


# VALLEY PARK



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MANY LIVES  
**one**  
community

# INTRODUCING VALLEY PARK

## THE FUTURE OF COMMUNITY

At Valley Park, Frasers Property Australia is creating an environment to support the people who will live there, who will be its heart and soul. We're providing opportunities for a diverse mix of residents to build links and connections they'll value for years to come. The difference is real community.

## A LIFE INSPIRED

A better approach to place building deserves a better kind of home life too. So we're raising the bar with our smart and contemporary house options. Discover versatile open plan spaces you'll love inviting your friends into. Appreciate the sophisticated fixtures and fittings around every corner that complement the carefully crafted floor plans. Find your perfect home from our wide choice of designs, all thoughtfully interwoven with a network of parks and reserves.

Why are we doing all of this? Because it matters to us. Our proven history in property development – we've been creating communities in Australia for over 90 years – means we know how to do it, and do it well.

Everyone who chooses to be a part of Valley Park will be making a better choice. We're offering you the kind of lifestyle you deserve and the luxury of a vibrantly connected neighbourhood that lets you live your life on your terms.

# UPGRADE YOUR *lifestyle*

“CREATING THE PERFECT LIVING SPACE IS ALL ABOUT LISTENING TO WHOEVER IS GOING TO BE LIVING IN THAT HOME AND UNDERSTANDING THEIR LIFESTYLE AND THE WAY THEY LIVE.”

Trish Gabriel  
Interior Designer,  
Fraser's Property Australia





Image shows custom changes and examples of upgraded options available for an extra cost

Prepare to upgrade your lifestyle. Valley Park’s homes have been architecturally designed from the ground up to offer you an opportunity to live in a place that feels made for you.

### LIVING

In considering open plan living in our home designs we created light-filled interior spaces that just beg to be brimming with family and friends. Movie theatre. Weekend haven. Morning coffee spot. Every moment that captures your imagination can be lived right here.

Kid-tough laminate floors meet sophisticated lines and subtle lighting. Design details abound. Our choice of modern colour palettes in neutral, earthy and light timber tones allows you to add your own personal touch. Create texture with rugs and throws. Add colour with framed prints and art pieces. Top it off with your favourite books that you love dipping into. Crafted from the finest materials, this is your space to define your true character.

### YOUR PRIVATE SPACE

Backyard, deck or balcony – each home offers a bridge between indoor and outdoor living. Style up with a pot plant or two then relax over a leisurely weekend breakfast. With many homes offering enviable views into the valley or across parklands, your outdoor space will add a whole new layer of luxury to your life.

### BEDROOM

There’s nowhere you’re more free to relax and be you than your master bedroom. It’s the space where you dress to kick-start your day and the restful retreat where you feel safest of all to disappear into a good book or enjoy a movie. We invite you to add your own personal touch and snuggle in.

### KITCHEN

Embracing insights from experience and customer research, we’ve created a contemporary space to conduct a masterful dining experience. With elegant fixtures and stainless steel appliances, this is your stage to set those flavours dancing.

We know convenient storage is a priority so we’ve maximised cupboard sizes where possible. We’ve even made cooking prep-time easier by cleverly extending our benchtops to a more generous depth, giving you more space.

It’s time to share your latest culinary masterpiece with your friends.

# CREATING A *community* THAT FEELS *like home*

“BY CAREFULLY PLANNING THE BALANCE BETWEEN PERSONAL AND PUBLIC SPACE AND ENCOURAGING THE ENJOYMENT OF BOTH THOSE CONNECTED AREAS, OUR NEIGHBOURHOOD DESIGN WAS ABOUT INSPIRING PEOPLE TO LIVE A BETTER LIFE.”

Dan Marsic  
Senior Design Manager,  
Fraser's Property Australia





Artist's impression

You instinctively know when you have arrived home. At Valley Park we've taken everything our ninety years of experience has taught us and created the kind of neighbourhood in which you'll feel at home the moment you arrive.

## AN INSPIRING NEIGHBOURHOOD

From the ground up, Valley Park was designed to create links in different ways. Our aim is to foster ties between new families and the wider community. Every house is easily connected by pathways to your recreation parks. We ensured those same paths can take you to the shops, the bus stop and local schools – you could even set up a walking school bus with neighbours for a safe and fun way to get the kids to school.

Part of our vision has been the involvement of the broader community. Our relationship with the Broadmeadows Valley Primary School less than 1km away led to students designing and painting

around 500 numbered tiles for our neighbourhood. These hand-crafted artworks feature along the length of our linear park, linking the interpretive reserve in the valley to the Crest Park at the top of the neighbourhood. The children can truly feel they've made a contribution to the creation of something long lasting.

The network of parks and reserves has several spots designed to help inspire group play, for you to conduct your daily exercise or to find your own quiet place. This is where friends can encourage each other and new connections can be made, helping to give you a feeling of belonging.

The educational nature sculptures in our interpretive reserve create a sense of place and wonder. Linking the neighbourhood with its natural and physical environment, they help bond Valley Park in the heart of the established community where parents can chat over a coffee and kids can discover, learn, make friends, share stories and play together.

## A PLACE WITH TRUE CHARACTER

We like to provide opportunities for neighbours to interact during social and community events we host from time to time, and we encourage you to make the most of Valley Park's engaging environment by organising events and groups to build a strong and supportive community.

## COMMUNITY CENTRE

The proposed community centre will add yet more vibrant options to your free time. This versatile space will provide a variety of services, with potential activities and groups focused on the needs of everyone in the community, encouraging a genuine sense of togetherness. It's all about personal growth through sharing.

## MAKE THE MOST OF YOUR DAY

**7am:** Enjoy a group bike ride on the paths running through Valley Park and onto the picturesque Moonee Ponds Creek trail. Stop for brunch at the charming Westmeadows Tavern on Ardlie Street, near the historic bluestone bridge on Fawcner Street – it's stood there since 1869!

**1pm:** Your kids meet up with the neighbour's children at Valley Park's new basketball half court to shoot hoops and practise their trick shots. No need to drive them – it's only a 5 minute walk, even quicker on a bicycle.

**8pm:** Relax with an evening stroll as the sun sets, stopping to chat to your neighbours out on their balcony – why not organise the next dinner party so you can use that new recipe you've been dying to try?

This is the opportunity for neighbours to be more than just people living next door to each other. For your kids to develop lifelong friendships. For you to feel welcomed home with a sense of pride after work each day.



A full-page photograph of a man standing on a wooden walkway. He is wearing a white button-down shirt, a dark blazer, and dark jeans. He has his hands in his pockets and is smiling. In the background, there are modern houses and trees under a clear sky.

# COMPLETE peace of mind

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**“OUR EXPERIENCE HELPS US DELIVER  
THE KIND OF SERVICES EVERYONE DESERVES.  
THE OWNERS CORPORATION’S PRIMARY  
FUNCTION IS TO MANAGE A WELL PRESENTED  
PLACE THAT EVERYONE CAN BE PROUD OF.”**

Rob Evans  
The Knight Alliance,  
Owners Corporation Provider

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Ensuring you invest into an enduring neighbourhood and community cannot be taken for granted. Through years of experience we have learnt how to create timeless environments and a well-managed Owners Corporation provides the right building blocks.

### OWNERS CORPORATION

We have used our expertise to ensure the right partners help build the appropriate foundations to manage a successful community. Even better, you have the opportunity to be part of this body and help create an environment that everyone will want to be part of.

The Owners Corporation at Valley Park understands that taking good care of the place where you live is of primary importance. It's a matter of pride and we seek to achieve it through the ongoing maintenance and caretaking of Valley Park's streets and landscaping.

This will ensure your front lawns and nature strips always look their best and in time grow to create a green and leafy neighbourhood you'll feel proud of for years to come.

Our previous projects with owners corporations have flourished over time due to consistent care. These carefully-nurtured neighbourhoods have now matured, with landscaping that has bloomed into its full potential thanks to regular maintenance by gardeners who love what they do.

The Owners Corporation fees also cover your building insurance, negotiated on behalf of your entire community to a much lower rate than you could possibly achieve yourself. It all goes towards creating long-term benefits that improve your home's environment and protect your investment.

Thanks to this kind of reassurance, you'll be constantly reminded why you chose to live in this carefully considered community.



# EMPOWERING THE LOCAL *community*

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“FRASERS PROPERTY HAS BEEN GREAT WITH MY APPRENTICESHIP, I’M LEARNING SKILLS THAT WILL HELP ME BUILD MY OWN HOME OR START A BUSINESS. IT’S GREAT WHAT FRASERS PROPERTY AND THE VICTORIAN GOVERNMENT ARE DOING HERE.”

Eric Mumbler  
Apprentice Carpenter,  
Fraser’s Property Australia  
Student, Kangan TAFE

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The way in which the creation of a new community affects the surrounding society has never been more evident to us. We think of it like planting seeds for a healthier future.

SUPPORTING THE LOCAL COMMUNITY

Part of our commitment to community linkages includes genuine benefits like providing jobs for locals keen to work hard towards a meaningful career. They're being given the chance to gain life-changing skills as they make a contribution to this outstanding neighbourhood.

MATERIALS MATTER

In addition, we're sourcing as many of our building materials as possible from local businesses, further empowering local residents and businesses to benefit from the fresh input of ideas and activity.



A man with blonde hair and a beard, wearing a red shirt and a striped tie, stands with his arms crossed in a playground. The playground equipment is red and blue, and there are trees in the background.

# THE BEST POSSIBLE *surrounds*

“CHOOSING AN AREA TO LIVE IS AN IMPORTANT DECISION FOR FAMILIES, AND IT’S EVEN MORE IMPORTANT TO CONSIDER THE LEVEL OF EDUCATIONAL FACILITIES IN THE AREA.”

Andrew Jones

Principal, Broadmeadows Valley Primary School  
5 minute walk from Valley Park



Valley Park is surrounded with your choice of shops, entertainment, gorgeous parks, walking trails and education options. Everything is truly on your doorstep.

## THE BEST POSSIBLE START

Here you have a choice of more than ten schools and colleges, including some within walking distance. Enjoy time with your children on the way to their local primary school in the morning. Hume Central Secondary College is close by and the renowned Kangan Institute of TAFE just up the road offers focused learning towards real world skills.

## CLOSER TO THE GOOD THINGS

Time with the important people in your life matters more than anything. Savouring a delicious treat with the kids or a coffee perk up with friends are moments away. Catch the local bus on Dimboola Road or Erinbank Crescent and be shopping in minutes at the nearby centre – major retailers, fresh food, cafés, restaurants and multiplex cinema mean the whole family can be entertained and home in a flash.

Heading further afield? Convenient transport connections don't come any easier with local buses, trains to Southern Cross Station, major freeways and fast access to the airport. It's unique for such a contemporary community to be built only 17kms from the CBD.

## A HEALTHIER OPTION

Your health is paramount to your enjoyment of life. A wide range of nearby fitness and recreation options for the whole family include the leisure centre with pools, gym and indoor sports courts – join one of over 40 weekly group fitness classes. Mere minutes in any direction from Valley Park a host of reserves and parks with facilities for footy, tennis and cricket mean you'll be spoilt for choice. Connect your family with a team and get active.

WITH ALL THAT'S  
*important*



Not to scale

This map is an artist's impression, is not to scale and should be used as a guide only.

Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years' experience in Australia guarantees quality and reliability every time. With \$22 billion in assets across 77 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise.

At Frasers Property, we understand the human side of property. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit. The difference is real.



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**13 38 38 valleyparkhomes.com.au**

Visit the Valley Park Display Suite,  
Cnr Valley Park Boulevard & Dimboola Road,  
Westmeadows 3049   Mel. Ref. 6 E6

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