee
and enjoy peace and quiet while
kids are entertained”

“Great to finally have a
dog park near us”



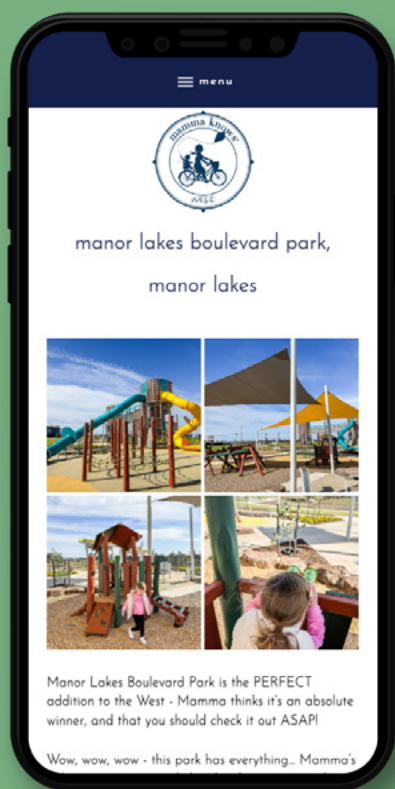
Manor Lakes has opened its newest park on Manor Lakes Boulevard, offering something for the whole community.

Spanning four acres, the park features a playground with a double play tower, giant slides, swings, dual track flying fox and a wheelchair-accessible inclusive carousel.

Older kids and adults can enjoy a half basketball court, fitness equipment, and down-ball courts. For dog owners, a fully fenced dog park with agility equipment has been added, thanks to resident input. The park also includes BBQ facilities, picnic shelters, public toilets and dedicated spaces for market events.

Conveniently located near Good Manors Café and the future Village town centre, it's bound to be a popular local destination. Popular family blogger, [Mamma Knows West](#), gave a glowing review of the new park in early September.

“Manor Lakes Boulevard Park is the PERFECT addition to the West.
Wow, wow, wow—this park has everything... Mamma’s little one was so overwhelmed with excitement when she arrived, she didn’t know what to play with first!”





Congratulations to the 2024 Community Fund Recipients

Creating communities where families can grow and prosper is at the heart of Dennis Family Corporation and it's with this objective that Manor Lakes celebrates the annual Community Fund.

Held on Wednesday 30 October, twenty not-for-profit organisations were awarded a share of \$30,000. Applications for grants were open throughout September.

The successful groups were each awarded a financial grant of \$1,500 for their future projects.

This year's event marked \$440,000 distributed to local groups in Manor Lakes since 2003. Host of the evening, Dennis Family Group Director Grant Dennis commemorated the significance of the Manor Lakes Community Fund.

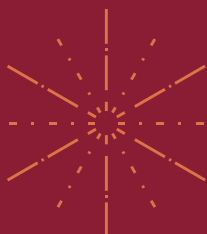
"For us, Community Funds are an important way of giving back to the communities we help build. They are something we are very proud of."

Thank you also to Wyndham City Council's Director City Life, Liana Thompson and Team Leader Neighbourhood Hubs, Abarna Hariharan for judging the 2024 entries.

Congratulations to all the successful 2024 Manor Lakes Community Fund grant recipients!

Community Fund recipients:

1st Iramoo Scout Group
Bridge Builders for Australia
Cancer Council Victoria
CFA Wyndham Vale Fire Brigade
Creating Villages
Iramoo Community Centre
Mambourin Cricket Club
Manor Lakes Football Club
Manor Lakes Netball Club
Neighbourhood Watch Manor Lakes
Quantin Binnah Community Centre
Tarneit Boxing Club
Werribee Giants Baseball Club Inc
Werribee Little Athletics Centre
Western Athletics
Wyndham Little Buddies Toy Library Inc
Wyndham Park Community Centre
Wyndham Spartans Cricket Club Inc
Wyndham Tuskers CC Inc
Laverton Youth Foundation



Jazz under the stars

Held on October 19, the Jazz under the Stars was a brilliant way to celebrate Spring in the new park amongst family and friends. Residents came out to enjoy a picnic and live jazz performances in the Manor Lakes Boulevard Park—the brand new park located beside the Manor Lakes Sales Office and Good Manors Cafe.

This free event was open to everyone, and attendees were rewarded with fantastic live music as the sun set. Festivities began at 6PM and continued under the starry sky until 9 PM. Despite heavy rainfall of 30 mm the day before, the grass in the park was in fantastic condition and perfect for a picnic.

This was the first Jazz Under the Stars event, this year marked a slower pace for the October month, in place of the Halloween Spooktacular. Guests enjoyed live music from ILY—a five-piece ensemble covering timeless classics, from Broadway ballads to rock classics, in the style and charm of the Jazz Age.

Combining house styles and jazz, Henrique Santos and Richard Pavlidis brought something new to the stage. A chilly night was no match for the warm tones of the performers as guests basked in the ambience of classic melodies. Attendees came prepared with chairs, picnic rugs and their picnic baskets.

We want to thank everyone who attended and made this evening a success. If you missed the celebrations, don't miss out on the Summer Sunset Festival by the Lake on Sunday 26 January—an annual event beloved by the community, now in its 12th year.



Thanks to the Manor Lakes 2023 Community Fund, 16 local children participated in a four-day intensive swimming program at Kingswim Manor Lakes.



Community fund boosts swimming skills

Manager of Kingswim Manor Lakes, Bennjamin Bevis, said the classes were well received. “We had a few different backgrounds there, English was very limited, but our general consensus was that both children and parents enjoyed the program.”

Participants aged between 6 and 12 from culturally and linguistically diverse backgrounds were nominated by the Wyndham Cultural and Education centre. The intensive program teaches water safety and improves the swimming confidence of participants, regardless of their swimming ability.

Kingswim is a leading swim school with a mission to teach water safety and swimming skills to people of all ages. Their Manor Lakes centre offers a variety of programs, including baby swimming classes, kids’ learn-to-swim, and adult lessons, all delivered by qualified instructors.

The intensive program is available to new and enrolled students—“The goal for those already enrolled is to improve their skills,” Bennjamin said. “For new students, it gives them an experience with the goal of hopefully enrolling them on going into our ongoing programme.”

Kingswim was one of 20 local community groups to receive the \$1500 grant in 2023.

Get Involved

Want to improve your swimming skills or enroll a family member? Kingswim are accepting new students.

Contact Kingswim
03 7046 3140
Manor Lakes Central
455 Ballan Rd, Service Rd,
Manor Lakes VIC 3024

kingswim.com.au

Werribee continues to blossom as a vibrant culinary destination. Once overlooked, Watton Street now thrives with an array of restaurants, bars and bakeries that showcase the area's rich cultural diversity and culinary innovation.

The Age's Good Food section recently featured the busy strip, calling it the most exciting culinary street in the West. From casual eateries to elegant dining, there's something to satisfy every palate. Some notable spots to visit on Watton Street below.

Dining highlights of Watton Street, Werribee



Manoushi

Lebanese bakery serving manoush and sesame-topped kaak. Open until 2PM.

[View in Google Maps ↗](#)

[Manoushi Website ↗](#)



Terry Bakery

Another Lebanese offering, with a wider menu.

[View in Google Maps ↗](#)

[Terry Bakery Website ↗](#)

Read the full article from [Good Food in The Age](#) [here](#). Watton Street is less than 15 minutes by car from Manor Lakes. [View in Google Maps](#).

The 191 bus route from Manor Lakes will drop you in on Watton Street, Werribee. Alternatively, the 190 will get you within a short walk.

For Herald Sun subscribers—[Werribee then and now: Pictures show the suburb's changes](#).

Interested in learning more about the local area? Visit the [Werribee District Historical Society](#).



Fusion Ceylon

A Sri Lankan gem full of the island's traditional food.

[View in Google Maps ↗](#)

[Fusion Ceylon Website ↗](#)



Tocca

Pizza and house-made pasta with some delicious extras.

[View in Google Maps ↗](#)

[Tocca Website ↗](#)



Casa Cantina

Mexican restaurant with a river view from the back deck.

[View in Google Maps ↗](#)

[Casa Cantina Website ↗](#)



Il Matto

A new Sicilian restaurant, from the same team behind Il Matto Torquay.

[View in Google Maps ↗](#)

[Il Matto Website ↗](#)

Meet Sam Hewa, Manor Lake's new sales consultant

Be sure to drop by the Manor Lakes Sales office and meet Sam Hewa, the newest addition to our Sales Team. While Sam brings more than 16 years of accumulated experience in real estate sales, customer service, banking and finance, accountancy, documentation and compliance to the role, since 2010 he has focused his career on real estate property and land sales.

We asked him about his work with Dennis Family Corporation and what he likes most about Manor Lakes.



How long have you been a member of the DFC Sales Team?

I've been with the Dennis Family Corporation for 3 years, but I've only recently joined the Manor Lakes Sales Team. Prior to that I was at Westbrook Estate. I'm excited that I'm now at Manor Lakes, which is one of the area's largest and most impressive estates with all the amenities and it's still growing.

What is the best thing about your job?

Being able to help purchasers find the ideal block of land on which to build their dream home, and witnessing that moment when customers see the block they have chosen with a "SOLD" sticker on it, is just so rewarding.

What are the best things about Manor Lakes?

There's so much to like! First, there's the great location – the Wyndham Vale Train Station located within the estate means residents are only a 35-minute train ride from Melbourne's CBD.

The estate is surrounded by established amenities, including the Manor Lakes Shopping Centre across the road and some great primary and secondary schools close by.

It's also beautifully landscaped, with plenty of sporting fields and parklands. Last, and perhaps most importantly, there's such a diverse range of land parcels that will appeal to everyone from first and second home buyers to families and investors.

Who will Manor Lakes most appeal to?

Manor Lakes is always going to appeal to anyone who values a well-designed residential community, in a great location, with lots of established and proposed amenities.

Manor Lakes' proximity to good schools make it especially attractive to purchasers with young children looking for the ideal community to bring up their families. The Lakeside precinct, with its larger blocks and located within a prime position within the estate, will also appeal to up-sizers or someone looking for more land space.

What sets Manor Lakes apart from other estates nearby?

Manor Lakes is by far the best designed residential estate in Melbourne's Western corridor and possesses all the ingredients essential to deliver a successful, thriving community.

Favourite place to eat in and around Manor Lakes?

The City of Wyndham is home to plenty of fantastic restaurants for a proper night out. But being from Sri Lanka originally, one of my absolute favourites Fusion Ceylon in Werribee, which I love for its excellent customer service and for delicious, authentic Sri Lankan fare!

I love the great coffee at Good Manors café and chilli prawn scrambled eggs is my favourite for lunch!

- 1 Earth Toned Naturals
- 2 Nothing but Neutral
- 3 Playful Minimalism
- 4 Classic Chrome

Top spring 2024 decor ideas for a stylish refresh



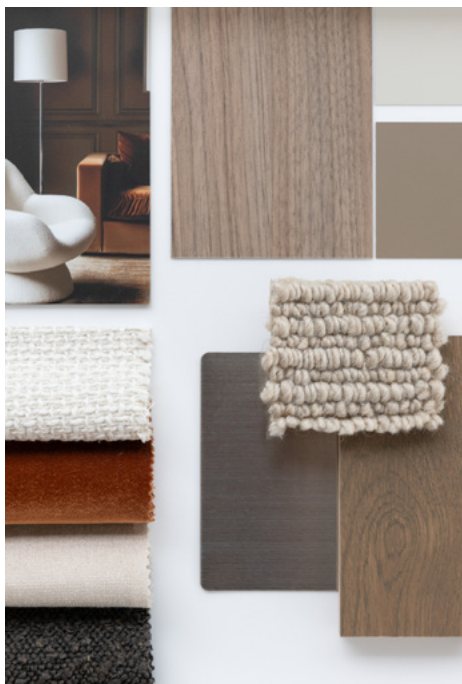
The latest trends include warm and cool colour palettes that maintain the freshness of spring. Incorporate any of these palettes into your home for bold and balanced interiors.

As you refresh your space for the season, these interior design trends offer an array of styles to explore, each bringing a unique flair to your home. Embrace any of these trends to infuse your home with life and create a sanctuary that reflects your interior style.

For interior inspiration and to see these colour palettes in person, visit the Inspiration Centre at the Manor Lakes Land Sales Office.

Sales Office

218 Manor Lakes Boulevard, Manor Lakes VIC 3024
(On the corner of Ison Road and Manor Lakes Boulevard)
Open daily from 10am—5pm



The latest trends include warm and cool colour palettes that maintain the freshness of spring.

1 Earth Toned Naturals

The Earth Toned Naturals trend draws inspiration from raw and handcrafted materials.

Key colours for this trend include rust, terracotta, and pops of mustard and apricot pink. These hues sit perfectly alongside finishes of warm-toned wood, textured fabrics in earthy colours, and natural stone.

Introduce earth tones into your interiors with paint colours of off-white or light taupe. Ensure there are elements of natural timber and timber laminates in your joinery. Add freestanding furnishings and small décor items to your rooms for a less permanent option.

2 Nothing but Neutral

The Nothing but Neutral trend primarily focuses on built-in and freestanding furnishings in your home, elevating them to luxury long-term investment pieces.

A neutral colour palette of warm cream, taupe, and brown allows standout pieces to shine while maintaining a calming and cosy environment.

Prevent your interiors from becoming too lacklustre by adding visual interest; add textured floor rugs, freestanding furniture covered in velvet, boucle, or chunky weaves, and opt for higher contrast items like a light occasional chair against dark walls.



The latest trends include warm and cool colour palettes that maintain the freshness of spring.

3 Playful Minimalism

Moving away from traditional palettes, the Playful Minimalism trend leans towards clean lines, curved edges, and whimsy.

The Playful Minimalism palette is perfect for a master suite, where a calming neutral base can add to the relaxation.

The base of this trend is minimal with clean lines and neutral tones. Layer in playful colours and elements through bed linen, bathroom towels, and cushion covers.

4 Classic Chrome

The polished chrome finish is back in a new modern way. Resurfacing with glamour, the Classic Chrome trend influences freestanding furnishings, like chairs, lighting, and accessories. Chrome surfaces act as mirrored finishes that enhance light and make spaces feel larger.

Softening the appearance of chrome with textured surfaces, like plush rugs and sherpa fabric chairs. Pairing modern chrome against natural walnut woods also creates a colour and texture contrast.

Method

Preheat oven to 218°C. Line a baking sheet with parchment paper.

Cut broccoli into florets.

Add the broccoli to a baking sheet. Spray or drizzle on olive oil and season with salt, pepper, and garlic powder.

Roast for 25 minutes. Once cooked, remove and keep warm

Croutons

Pre-heat oven to 180 C. Toast bread in the oven for 2 minutes each side.

Remove from the oven and rub with garlic. Brush with olive oil and sprinkle with salt.

Bake until golden brown, turning halfway through. Monitor your bread to ensure it doesn't burn. Cooking times will vary depending on which bread you use.

Salad

Cook bacon in a frypan until golden brown on both sides.

Remove from frypan and place on paper towels until cool. Chop into small pieces and set aside.

Cut chicken breasts in half, horizontally and cut into bite-sized pieces.

Season with salt, pepper, and garlic powder to taste.

Fry in the same skillet/pan as you fried the bacon until cooked through.

Dressing

Blend the garlic, anchovy paste, lemon juice, mustard and Worcestershire sauce.

Combine the mixture with the mayonnaise, and parmesan. Stir until combined.

Season to your liking before mixing once again. Set aside.

Assemble the salad

Combine the broccoli, chicken, bacon, and croutons in a bowl.

Drizzle with creamy Caesar dressing and garnish with parmesan cheese to taste. Enjoy!

Ingredients**Salad**

150g streaky bacon

500g chicken breast fillets

1 large head of broccoli

1 tbsp olive oil

Dressing

2 small garlic cloves, minced
or 1 tsp garlic powder

1 tsp anchovy paste

2 tbsp lemon juice

1 tsp Dijon mustard

1 tsp Worcestershire sauce

1 cup mayonnaise

1/2 cup grated parmesan

1/4 tsp salt

1/4 tsp black pepper

Homemade croutons

3 slices thick white bread

1 garlic bulb

1 tbsp olive oil

1/4 tsp salt

Chicken caesar salad with croutons and homemade dressing





Family & friends referral program

Love living at Manor Lakes? Make the community truly yours by inviting friends and family to live in the neighbourhood. Refer a friend or family member to purchase land at Manor Lakes, and once you both settle, you'll each receive a \$1,000 debit card*.

Here's how it works

- | | |
|---|--|
| 1 | Enter your details at manorlakes.com.au/family-and-friends-referral-program . Once you've completed this, share the link via email or text message to your friend or family member. |
| 2 | After you've shared the link, your friend or family member will be invited to enter their details and join our friends and family referral program. |
| 3 | A Manor Lakes team member will contact your friend or family member and keep them updated on the latest news and land releases at Manor Lakes. |
| 4 | <p>After purchasing and settling on land at Manor Lakes, you and your friend or family member will each receive a \$1,000 debit card*.</p> <p>It's our way of saying thank you and welcome to the Manor Lakes community.</p> <p>Offer ends 31st May 2025, or when the maximum number of allocated referrals has been reached, whichever comes first.</p> |

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

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

Sales Office
218 Manor Lakes Blvd
Manor Lakes

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