



# STAGE 4 LAND RELEASE





LL: Landmark Lot

### STAGE FEATURES:

- A wide range of lot sizes to choose from:  
336m<sup>2</sup> – 576m<sup>2</sup>
- Close to 3,800m<sup>2</sup> neighbourhood park
- Easy access to Donnybrook Road
- Four lots are located within the exclusive 'Koonika Mews'

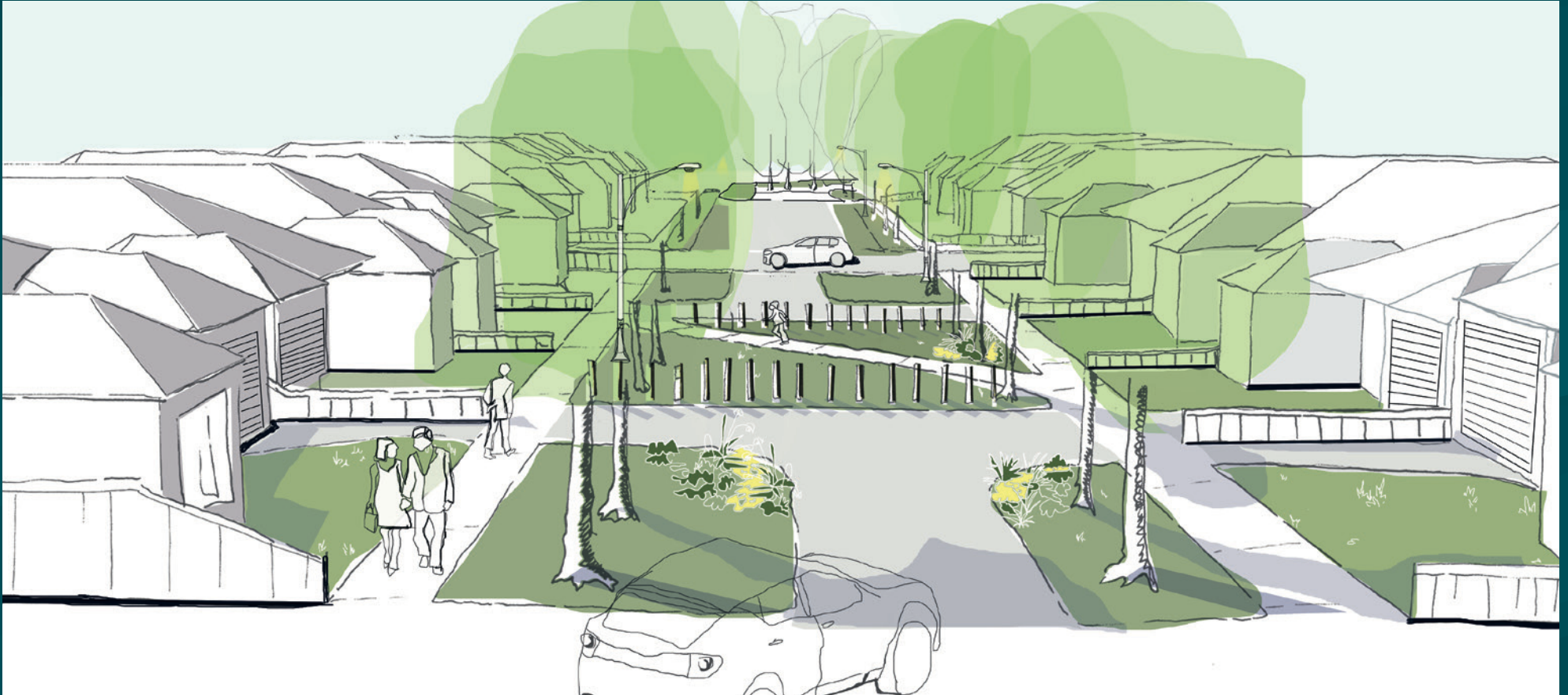
### ESTATE FEATURES:

- 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.

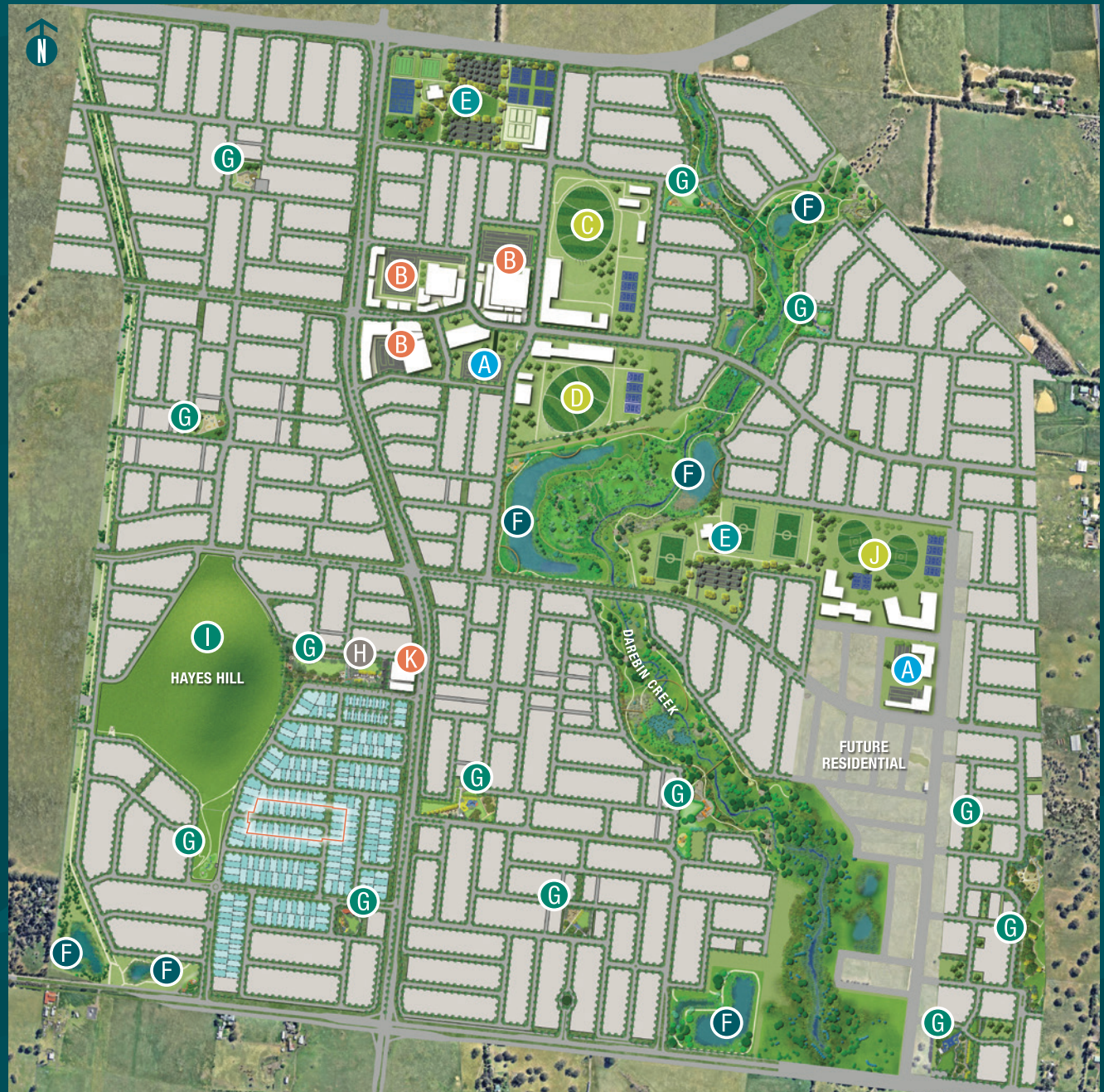




# MASTERPLAN

- 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

1145 DONNYBROOK ROAD  
 DONNYBROOK VIC 3064  
**1300 266 291**  
 PEPPERCORNHILL.COM.AU



DFC (Woodstock) Pty Ltd is the Project Manager for the Peppercorn Hill Estate. Images, plans, maps, measurements and other information is for general illustration purposes only and are not to scale. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change. The Peppercorn Hill name is a registered trade mark used under licence © 2018.