

The background of the entire image is a deep purple color. It is covered with a dense, overlapping pattern of concentric circles and arcs, resembling the growth rings of tree trunks. The lines are thin and light purple, creating a subtle, organic texture.

# WOODLANDS

AT PEPPERCORN HILL





# Re-connecting with nature starts here.

Peppercorn Hill is about connecting families to everything a healthy, strong community needs. And Woodlands, our newest neighbourhood, focuses on connecting families with the abundance of nature found throughout it.

Our vision for Woodlands was inspired by the over 300 year old River Red Gums that we've preserved and made our central feature of this unique neighbourhood at Peppercorn Hill.

Homes on Signature Streets will feature designer landscaped front gardens built and maintained by us that will add even more to the appeal of this quality neighbourhood. (Conditions apply).

## WOODLANDS

AT PEPPERCORN HILL





# Designed to bring you closer to nature

The abundance of green spaces, parkland and protected historic trees throughout Woodlands, will offer residents an exclusive lifestyle close to nature for years to come.

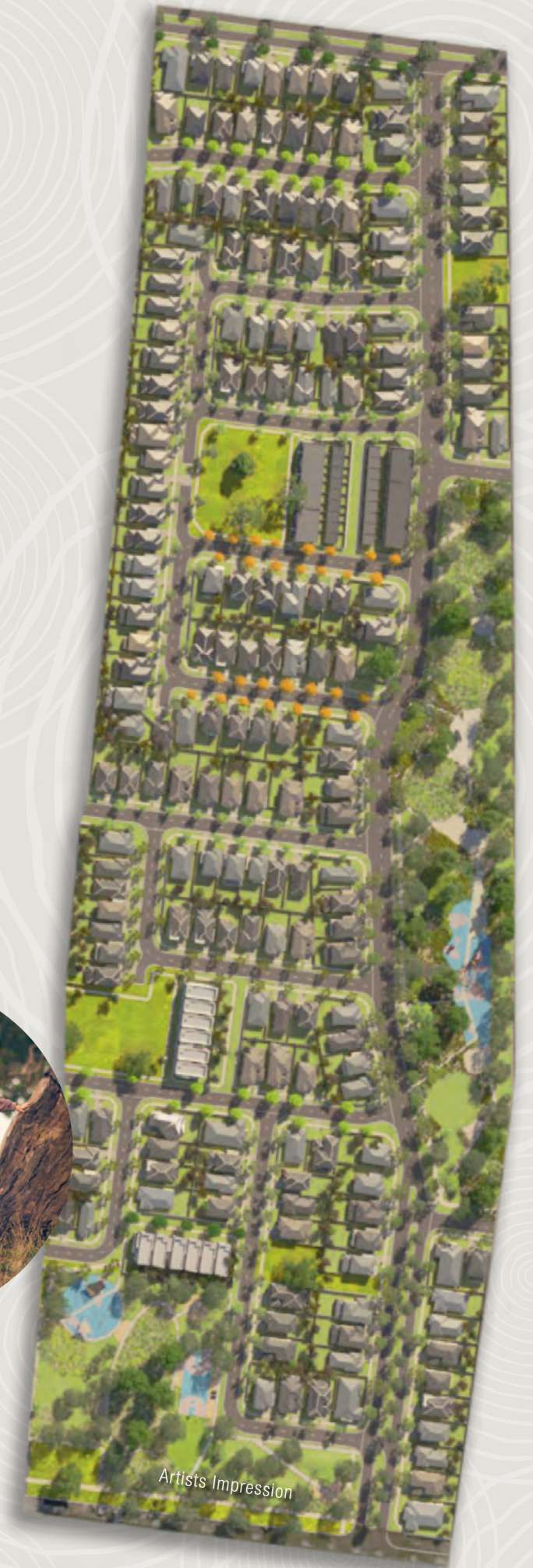
Woodlands promises to be a neighbourhood haven that balances established natural features with the latest in contemporary living.

Over 75% of lots within 50m of a park

One quarter of the Woodlands neighbourhood dedicated to open space

Fitness and recreation spaces featured throughout

Easy access to Donnybrook and Epping Roads







# Everyone should be this well connected.

Peppercorn Hill is one of the most sought after estates in the area. Its sheer size and amenity offering is impressive, but it's the connection between its swathes of natural green areas and Darebin Creek running the length of the estate that really tells the story.

Future paths and trails will connect every resident with parks, recreational areas, schools, retail and commercial areas all planned to be within Peppercorn Hill itself.

- Hayes Hill
- Planned Wetlands
- Donnybrook Road
- Creek winding throughout the estate
- Neighbourhood park
- Neighbourhood park
- Neighbourhood park with playground and open space amongst 300 year old River Red Gum trees
- Entry into Woodlands neighbourhood from Donnybrook Road
- Future Retail & Major Town Centre
- Planned Government Secondary School
- Planned Non-Government Secondary School
- Future Sporting Fields and Recreation Space
- Future Sports Fields & Recreation Area
- Planned Primary School
- Planned Retail and Community Centre
- Connector road into the heart of Peppercorn Hill

Artists Impression. Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.

## WOODLANDS

AT PEPPERCORN HILL





These preserved and protected River Red Gums have stood watch over this land for more than 300 years.

They will be your oldest neighbours, and perhaps become your favourites, as they play home to local wildlife and shelter to countless small creatures.

The abundant parkland surrounding them will offer residents the chance to play or simply relax in sight of these historic trees. Kids will learn that a life surrounded by nature can be a great life in a neighbourhood like Woodlands.

# Our connection to nature is over 300 years old



# Be connected to an abundance of amenity.

With direct access to Donnybrook Road, Woodlands offers its residents easy travel to all the most popular destinations in the area.

From the impressive Marnong Estate winery a few kilometres to the west, and Growling Frog Golf Course to the east, you're spoilt for choice of quality relaxation venues.

The whole area is growing quickly, and Peppercorn Hill is right in the middle of that growth. That means you'll be close to a number of shopping centres, a variety of schools, and transport to and from the City at Donnybrook Station.

And all this is additional to the planned amenity that will be right on your doorstep at Peppercorn Hill!



**WOODLANDS**  
AT PEPPERCORN HILL





# Every home connected by style and quality

House and Design guidelines have been established to provide the highest design and building standards for the entire Woodlands neighbourhood.

Owners purchasing and building in one of Woodlands Signature Streets will enjoy a choice of 8 Designer Front Landscape Gardens - all built and maintained by Woodlands for the first 12 months - at no charge. (Conditions apply).

Superior housing design and landscaping will help ensure that the neighbourhood continues to develop as a grand community that will definitely be a step above the rest.

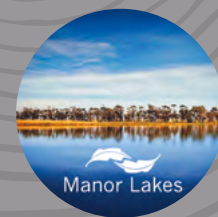




# Meet the Dennis Family

Peppercorn Hill estate is proudly developed by the Dennis Family Corporation, a trusted leader in the Australian property industry with a proven history of creating award-winning residential developments.

Peppercorn Hill has been master-planned with all the signature quality and expertise associated with the Dennis Family name. Along with Peppercorn Hill, the Dennis Family Corporation manages an extensive portfolio of estates in Victoria and South East Queensland.





# WOODLANDS

## AT PEPPERCORN HILL



Peppercorn Hill Sales Centre  
1145 Donnybrook Road, Donnybrook VIC 3064  
1300 266 291 [peppercornhill.com.au](http://peppercornhill.com.au)

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