



# STAGE 5A LAND RELEASE





### STAGE FEATURES:

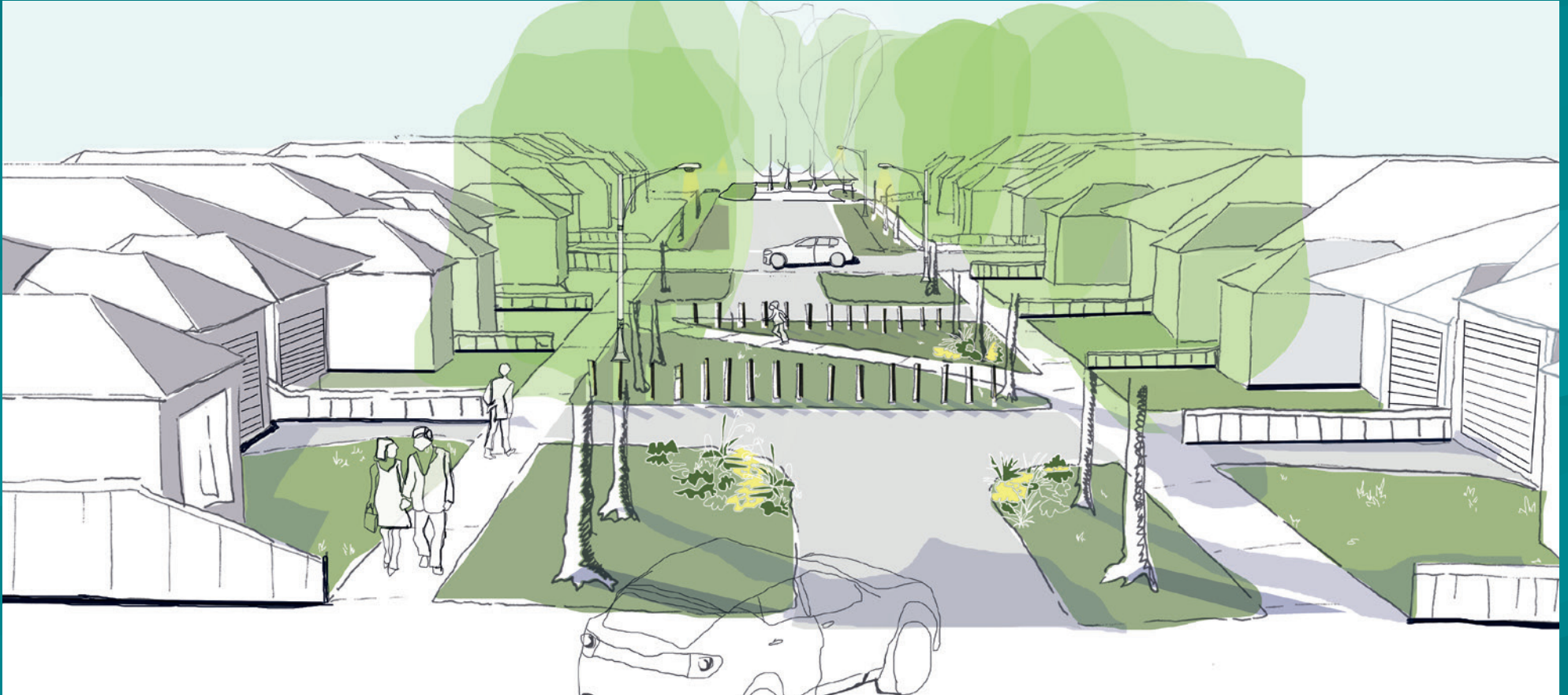
- A wide range of lot sizes to choose from: 294m<sup>2</sup> – 660m<sup>2</sup>, maximise your backyard!
- Beautiful natural setting
- Within easy walking distance to 3,800m<sup>2</sup> neighbourhood park
- Easy access to Donnybrook Road
- Four lots are located within the exclusive 'Koonika Mews'

### ESTATE FEATURES:

- Over 50 hectares of open space and parkland
- 25km of walking paths and bike trails throughout the estate

### LOCAL AMENITY:

- Donnybrook Railway Station only 2km away
- 1km (approx.) from Hume Anglican Grammar – Donnybrook Campus (Opening 2019)
- Schools, shops and medical facilities all within 15 minutes from Peppercorn Hill



# KOONIKA MEWS

Koonika Mews has been designed to include a landscaped, treelined, pedestrian-friendly thoroughfare between two rows of houses.

While cars can easily access the properties, the mews landscaped layout offers a safe and peaceful environment for pedestrians.

It creates an intimate village-like atmosphere with a very real sense of community.



# MASTERPLAN

- A Future Community Centre
- B Future Town Centre including Supermarket and Retail Shops
- C Proposed Government Secondary School
- D Proposed Non-Government Secondary School
- E Future Sports Fields and Recreational Space
- F Future Wetlands
- G Future Neighbourhood Parks
- H Heritage Buildings
- I Hayes Hill
- J Proposed Primary School
- K Local Convenience Centre
- Available

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