



# ALFREDTON GROVE

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**ALFREDTON GROVE**

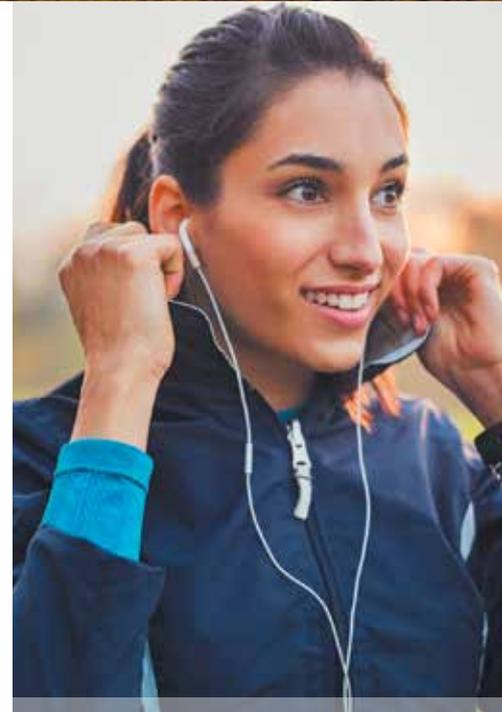


*Live Life to the Full*

*Your journey begins now. Join the community and live life to the fullest at Alfredton Grove.*

*Welcome to Alfredton Grove.  
Our promise of quality living and  
balanced lifestyle is brought to life  
in a breathtaking new community.*

**[alfredtongrove.com.au](http://alfredtongrove.com.au)**



## New Beginnings: Build Your Future Here

Join a community that inspires an enviable lifestyle and high-quality residential aesthetics. Alfredton Grove's pragmatic design covenant ensures the community's harmonious outlook flows through to home designs, protecting your investment and creating an inviting neighbourhood appeal.

With key landscape features planned for early delivery, you'll enjoy the natural richness and beauty of Alfredton Grove's landscapes from the day you move in.

## Discover The True Meaning Of 'Community' At Alfredton Grove

Your home is your sanctuary, but step outside your front door and find fulfilment in Alfredton Grove's community-inspired masterplan, creatively designed to bring people, friends and families together.

All of our home sites are a relaxing stroll to the proposed heart of Alfredton Grove, an expansive, 1hectare central park meticulously planned to nurture the wellbeing of individual residents and capture our blossoming community spirit.

Living in Alfredton Grove connects you to all the essential elements of the wider neighbourhood, including an abundance of shops, schools and sporting facilities via direct walkable green street networks.

## Lifestyle Opportunities in Abundance

Alfredton Grove is your launch pad into a world of exploration and weekend adventure. Re-energise, discover, wander and enjoy...whatever you feel like, it all starts here.

**5 minutes:** Explore farmland, bushland and historic towns along the Skipton-Ballarat Rail Trail. Just a short 5.7km bike ride from your home in Alfredton Grove.

**5 minutes:** Drop off and pick up the kids from any number of quality primary schools nearby.

**5 minutes:** Grab a coffee, do the groceries or meet a friend for lunch at Wilsons in Lucas Shopping Centre.

**11 minutes:** Access to world-class medical facilities is easy with Ballarat Health Services Base Hospital and St John of God Hospital so close to hand.

**30 minutes:** Taste your way around the Pyrenees Wine Region.

**1 hr 30 minutes:** Commute to the centre of Melbourne's CBD.

**1hr 40 minutes:** Discover the breathtaking natural beauty of the Grampians.



## Expand Your Horizons

Alfredton Grove is strategically located in the rapidly growing suburb of Alfredton, only moments from the area's new Lucas Town Centre and Ballarat's CBD.

A 10-minute drive to both Wendouree Railway Station and the Western Fwy, Alfredton Grove's easy access to Melbourne will further enhance your employment, education shopping and lifestyle opportunities.



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# Everybody wants to be right at the heart of it all.

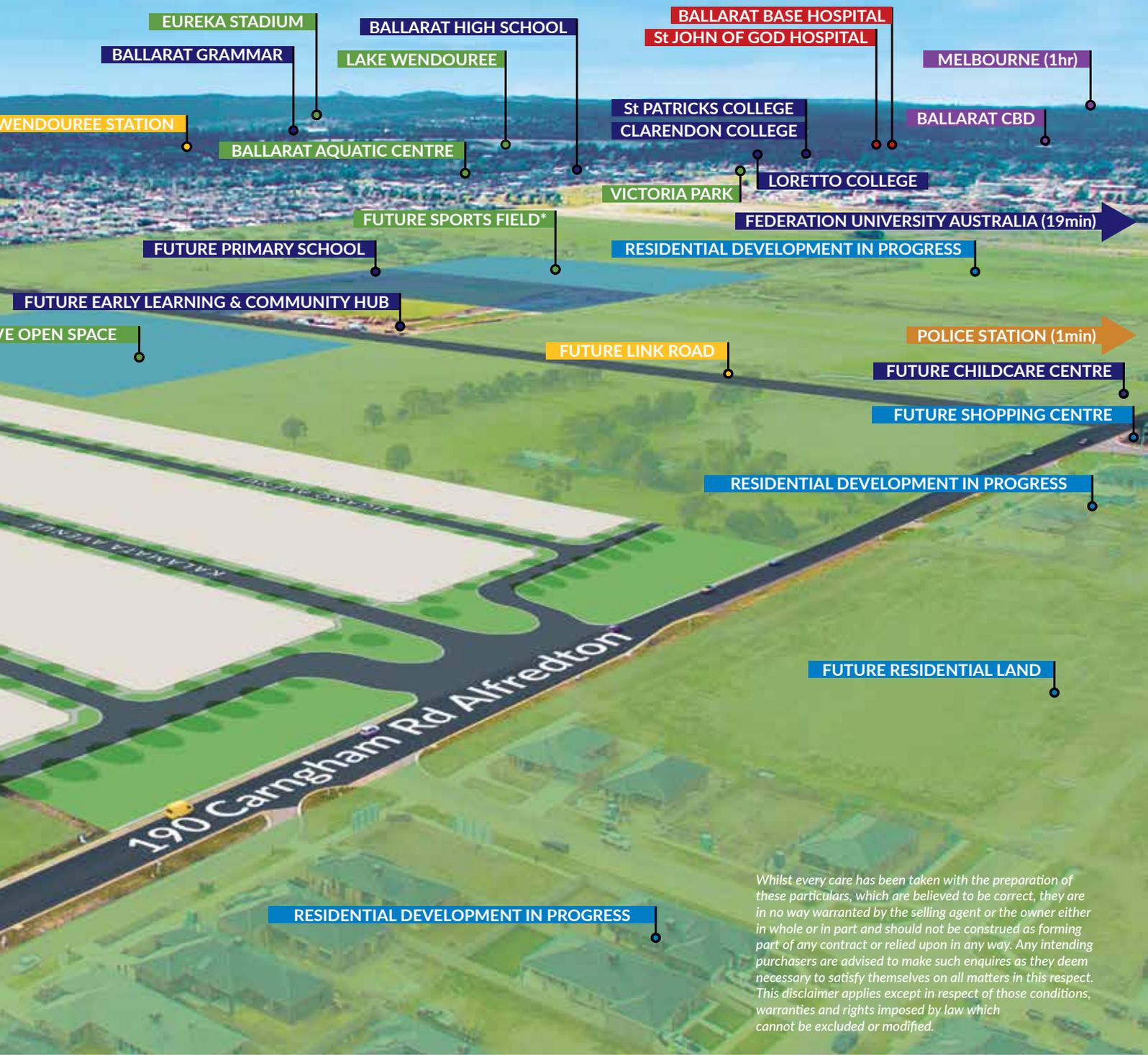
Living in Alfredton Grove means enjoying the best of Alfredton and Ballarat at your fingertips. So grab hold of this life-changing opportunity while you can! Located on the northern side of Carngham Rd in the highly sought-after suburb of Alfredton, Alfredton Grove is a combination of rapidly growing neighborhoods and future residential land with more and more residents clamouring to live right here – at the centre of all the action.

For education needs, Alfredton Grove is zoned to renowned government secondary school, Ballarat High School, and is moments from numerous high-quality primary schools, private secondary schools, kindergartens and early learning centres.

A wealth of convenient shopping, play and fitness options are within a few minute's drive, and the future neighbourhood shopping centre and sports field is within an easy walk.

Sports field\* proposed to open mid 2019 will include:

- Athletics track, soccer pitch, football oval.
- Skate park.
- Playground, picnic BBQ areas with toilets.
- Multi-purpose courts.



Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or the owner either in whole or in part and should not be construed as forming part of any contract or relied upon in any way. Any intending purchasers are advised to make such enquires as they deem necessary to satisfy themselves on all matters in this respect. This disclaimer applies except in respect of those conditions, warranties and rights imposed by law which cannot be excluded or modified.



## **Alfredton Grove Central Park: Where The Magic Happens**

### ***Developing and maintaining a healthy lifestyle comes naturally with Alfredton Grove's Central Park at the heart of such a perfectly balanced community.***

*Shoot some hoops, kick a footy, fly a kite, read a book or have a picnic...whether you live life fast, slow, or somewhere in between, the Central Park is the perfect space to relax and unwind or get the heart rate pumping.*

*Spread across a vast hectare of central parkland, there's state-of-the-art outdoor fitness equipment for the exercise enthusiasts, a basketball half-court, and a combination of natural play elements and custom equipment for the kids to explore.*

*Then, when it's time to re-fuel, or just catch up with friends, gather around the picnic pavilion for a quick snack, leisurely lunch or alfresco feast watching the sun go down. Living in Alfredton never felt so good.*

### ***Nothing Beats Natural Beauty***

*Fill your lungs and clear your mind with a stroll the Central Park, where a thoughtful planting palette has been planned to picture-perfect standards.*

*Fruit trees are surrounded by mass plantings of lush groundcovers, and feature specimens form a magical canopy above natural play elements for the kids. Sometimes it's the simplest things – like fresh air, nature and sunshine – that are the hardest to beat!*

*Children will thrive on the outside play opportunities, thoughtfully designed to integrate with the early learning process. Watch them explore, problem solve, story tell and more in the Central Park's natural play elements and custom play equipment, promoting mental development, revealing passions and encouraging connections.*



## About the Developer

Alfredton Grove is being delivered by Bauenort. A privately owned, specialist property development business, Bauenort is all about creating unique places that are thoughtfully and deliberately designed for liveability, and enhance the character of their location. Highly experienced, the team has recently managed and developed residential projects across Melbourne and regional Victoria. Bauenort believes strongly in collaborating with the best, and have once again surrounded themselves with an expert local team of specialists:

- Landscape architects Thomson Hay
- Civil engineer, planners and surveyors TGM Group
- Local Real Estate experts Buxton Ballarat, to name but a few, they will create Alfredton Grove in a way that truly captures the 'best of Alfredton' lifestyle and living.

[www.bauenort.com.au](http://www.bauenort.com.au)



Sandhurst residential estate



Apartment project, Melbourne



Parklife Traralgon



## ALFREDTON GROVE

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