

Manor Lakes

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your place

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best in Melbourne's
south-west

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Another
Dennis Family
Community

A place where you can settle in,
rather than just settle down.



Pictured: Enjoying the outdoors at Bregman Esplanade

Named for its abundance of natural waterways, upon completion Manor Lakes will offer more than 50 hectares of tranquil open spaces: its serene wetlands are surrounded by interconnected trails for walking and cycling, leading you through to unique parks and sensory playgrounds.

Here, neighbours gather for weekend picnics, casual strolls, and lively outdoor fitness sessions. Manor Lakes is a place where friendships grow, children play together in safety, and a welcoming spirit thrives. Located in Melbourne's south-west, a stone's throw from Werribee and only 37km from the CBD, Manor Lakes is a thriving community that over 12,500 residents already call home.

Manor Lakes first launched in 2002, with the first residents moving in by 2003. In 2016 it was established as its own suburb, a move initiated by proud residents. The community is made up of distinctive neighbourhoods, each bringing the best of local amenities, with transport right at your doorstep—plus a variety of schools, shopping, and dining. This leaves space for you to live life to its fullest, while taking care of the essentials is made simpler. Whether you're taking a big step and buying your first home, upgrading, or downsizing, Manor Lakes has the right choice for you. More than a place to live, Manor Lakes is your place.

MANOR LAKES IS YOUR PLACE







Pictured: Picnic at Bregman Esplanade Park

Placed within the City of Wyndham, life at Manor Lakes is well-connected, enjoying a balance of peaceful outdoor spaces and essential amenities accessible by road and public transport. A morning hike or weekend day trip is always on the cards when you're located right between Melbourne and Geelong.

Locals here enjoy the freedom in visiting neighbouring dining hubs throughout Werribee and Bacchus Marsh, or exploring national parks Lerderderg and the Werribee Gorge, spotting native wildlife and taking in scenic views along the trails. Closer to home, your weekend errands are a breeze with your own shopping centre.

Manor Lakes Central includes a Coles, Liquorland, Kmart and 53 specialty stores—and coming soon is a brand-new Bunnings right next door. Manor Lakes is also in the catchment area of multiple public and private schools, kindergartens and childcare centres. A future Town Centre is also in the pipeline, located within Manor Lakes, forming part of The Village neighbourhood.

FEATURING THE BEST IN MELBOURNE'S SOUTH-WEST

Local Area

Melbourne CBD

Williamstown

Hoppers Crossing

Manor Lakes Central Shopping Centre

Manor Lakes Boulevard Park

Princes Freeway

Campbells Cove Beach

Melbourne Airport ↙
Lerderberg State Park ↘
Bacchus Marsh ↘
You Yangs Regional Park ↙

Ngarri Primary School

Wyndham Vale Train Station

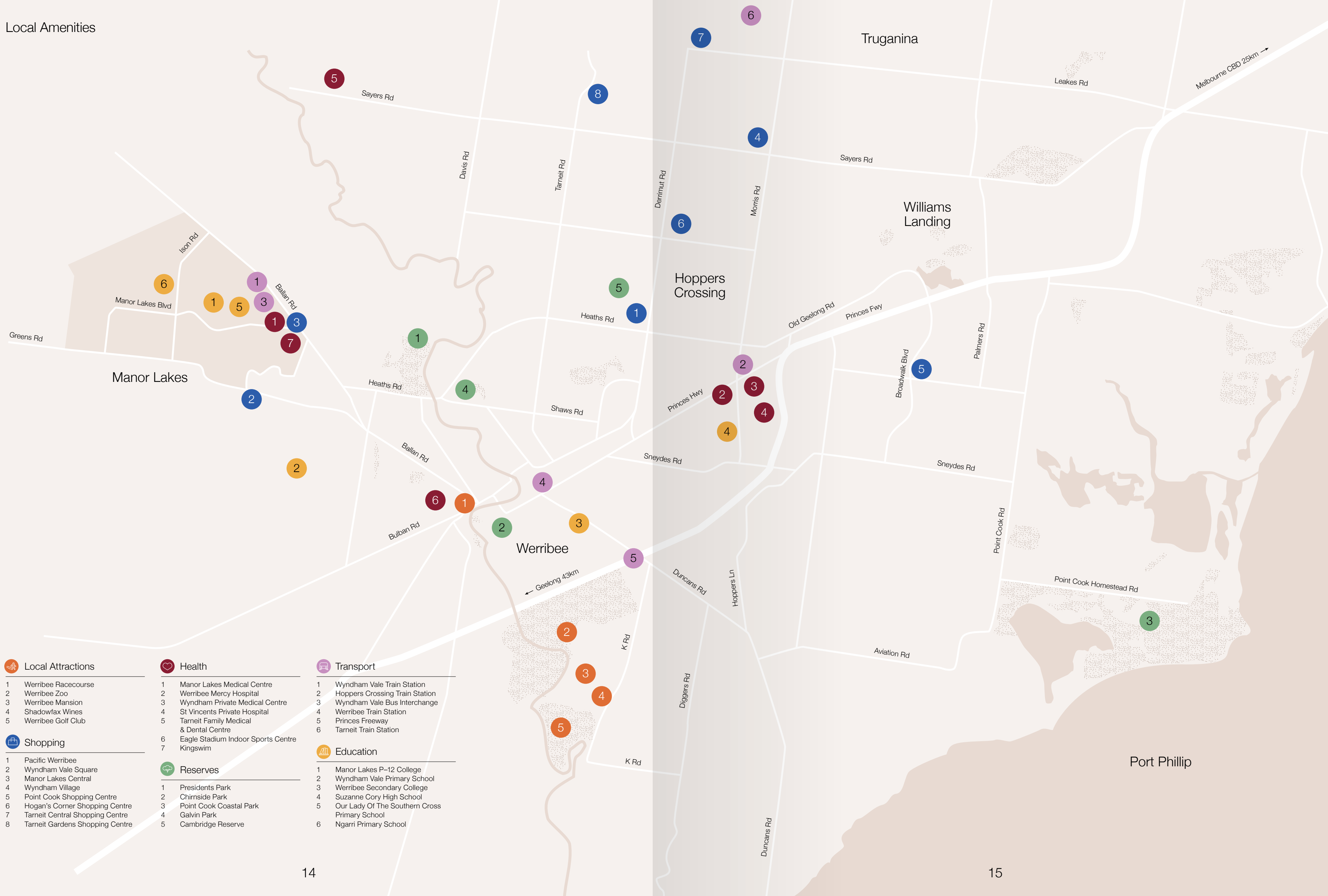
Manor Lakes P-12 College + Our Lady of the Southern Cross Primary School

Lough Way Playground and Water Park

Werribee



Local Amenities



Local Attractions

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

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 Central Shopping Centre
- 8 Tarneit Gardens Shopping Centre

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
- 7 Kingswim

Reserves

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

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

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
- 6 Ngarri Primary School



Pictured: Bregman Esplanade,
Wetlands conservation area

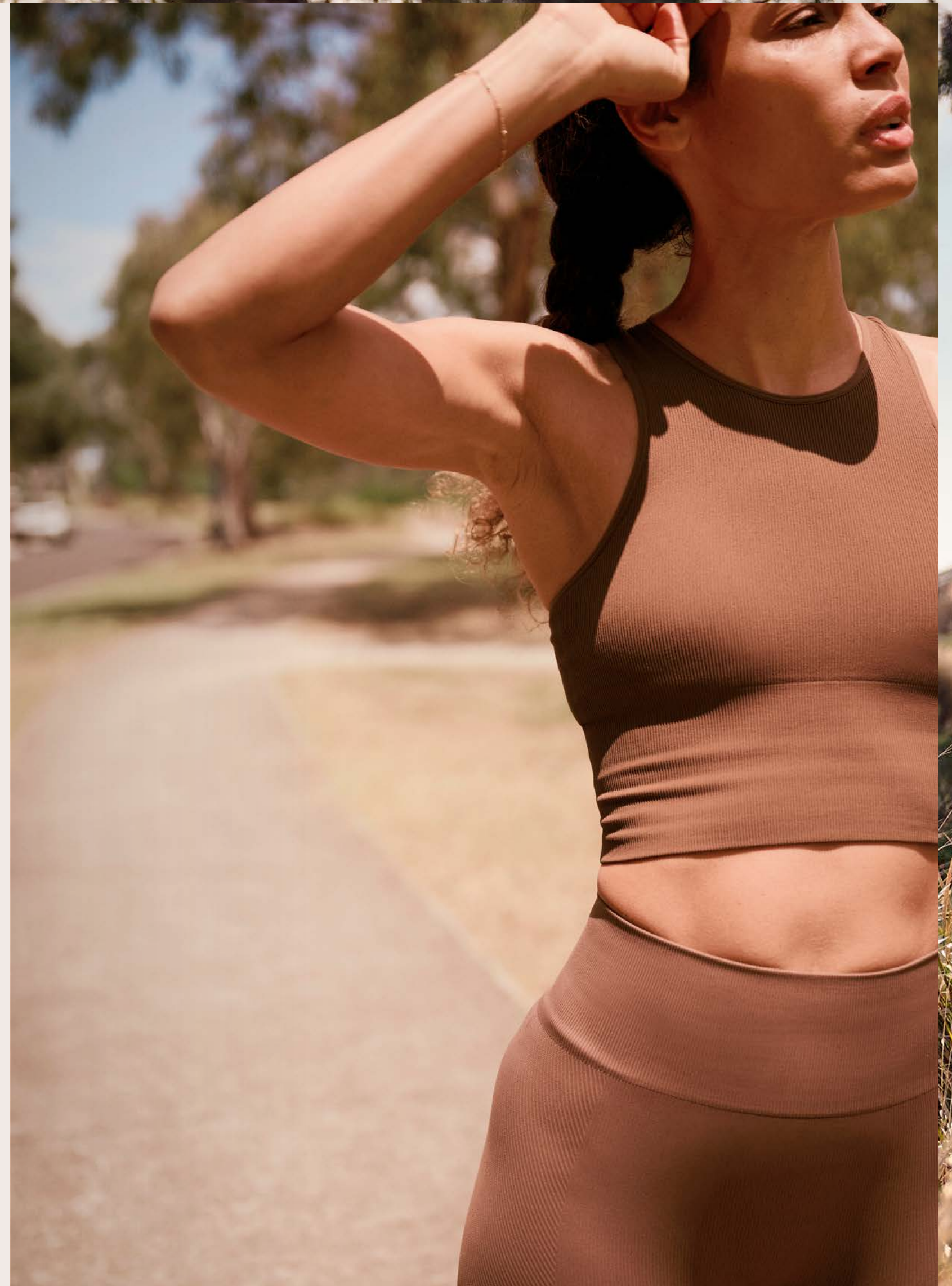
The Manor Lakes masterplan is designed to get residents outdoors and active. Making the most of the natural environment, the lakes, waterways, walking paths, playgrounds, dog park and picnic areas.

OUR GROWING NEIGHBOURHOODS

Live in a neighbourhood that's friendly and diverse, where the locals know your name. Open green spaces at Manor Lakes means plenty of opportunities to gather with neighbours, share recipes or swap gardening tips.

Surrounding the lake, natural reserves, wetlands and landscaped parks and play spaces allow plenty of areas for the community to interact with the outdoors. Friends can meet in the open air for weekend picnics, casual strolls, and lively outdoor fitness sessions, while families can play at the unique parks within each neighbourhood.

Pictured below: Climbing ropes at Manor Lakes Boulevard Park
Pictured right: Reserve area running tracks along Balcombe Drive



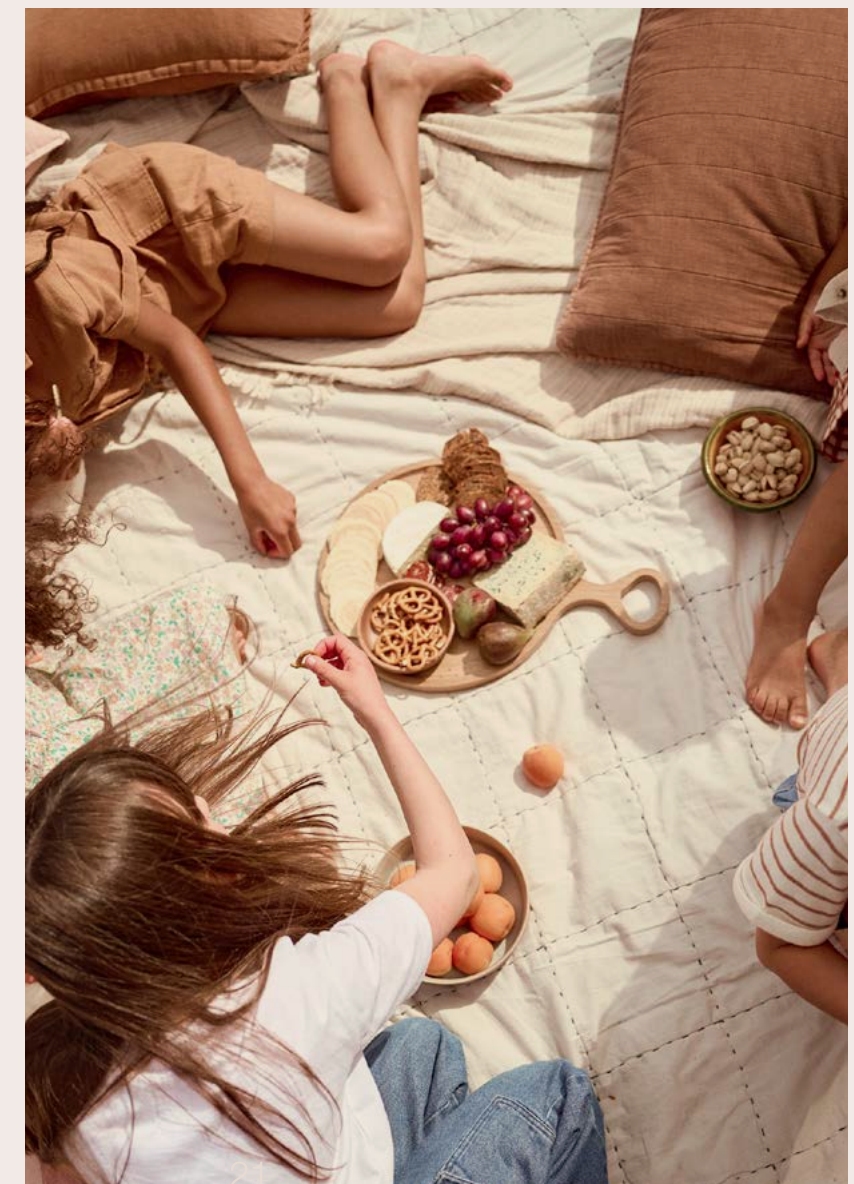
THE VILLAGE

Manor Lakes

The Village is the newest neighbourhood of Manor Lakes. Well-connected, the scenic streets and paths lead through to expansive parks and outdoor spaces. Proud home to Manor Lakes Boulevard Park, a recreation hub spanning four acres. With a double play tower, giant slides, swings, dual track flying fox and a wheelchair-accessible inclusive carousel, the play areas have something for all abilities and will keep the little ones entertained.

Older tweens, teens and adults can enjoy the basketball courts and fitness equipment. There's space for pups too, with an enclosed dog park with agility equipment. Manor Lakes Boulevard Park has barbecue facilities, picnic shelters, bathroom facilities and a dedicated event area for markets. Good Manors café is the local for your next latte fix. Here, you'll be walking distance to the future town centre and planned wetlands.

Best of all, at The Village you'll have access to the established amenity at Manor Lakes — including local schools, transport and shopping. It's the perfect place to start your family's journey.



Pictured: Picnics in the sunshine at Manor Lakes Boulevard Park

LAKESIDE

Manor Lakes


Peaceful and scenic, Lakeside is your secluded pocket of Manor Lakes. This tranquil neighbourhood is positioned at the waterfront. It's the place for cycling through the statement streets, and taking boardwalk strolls at dusk—catching the last of the sun as it sets over the lake.

Lakeside's picturesque precinct offers plenty of space to grow and thrive. Over 30 hectares are dedicated to enjoying the natural surrounds. The boardwalk and viewing platform allow moments of quiet reflection, while the splash park and playground are fun for the entire family. 1.5km of walking paths surround the multi-million dollar wetlands, and are perfect for a low-impact stroll for those of all ages—including little ones that require a safe path on foot, bike, or scooter.

Your entire lifestyle is elevated at Lakeside, with the perfect balance of peaceful outdoor living and urban convenience, enjoying direct connections to the best schools, shopping, and employment hubs in the area. And the great outdoors extends to your own private oasis, with 60% of lots available at Lakeside being greater than 500m²—some of the largest at Manor Lakes.



Pictured: Boardwalk, Lakeside Park
Playground on Lough Way



Living at Manor Lakes means becoming part of a diverse and friendly community. We proudly support local businesses and initiatives to help our community thrive.

Our social calendar includes events and gatherings where all are welcome, including seasonal festivals, holiday celebrations, family-friendly barbeques, music and movie nights. The Manor Lakes social calendar is renowned for fostering meaningful connections, where friendships blossom and neighbours become family.



Pictured above: Wyndham Vale Train Station,
35mins to Melbourne and 40mins to Geelong
Pictured right: Nautical-themed play space
and splash park at Lakeside





Pictured: Selection of dining and retail spaces at Manor Lakes Central shopping centre





Pictured: Splash Park at Lakeside, part of a nautical-themed play space

Manor Lakes is the ideal place to build your new home. Our established precincts offer a range of generous lot sizes to suit home designs from award-winning builders.

Manor Lakes is a secure investment in your future, offering strong growth potential with an annual median increase of 4.5% on land, and 3.5% on houses in 2024 (based on a 5 year growth rate (p.a) –Urbis Report June 2025). The suburb also offers a healthy and rewarding lifestyle for families and new home buyers, as well as investors.

The dedicated team at Manor Lakes can help take the stress and mystery out of the purchasing and home building process. They can provide you with land options, give an indication of the size 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.

BUILD YOUR DREAM HOME AT MANOR LAKES

We are very proud of our plans for Manor Lakes, and we want all residents to be just as proud to live here. House and Design Guidelines have been established to provide the highest design and building standards at Manor Lakes.

The Design Guidelines have been developed to inform and guide you through the process of identifying and adopting design elements that will help bring about individual houses that sit well in the streetscape and play a part in the establishment of safe neighbourhoods. In this way, they contribute to establishing the foundations for maintaining, protecting and enhancing your most valuable asset — your home.

Pictured below: Lakeside streetscape
Pictured right: Harvesting fresh greens from your home garden





Pictured: Native and exotic plants throughout the wetlands and parks

Manor Lakes is a landmark community of the Dennis Family, masterplanned to the highest standard with our signature quality and expertise. As a family-owned business, our reputation for quality and excellence in the land development industry is built on 60 years of experience and expertise.

'In master planning our residential developments, we have always taken a holistic approach. A successful community thrives on having all the essential elements such as schools, shopping, public transport, health services, sport and recreation with easy access. Our company understands the importance of creating not just an estate but an entire, strong community where people will aspire to live.'

—Bert Dennis, Founding Chairman

ANOTHER DENNIS FAMILY COMMUNITY

Highly liveable residential communities like Manor Lakes offers a beautiful, modern and accessible place for residents to thrive. As well as Manor Lakes, the Dennis Family manages an expansive portfolio of masterplanned communities in Victoria and South East Queensland, including Westbrook, Modeina and Ashbury in Western Melbourne, and Peppercorn Hill and Donnybrae in Melbourne's North.

Pictured: Pedestrian and bike-friendly paths throughout Lakeside

Dennis Family Communities	Established
Manor Lakes, VIC	2002
Modeina, VIC	2013
Ashbury, VIC	2015
Westbrook, VIC	2015
Summerlin Banyo, QLD	2016
Donnybrae, VIC	2017
Peppercorn Hill, VIC	2018
Archer's Way, QLD	2020
Ferns on the Brook, QLD	2021
Serenity Residences, QLD	2021
Alora, QLD	2023
Beachside, QLD	2025





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Manor Lakes

 ANOTHER DENNIS FAMILY COMMUNITY