

DEEP
PER
CORN
HILL

Here's our round up of
all the latest happenings
around Donnybrook as
we head toward Autumn!

AUTUMN NEWSLETTER 2024

Artist's Impression

PEPPERCORN HILL CONSTRUCTION UPDATE

Residents and visitors to Peppercorn Hill will see it's been a busy few months as the estate continues to grow! Here's a wrap up of some the exciting new developments and milestones achieved in the past few months.

Stage number	Stage progress (%)	Works completed to date	Next works to be undertaken	Title expectation date
21	95%	Bulk Earthworks, Drainage, and Sewer, Water and Gas Reticulation, Excavation to Subgrade, Kerb and Channel Works, Electrical and Comms, Concrete Works, Base Course Asphalt.	Authority compliances in process	Q2 2024
22	75%	Bulk Earthworks, Drainage and Sewer, Water and Gas Reticulation, Excavation to Subgrade, Kerb and Channel, Electrical and Comms.	Concrete works	Q2 2024
23	50%	Bulk Earthworks, Drainage and Sewer, Water and Gas Reticulation, Excavation to Subgrade.	Kerb & channel, Electrical and comms	Q3 2024
24	25%	Bulk Earthworks, Drainage and Sewer.	Water and Gas reticulation	Q3 2024
25	25%	Bulk Earthworks and Sewer	Drainage	Q4 2024
26	25%	Bulk Earthworks	Drainage and Sewer	Q1 2025
27	0%	Stripping	Bulk Earthworks	Q1 2025
301	50%	Bulk Earthworks, Drainage and Sewer, Water and Gas Reticulation, Excavation to Subgrade, Kerb and Channel.	Electrical and comms	Q4 2024
302	25%	Bulk Earthworks, Drainage and Sewer.	Water and Gas reticulation	Q4 2024

WELCOME TO PEPPERCINO CAFÉ, DONNYBROOK'S NEWEST CAFE.

Looking for the perfect local place to catch up with friends? Well now you can, right in the heart of Peppercorn Hill, at Donnybrook's newest café.

Located right next door to the Peppercorn Hill Land Sales Centre, Peppercino Café has quickly established itself as a vibrant hub for residents and local visitors alike, providing great value, fantastic coffee, and wholesome, delicious food guaranteed to keep you coming back time and time again!

With a wide range of beverages to enjoy, from perfectly roasted coffee by Cortado Coffee Roasters to beautiful herbal teas, chai lattes and more, the café also offers a delicious breakfast and lunch menu features a variety of cuisines making it the perfect 'go to' location to catch up with friends and family.

The café is also ideally located opposite Peppercorn Park and Playground, so you can sit back and relax with a coffee while the kids play.

SEE YOU THERE!



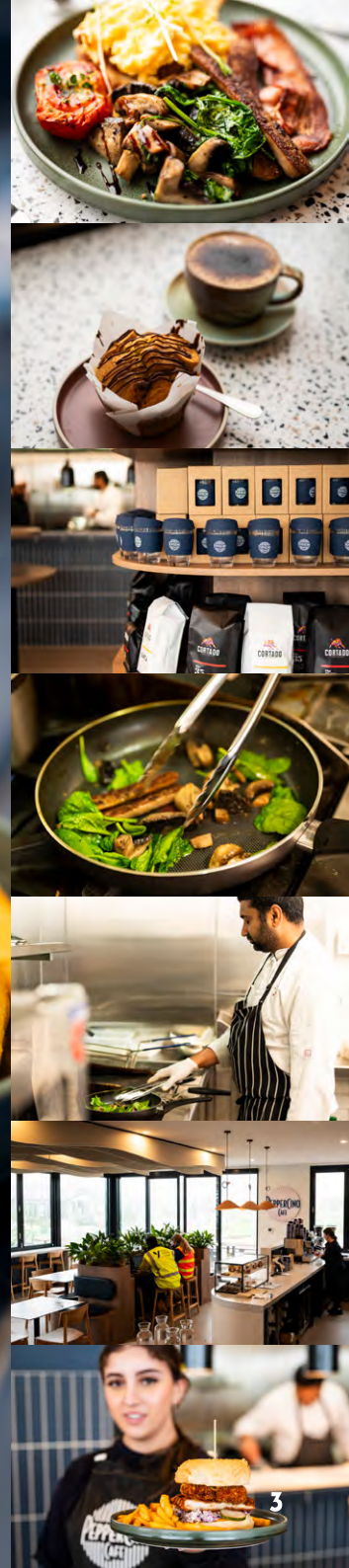
PEPPERCINO
CAFE

34A Albury Avenue, Donnybrook

Open: 7:00AM - 4:00PM daily.

peppercinocafe.com.au

Follow us on Instagram and Facebook!



INTERIOR DESIGN TRENDS

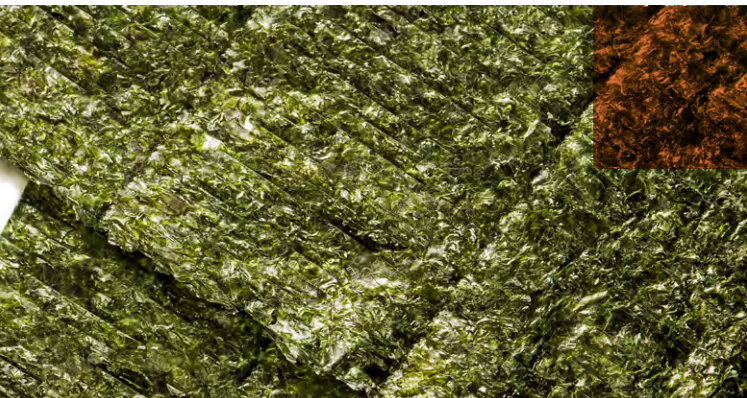
what's hot for 2024?

If you're planning to renovate or refresh your home this year, start planning now!

Many popular looks from the past are coming back - and they're better than ever.

So what's in? Here are the top design trends we predict will make a comeback in 2024.





INNOVATIVE Materials

Expect a rise in sustainable materials in both design and buildings. Think unique pieces like seaweed lamps, features made out of mycelium, or Japanese shikkui plaster made out of natural seaweed fibres.



CUSTOMISED Secondary Spaces

From back kitchens to butler's pantries, we predict more homeowners will create extensions of their kitchens with secondary spaces. Whether transitional or closed off behind doors, these will house everything from additional refrigeration and warming drawers to built-in coffee systems, wine storage and dishwashers.



INVITING Living Rooms

Farewell to cold, white living rooms! 2023's minimalism has evolved into a look that is less rigid for a more organic and inviting feel achieved through warm, textural spaces with natural materials in moodier, earthy colour palettes like creams, browns, rusts, and muted greens.



MUTED Colours

In fact, say bye-bye to bright generally. Expect to see muted colours make a resurgence as the designs trending out of greys and into browns and chocolate neutrals continues. Not only will this be seen in fabrics and textiles, but also in cabinetry and furniture.



WALLPAPER Is Back

Plain walls are so 2023! Wallpaper has been coming back for several years, but 2024 will be the year it becomes an essential home décor element for spaces in need of a true hero piece.



VINTAGE Vibes

Everything old is new again. So get ready to incorporate unique pieces into your decor scheme and create the sense of a thoughtfully curated home layering found objects against new pieces of furniture!

Faces

OF PEPPERCORN HILL

Peppercino Café's Ven Kavuluru

We all know that Melburnians love their coffee!

Well, luckily for Peppercorn Hill residents in need of a little caffeine fix they don't have to travel far to get it.



Tell us a little bit about you (and your family)?

"Shilpa and I live just down the road from Peppercorn Hill in Kalkallo, where we are kept on our toes by our beautiful 4 year old daughter, Shreya Charlotte! It's great only having to travel 10 minutes to get to 'the office'."

How – and why – did you get started in the food and beverage industry?

"Well, for the past 18 years I have been working in the fuel and retail industry in various roles. For the past four of these I have actually owned and operated my own BP Servo on Melbourne's busy urban fringe, while Shilpa, who is a qualified chartered accountant and CPA, has been working as Financial Manager for a flooring company.

However, we'd always shared a passion for owning a café of our own, and so when the opportunity to open one at Peppercorn Hill came up, we jumped at it!" - *Cont'd next page...*

FACES OF PEPPERCORN -

Ven Kavuluru - From previous page

“We first saw an ad for the business in August last year. We quickly organised to meet with the broker, liked what we heard, then went through a pretty rigorous interview process with the Developers who wanted to make sure we were the right fit (luckily, we were), and the rest, as they say, is history!

It’s been a fantastic journey so far. We both wanted to operate a business in a vibrant and close knit community and Peppercino Café definitely scratches that itch!

Peppercorn Hill is one of the most dynamic and exciting estates in Melbourne’s rapidly developing northern fringe, with huge potential for further growth. Additionally, we knew by asking around and talking to people, both at this estate and the neighbouring estates people were clearly crying out for a locally based quality food and coffee experience.

For us it was a great opportunity to step in and address that need by opening a business with a huge amount of future upside, but we also spent a lot of time seeking recommendations and suggestions from lots of people within the community at the outset to ensure we could deliver the best experience possible for everyone in the area.”

When did Café Peppercino open?

“We opened on 30 November last year and literally hit the ground running! It’s been great. We have been so well supported by the community from day one. And we have repeatedly received compliments from customers telling us that Peppercino Café offers some the best food and coffee they’ve ever tasted, and that our customer service is second to none, which has been such amazing feedback.”

How many employees do you have?

“Our team currently comprises three baristas, two kitchen hands, two chefs and two front facing staff, with Shilpa and I sharing management of the day-to-day operations around our other jobs.”

What do you love most about running Peppercino Cafe?

“I have always loved working with other people. So it would definitely have to be meeting new customers, enjoying early morning conversations with our growing band of regulars and the opportunity it’s given us to really engage with the local community.

We also take real pride in knowing that we deliver great customer service – we were awarded more than ten 5-star reviews within the first three weeks of opening.

Plus there’s a real sense of satisfaction that comes from ensuring that our food and beverage offering meets our customers’ expectations and that we’re delivering great value at a reasonable price point compared to our competitors, which means that we’re able to provide the best quality and service. Of course it helps having a great coffee supplier. Cortado Coffee is roasted right here in Melbourne. They’ve supported us from the get-go, and we love being able to serve such a quality local product.”

What are your ‘go to’ dishes on the Peppercino Café menu?

“Easy! The Chicken Schnitzel Burger with sweet potato fries is my absolute favourite, closely followed by Chicken Tandoori Tortilla with sweet potato chips. Yes, I confess, I am a sucker for sweet potato!”

What are your 3 favourite things to do in and around Donnybrook?

“I absolutely love taking my daughter on the Jumping Balloon in the playground right next door to our café. Funfields water theme park in Whittlesea is also a great place for the whole family to spend an afternoon on a sunny summer’s day.”

Make sure you drop into Peppercino Café, introduce yourself to Ven and Shilpa, and try their coffee. We know you’ll fall in love with it!

Save THE DATE

Peppercorn Hill's Annual Easter Egg Hunt is just around the corner this Autumn!

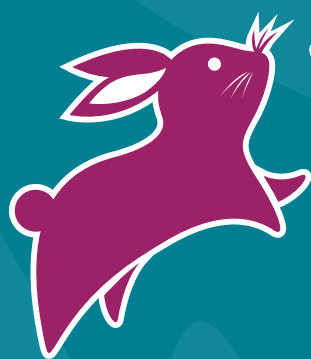
This year's Peppercorn Hill Annual Easter Egg Hunt is taking place at Peppercorn Park from 10.00AM to 1.00PM on Sunday, 24 March 2024.

One of the estate's most popular community events, last year's Easter Egg Hunt was attended by over **875 locals** who came together to uncover over **8,000 Easter eggs** hidden around the Peppercorn Park.

Expect more of the same in 2024. With five separate hunts for kids big and small planned this year, **no one will leave empty handed!**



PEPPERCORN HILL

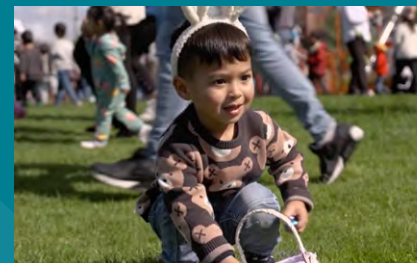


EASTER
EGG HUNT



Plus, there'll be loads of other activities on offer to keep the entire family enthralled including a special appearance by the **Easter Bunny** and a chance to engage in plenty of Easter-inspired entertainment throughout the morning – as well as **free hot cross buns, coffee and hot chocolate from Peppercino Cafe.**

Keep an eye out on Facebook and via email for a link to **book tickets via Eventbrite** in the coming weeks.



Don't miss our \$10,000* Land Rebate available on selected lots in Peppercorn Hill's premier neighbourhood - Woodlands.

If you thought you'd missed out on the opportunity to enjoy fantastic savings at Woodlands, don't panic!

This is your chance to buy at Peppercorn Hill's premier neighbourhood, with \$10,000 rebates* now available on selected lots.

Plus, if you're a first home buyer you could also be eligible to receive the **Victorian Government \$10,000^ First Home Owner Grant** to put towards your new home.

And, as an added bonus, we're also currently offering **5% deposits on all lots**, meaning right now is also the perfect time to buy in one of the area's most sought after residential developments.

But hurry. This offer is **available for a limited time only**. So register your interest today!

Anyone interested should drop into the Peppercorn Hill Land Sales Centre at 34a Albury Avenue, Donnybrook, VIC 3064, open 10am – 5pm daily, telephone **1300 266 291** or visit peppercornhill.com.au/spotlight-campaign-10k-rebate.

\$10,000* LAND REBATE ON SELECTED LOTS AT PEPPERCORN HILL

*Terms and conditions applicable. Click here to view full T&Cs.

^Grant subject to State Government eligibility rules. See sro.vic.gov.au/first-home-owner. The Developer makes no warranties or representations regarding eligibility rules or criteria for any government grants. Artist's Impression.

CHECK OUT THE PEPPERCORN HILL

Display Home Village!

Have you dropped in to Peppercorn Hill's Display Home Village yet? If not, it's definitely worth a visit!

One of the largest display home villages in Victoria, right now there are 32 stunning display homes from 16 builders for you to explore. *Cont'd next page...*

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Builder**



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THANK YOU



PRICES LOCKED IN
JUNE 2025



MORE
LUXURY

Check out the Peppercorn Hill Display Home Village! - From previous page

BOUTIQUE HOMES

Boutique Homes' motto is 'Driven by Design'. And it's an ethos clearly embodied in all of their homes, from stunning exteriors to clever floorplans. Featuring architectural inspired designs, quality construction and an array of custom selections, their experienced team prides itself on turning each customer's dream into a home. Even better, all homes also come with a 12-month warranty service and a 25 year construction guarantee.

The Display Village currently includes two home designs from Boutique Homes. Effortlessly bright and welcoming, the **Barcelona** offers stylish design and flexible functionality at any block size. With its huge windows and high ceilings, it's naturally bright and inviting. Positioned near the entrance, the master bedroom promises a tranquil retreat separated from the rest of the home. The clever use of space allows for a spacious walk-in robe, and an ensuite with double vanity, large shower and separate WC. The kitchen and expansive living areas radiate a sense of warmth and openness that inspires and delights. Gourmet chefs will adore the butler's pantry, wraparound bench and versatile island bench. And the outdoor living area is ready to enjoy in all weather, accessed by glass sliding doors and sheltered by the roofline.



The Montpellier offers functional design, with four bedrooms and multiple living areas spread over two storeys. A lounge near the entry offers a secluded space to unwind away from more hectic entertaining activities, while a spacious home office encourages studying or working from home. The double garage opens to a convenient key-drop alcove.

MIMOSA HOMES

Mimosa Homes specialises in building beautiful, affordable and well-designed quality homes, offering an extensive range of smart, functional house designs. Experienced, professional and friendly, the team is small enough to provide customers with personalised service while big enough to be able to deliver great value for money without compromising on quality.

The Display Village is home to two Mimosa Homes designs. With its clever layout and accommodating design, the **Balmoral** represents a great option for growing families and multi-generational living.

The design features a generous open plan family and meals area, a large entertainer's kitchen with a butler's pantry, a theatre room and a separate guest suite with its own bathroom and walk in robe on the ground floor, all while still allowing for a generous number of bedrooms, a retreat and a grand master suite on the first floor.



The distinctive feature of the **Mansfield**, Mimosa's other design, is its large open kitchen, and family and meals area that opens onto the alfresco space at the rear of the home – great for entertaining. Complete with a theatre and generous sized study area, the Mansfield also features a luxurious master suite privately located at the front of the home, while 3 additional bedrooms with walk in robes are cleverly zoned to the rear. The Mansfield is the ideal solution for anyone in the hunt for a functional and stylish home that allows more time for entertaining.

Cont'd next page...

Check out the Peppercorn Hill Display Home Village! - From previous page

DENNIS FAMILY HOMES

With a long and proud history of making home ownership possible for Australian families, Dennis Family Homes has established a well-deserved reputation as one of the best home builders in Melbourne. With quality, functionality and style underpinning every element of their home designs, all homes are carefully planned and expertly built to ensure they'll stand up to the demands of the busy lifestyles of Australian families.

Featuring functional open-plan meals, kitchen and living areas, their contemporary-designed homes provide the perfect environment ideal for the whole family to come together to relax in comfort and style, with a wide range of affordable home designs to choose from.



Two of their most popular home designs are on display at Peppercorn Hill. A masterpiece in double-storey home design, the **Balmoral** is available in four- and five-bedroom versions ranging from 37 to 50 squares. All bedrooms have walk-in robes while the master suite includes an oversized dressing room. And with three living areas downstairs, it's everything purchasers could want – from top to bottom.

Comfort, flexibility and privacy are key to the **Elmhurst's** design. With four bedrooms located together away from the open-plan kitchen, meals, and family area, it's easy for everyone to comfortably choose between going to bed or staying up late. Add in two walk-in robes in the master suite, an additional living area at the front and alfresco dining out the back, it's a great solution for families looking for a functional, beautiful home.

If you are looking to build that dream home at an ideal location within Peppercorn Hill, come in and meet the Sales Team, then view these and all the other amazing homes on display, and let them help make that dream a reality.

Stay tuned, as more display homes will be opening over the coming months!



SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 34a Albury Avenue, Donnybrook VIC 3064

We are also available via phone, email, Zoom, SMS and WhatsApp.

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