



## PROPERTY SELECT ADVISORY



# \$719,500



Lot 29 Valda Crescent,  
Darley, Orchard Square

Land size: 450m<sup>2</sup>  
House size: 186.74m<sup>2</sup>  
Land Price: \$335,000  
Build Price: \$384,500

### Inclusions

- NO PROGRESS PAYMENT!
- Split System cooling & Heating
- Front and back landscaping
- Color Concrete driveway
- 20mm stone benchtop to kitchen
- Fixed Site Cost
- Flyscreen to all openable windows
- 900mm electric appliances
- Fully Turnkey & Much More!!!





## **Pro G Standard Inclusions – Modular Home (Victoria)**

### **1. Structure & Exterior**

- Engineered steel Structural with LGS Frame
- Sub-floor All Footing Solution
- Colorbond roofing, gutters & fascia
- External cladding from standard builder's range (weatherboard, Colorbond, or similar)
- Double glazed or thermally efficient windows & sliding doors
- External paint / finish from standard range

### **2. Insulation & Energy Compliance**

- R2.0–R2.5 wall insulation
- R3.5–R4.0 ceiling insulation
- Vapour permeable wall wrap
- Compliance with minimum NatHERS rating as required in Victoria

### **3. Internal Linings & Fit-Out**

- Plasterboard walls & ceilings, square set or coved cornices
- Moisture-resistant board (e.g. Villaboard) in wet areas
- Standard skirting boards & architraves
- Flush internal doors with quality handles
- Built-in robes with shelf, drawers & hanging rail in bedrooms( Refer Plan)
- Linen cupboard shelving

#### **4. Kitchen**

- Laminate cabinetry with overhead cupboards (standard colours/range)
- 20 m White Quartz stone benchtop
- Stainless steel sink (Double bowl) with mixer tap
- 900 mm Electric oven & cooktop, recirculating rangehood
- Microwave Provision cupboard
- Free Standing Dishwasher

#### **5. Bathroom & Laundry**

- Semi-frameless shower screen, tiled shower base
- Vanity with mixer tap, mirror above
- Dual flush toilet suite
- Ceramic basin with mixer
- Tiling to floor & shower walls (1.2m high around wet areas, full height in shower)
- Laundry trough with cabinet
- Waterproofing to all wet areas

#### **6. Flooring & Finishes**

- Carpet to bedrooms (standard range)
- Laminate/vinyl flooring to living, kitchen, dining
- Ceramic tiles to bathrooms, laundry, WC
- Internal paint (3 coat system, low VOC)
- External paint from standard range

#### **7. Electrical & Plumbing**

- LED downlights throughout (builder's standard spacing)
- Double power points in all rooms
- Smoke detectors (hard-wired, compliant with AS 3786)
- TV point in living room
- Hot water unit (electric storage/instantaneous)

- External garden tap (x2)

## **8. Heating & Cooling**

- Provision for split system heating/cooling (minimum 1 unit to living area & all bedrooms)

## **9. Site Works & Services**

- Soil test & engineering as required
- Standard footing/foundation system (piers, stumps, or slab depending on design/site)
- Connection to services (power, water, sewer within standard setback)
- Delivery & crane installation of modules on site
- Compliance with local council & planning permits

## **10. Warranty & Handover**

- 7 year structural warranty (as per Victorian Building Authority requirements)
- 3 month maintenance/defects liability period
- Building insurance (domestic building insurance, where required)



# Investment Data

**\$100M**

INFRASTRUCTURE  
GOVHUB

**\$540M**

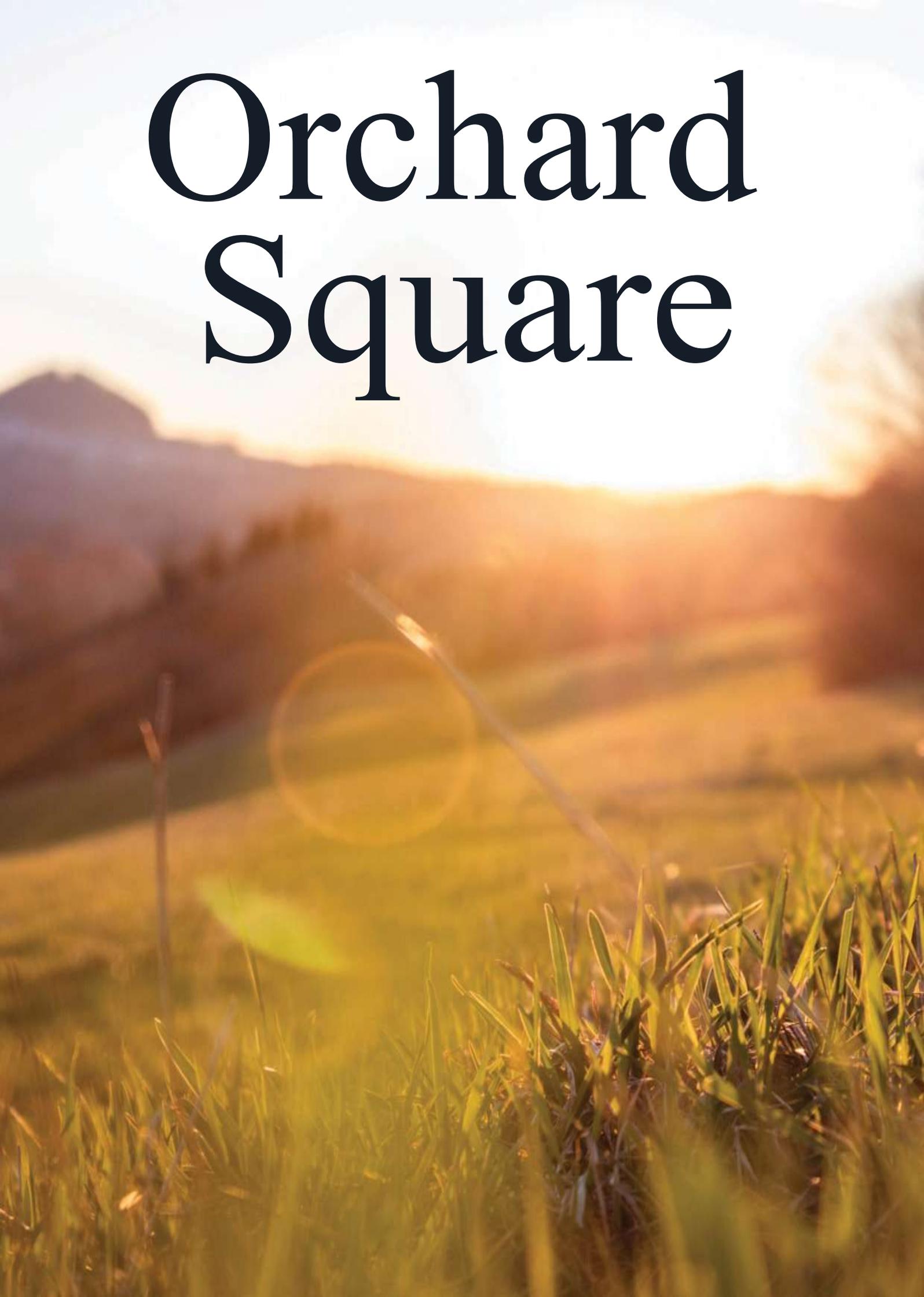
BALLARAT BASE  
HOSPITAL

**\$634,438**

MEDIAN HOUSE  
PRICE



# Orchard Square



WELCOME TO

# Orchard Square

Property Select Advisory is pleased to offer this rare opportunity to develop two well located and significant infill parcels of land in the Bacchus Marsh Township.

Located in Bacchus Marsh and just 50km from the Melbourne CBD, Orchard Square is bordered by existing housing and benefit from quick access to major arterial roads including Halletts Way and the Western Freeway.

Forming part of the Bacchus Marsh Urban Growth Framework and designated General Residential Zone 2 & 3 in the recent C79 Amendment (available upon request), the two sites comprising 8.1 ha\* have the potential to yield over 124 residential lots and a 5,000m<sup>2</sup>\* commercial site fronting a major road. (STCA).



As a major town on the Western Freeway, Bacchus Marsh and its surrounds have long been known as a source of employment and lifestyle living.

With extremely fertile soil and natural resources on its fringes, the area has a strong connection to agriculture and extraction industries.



### Orchard Square

- 50 minutes to CBD
- 55 minutes to Geelong
- 40 minutes to Melbourne Airport
- 40 minutes to Melbourne CBD via express rail

Melbourne CBD

Melbourne CBD



# The Village Shopping Centre.



Just minute's drive from the site, the recently refurbished Village Shopping Centre in the heart of Bacchus Marsh offers locals a 'one-stop-shop' venue anchored by Coles, Aldi, Target, Liquorland and over 45 specialty stores.



10 minute drive up the Western Freeway, you'll find the Woodgrove Shopping Centre. Includes over 160 specialty stores such as Big W, Kmart, JB Hi-fi and Reading Cinemas.



# Education.

The area is well serviced by kindergartens, primary & secondary schools, offering residents of the municipality a multitude of options for their P-12 education.

Additionally, the Bacchus Marsh Community College and Western Institute of Technology provide vocational education to the immediate area.



# Parks & Reserves.

Boasting everything from plunging gorges and glacial valleys to lush forests and wildflowers in bloom, the state parks surrounding Bacchus Marsh are ideal destinations for nature lovers. Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve,

and the tall timbers of the Wombat State Forest are all in easy reach. Bottle mineral water right from the spring by the Lerderderg River or venture further afield to be overwhelmed by springtime colour in the Brisbane Ranges.

# Transport.

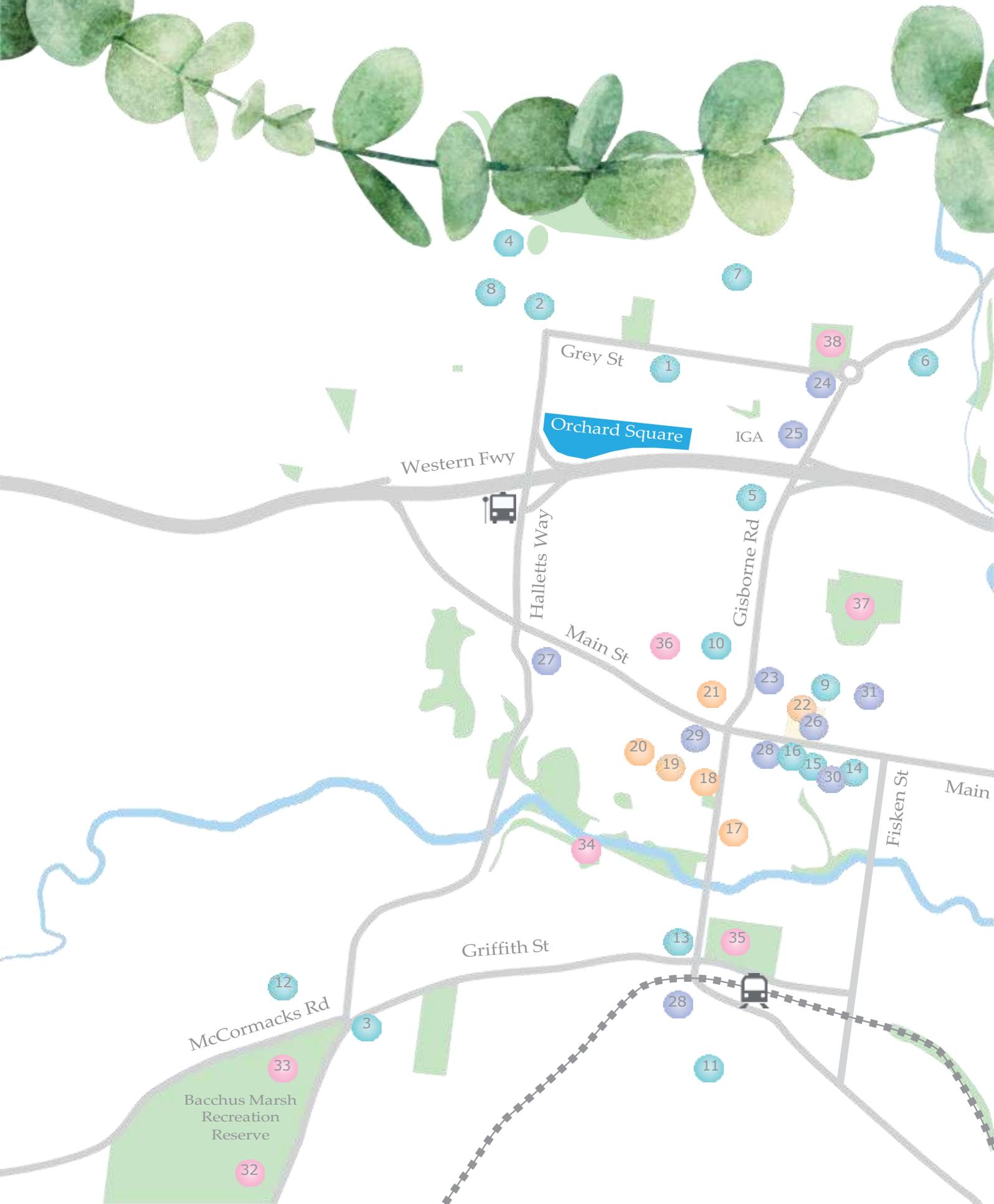
Orchard Square benefits from its location on the Western Freeway with easy access eastbound to the Melbourne CBD (50 mins) via several large towns and employment districts including Melton, Caroline Springs,

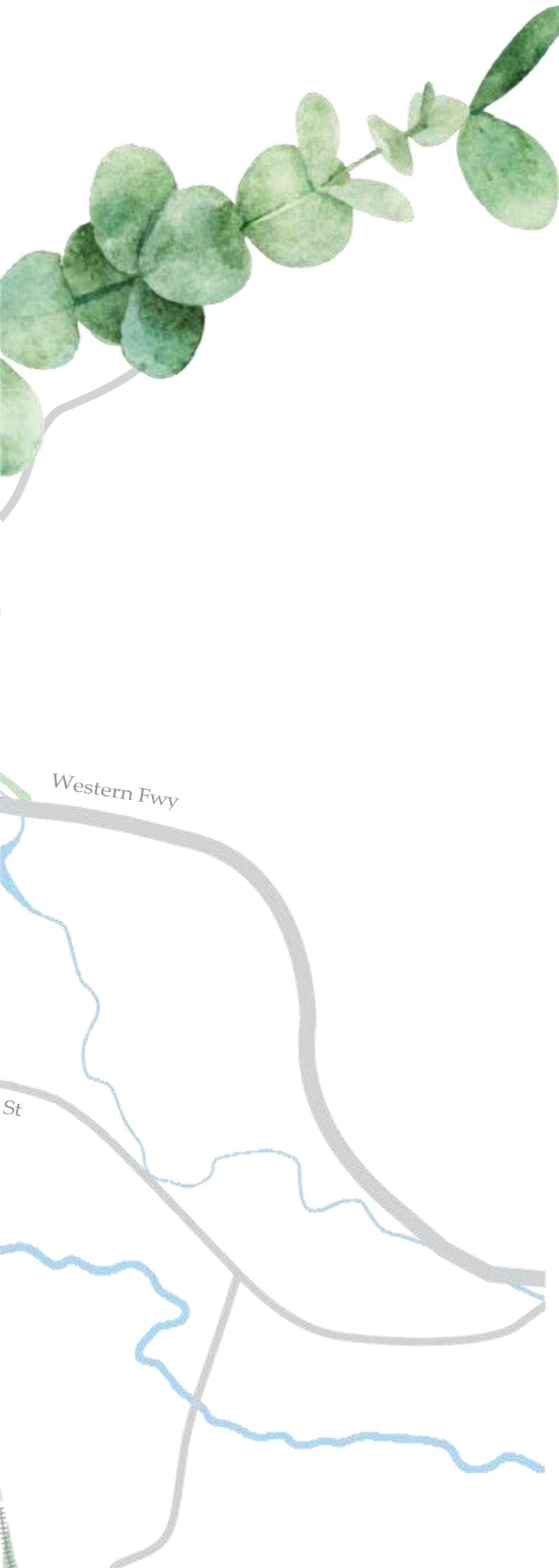
Derrimut and Sunshine. Alternatively, residents may travel westbound to Ballarat (42 Mins) or southbound via the Geelong-Bacchus Marsh road to Victorias second largest city, Geelong (56 mins).



# Local Amenities.

The property benefits from its proximity to a wide range of amenities including:





 Education

 Medical

Pre-School / Kindergarten

1. Aussie Kindies Early Learning Bacchus Marsh
2. Pentland Childcare & Kindergarten
3. Genius Childcare Maddingley
4. Darley Kindergarten
5. Bacchus Marsh Childcare & Kindergarten Centre
6. Bacchus Marsh Montessori Preschool

Primary

7. Darley Primary School
8. Pentland Primary School
9. Bacchus Marsh Primary School
10. St Bernards Parish Primary School
11. Bacchus Marsh Grammar
12. Proposed Primary School

Secondary

13. Bacchus Marsh Grammar
14. Bacchus Marsh College
15. Indie School

Tertiary

16. Bacchus Marsh Community College

17. Grant Street Medical Centre

18. Lake Imaging Bacchus Marsh Hospital

19. Bacchus Marsh Medical Centre

20. The Elms Family Medical Centre

21. Darley Medical Centre

22. Rapha Bulk Billing Medical Centre

 Retail & Restaurants

23. The Village Shopping Centre

24. 7-Eleven

25. IGA

26. Pet Stock

27. Home Timber & Hardware

28. Back to Bacchus Restaurant

29. Sopranos Pizza Bar

30. Fannigan's

31. Bacchus Thai Restaurant

 Park Reserves

32. Bacchus Marsh Recreation Reserve

33. Bacchus Marsh West Golf Club

34. Maddingley Water Reserve

35. Maddingley Park

36. Lidgett Street Reserve

37. Masons Lane Reserve

38. Darley Park

# Things to do on the weekend.

## Naturipe Fruits

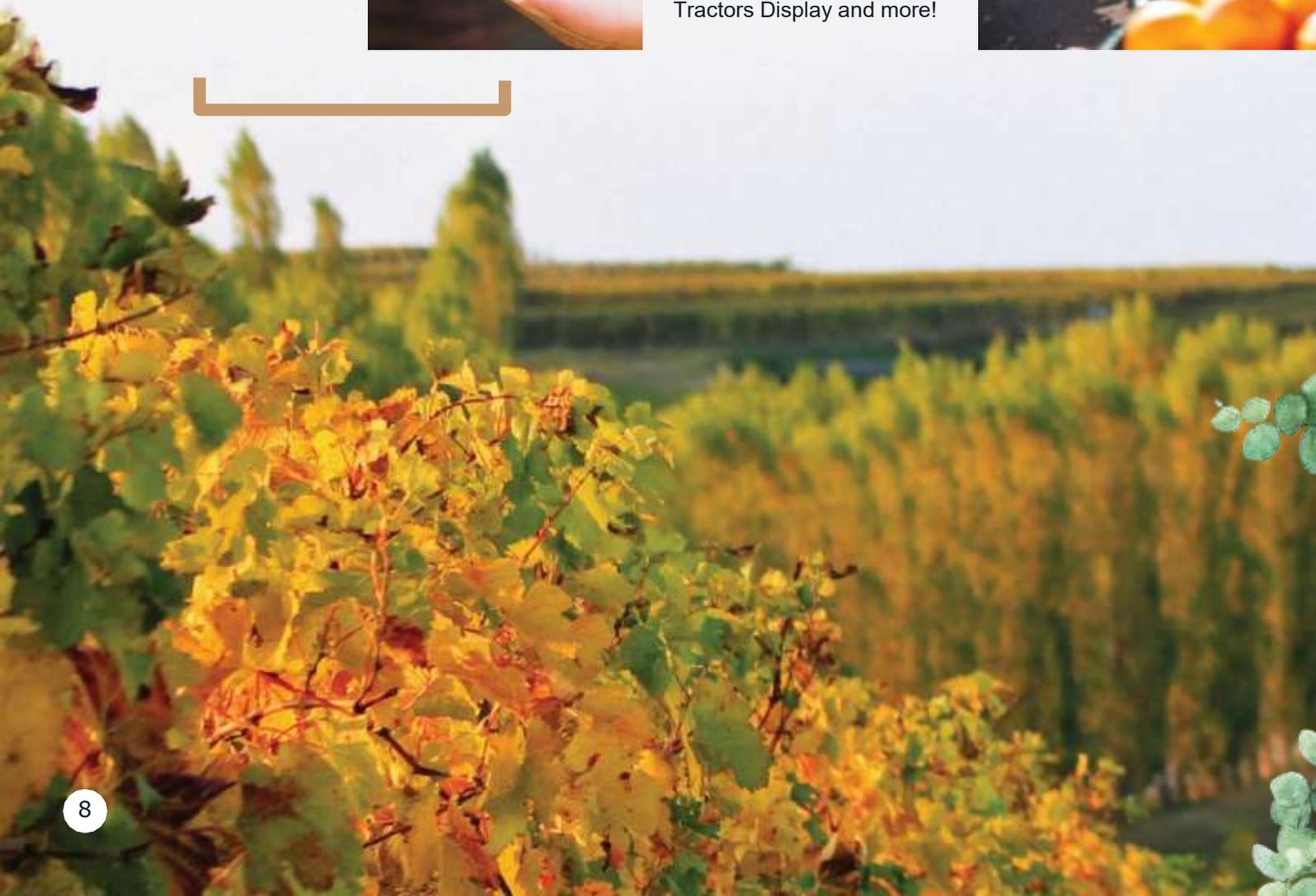
Hand-picked fresh fruits and summer go hand-in-hand. Located just a 6 minute drive down the Western Freeway, Naturipe Fruits' offers a pick your own fruit experience people of all ages will love.

Fruit picking is fun for the whole family, from kids to grandparents alike. Enjoy a day out soaking up the fresh air while you pick delicious fruits from our strawberry farm and apple orchard or our cherries, peaches and nectarines.



## Harvest Festival

The Harvest Festival is a celebration of the start of the fruit harvest in Bacchus Marsh! Lots of great activities in the heart of town to celebrate: Market stalls, Kids Entertainment, Food Trucks, Gum Boot throw competition, Pie/Jam/Chutney Competition, Tractors Display and more!





## Darley Market

Darley Market is a parkside country style market with a large variety of plants, foods, clothing, jewelry, tools, soaps, crafts, bric-a-brac and much more.

Held on the 1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month at the Darley Football Oval.

Darley Market provides the Darley & Bacchus Marsh communities with a family friendly, vibrant market with something for everyone.



## Werribee Open Range Zoo

Take a trip to the wilds of Africa without leaving Melbourne at the Werribee Open Range Zoo. The 200 hectares of natural surrounds is home to a pride of lions, a family of hippopotamus and the world's largest gorilla exhibit. You and your family can enjoy a guided safari and encounter zebras, giraffes and rhinos across the open range savannah.

# Sit back & relax. The local wineries.

Located within a short drive is a haven of award winning wineries in the Sunbury Wine Region. The rich volcanic soil, links to neighbouring wine regions and back drop of extensive vineyards, grassland and waterways is a hidden treasure of Victoria. Visitors have the opportunity to experience sample world class wines at the vineyard cellar door.

Wine has been made since the 1860's in the cool climate of this region. Historically, the principal grape

variety has been Shiraz; however, recently chardonnay, Riesling, Semillon, Pinot Noir, Cabernet Sauvignon, and some Italian varietals have been planted. On these small owner-run vineyards, you can meet the vigneron, and learn about the craft of creating the unique style and flavours of our region. The fertile volcanic soils of the Western Plains provide our vigneron with an ideal setting to produce award winning flavours in their wines.

# Melbourne.

Was voted worlds most liveable city for seven years in a row!

Melbourne received an overall score of 98.4 Out of 100, scoring a perfect rating for healthcare, education & infrastructure.

5.3 Million

Melbourne's Population 2020

8 Million

Melbourne's Population 2051

Melbourne's population growth is on track to surpass Sydney & will become Australia's largest city.

## MELBOURNE SUBURB FEATURES AS RANKED BY BUYERS

Melburnians have a preference for commuting via public transport.

- 01 Neighbourhood Safety
- 02 Public Transport Access
- 03 Shops
- 04 Traffic
- 05 Parks & Communal Spaces
- 06 Distance From Work
- 07 Cafes & Restaurants
- 08 Number of Neighbours
- 09 Close to Friends/Family

## PROPERTY FEATURES AS RANKED BY BUYERS

- 01 Price
- 02 Location
- 03 Rise in Value Potential
- 04 Property Type
- 05 Good Floor Plan
- 06 Garage/Car Spaces
- 07 Proximity to Amenities
- 08 Second Toilet

# Moorabool Shire.

Population forecast for 2020 is 35,203,  
and is forecast to grow to 63,838 by 2041.

## Tenure Type

31.4% Fully Owned	17.5% Rented
42.7% Being Purchased	0.8% Other

### OCCUPATION

15.9% Professionals
16.5% Technicians & Trade workers
14.1% Clerical & Admin Workers
9.5% Machinery Operators & Drives
9.8% Labourers
34.2% Others

### AGE GROUP

20.3% 0-14 years old
11.9% 15-24 years old
11.0% 25-34 years old
13.3% 35-49 years old
14.2% 50-59 years old
12.1% 60-69 years old
17.2% Others

Source: Australian Bureau of Statistics, Census of Population and Housing  
2016 and 2041. Compiled and presented by .id , the population experts.



# The Bacchus Marsh Urban Framework Plan.

The Bacchus Marsh Urban Framework Plan sets out the future growth areas of the rapidly growing settlement and gateway to Victoria's Central Highlands region. The Highquality surrounding rural landscapes and open space enhance liveability together with Agriculture, natural resources (sand and coal) as well as local industry continue to provide employment opportunities.

Given that growth in Bacchus Marsh has well exceeded the rates of Ballarat or Melbourne for many years State planning policy identifies that Bacchus Marsh should continue to grow due to its locational advantages.

As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will continue to be strengthened by the plan shown over the page.

The Urban Growth Framework (UGF) details several potential new train stations, an airport, employment and open space areas, educational developments and residential areas for the city. This long-term growth plan cements Bacchus Marsh as one of Victoria's fastest growing rural cities.



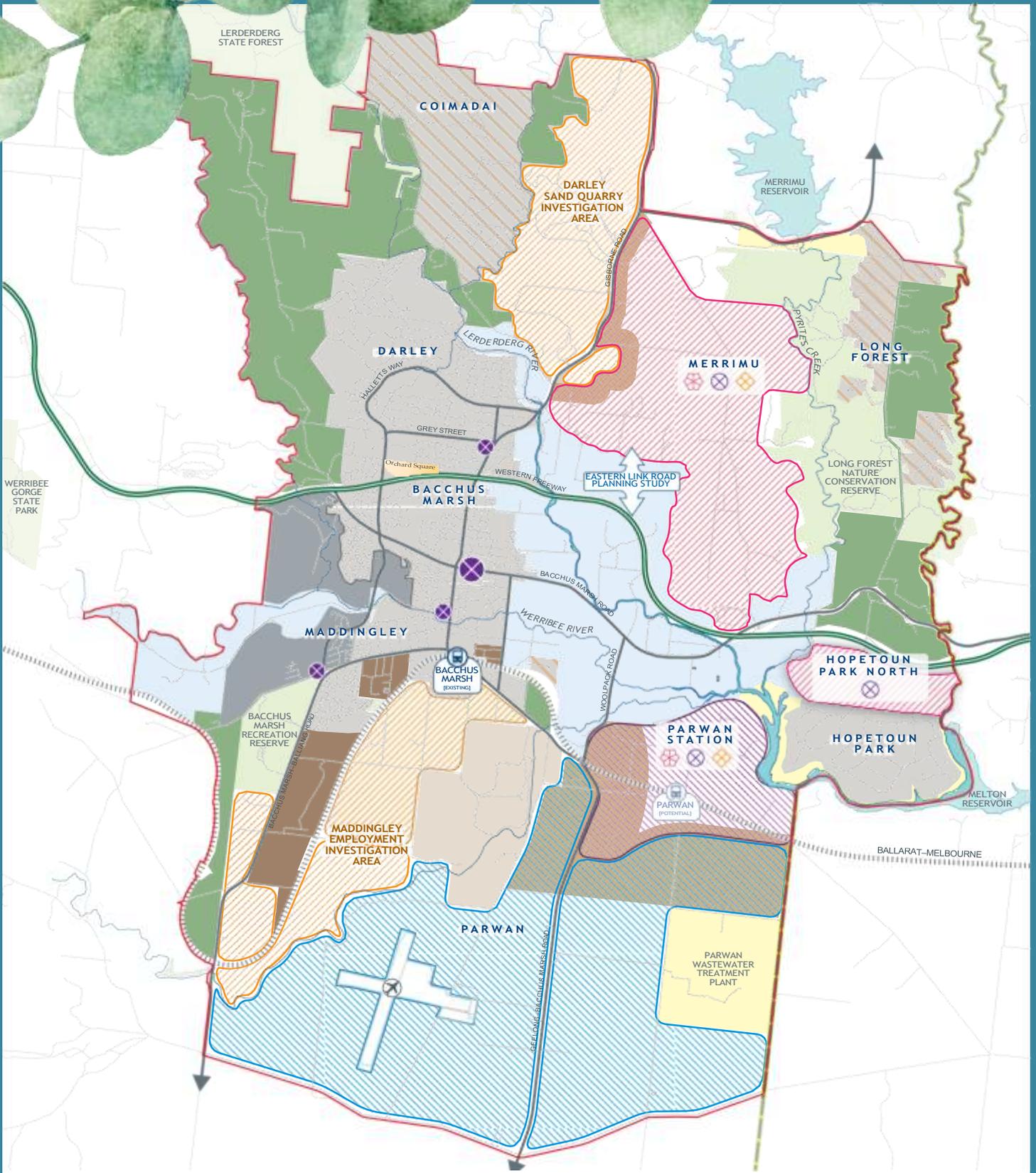
## West Gate Tunnel Project

With plans for the West Gate Tunnel to be completed in 2022, it will improve travel to and from Melbourne's west and create a much-needed alternative to the West Gate Bridge.

The project involves building four more lanes on the West Gate Freeway, twin tunnels under Yarraville and a new bridge over the Maribyrnong River.

When the West Gate Tunnel opens there will be 24/7 truck bans on local streets in the inner west, helping to improve road safety, local air quality and noise.

The West Gate Tunnel will cut travel times by up to 20 minutes, make travel more reliable, and create a more efficient route for freight to the Port of Melbourne.



- Bacchus Marsh district boundary
- municipal boundary
- existing urban area
- existing rural residential
- existing greenfield residential development
- farming
- Bacchus Marsh Irrigation District
- public park
- public uses
- extractive industry

- industrial uses
- watercourses
- ⊗ existing activity centre & retail
- ⊗ potential activity centre & retail
- ⊗ potential health & community
- ⊗ potential education
- future residential growth precinct\*
- future investigation area\*
- future employment growth precinct\*
- future residential/commercial growth precinct\*

- buffer interface required for sensitive uses (subject to further investigation)
- ⊗ railway lines/stations (existing or future potential)
- freeway
- arterial road
- ⊗ Bacchus Marsh Aerodrome

**NOTES:**  
 \* boundary alignment subject to confirmation  
 Eastern Link Road planning study to be undertaken by VicRoads; location and alignment subject to confirmation

# Site Plan.



Hols Lane

Halletts Way

Western Freeway

Western Freeway





Level 16, 627 Chapel Street,  
South Yarra, 3141

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