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**THE NEW  
HEART  
OF CLYDE.**

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ARTIST IMPRESSION - ENTRANCE

## A PLACE THAT FEELS LIKE HOME.

*From the moment you arrive, you quickly realise that Hartleigh is a one of a kind community. A place where you can create your ideal life, in the picturesque Clyde landscape.*

Everything you expect from a premium estate is there, but it's the little, extra details that elevate Hartleigh into a league of its own. They are elements that add a little surprise and delight to every day; the hallmarks

of a creative team dedicated to providing all residents with a truly special lifestyle experience.

**Welcome to Hartleigh.**



ARTIST IMPRESSION - STREETScape & LANDSCAPING

## REALISE YOUR VISION.

*Don't compromise on your perfect home. At Hartleigh you can choose from a diverse range of premium home builders, each with their own unique style and attributes.*

Once you have settled upon your dream home, all you need to do is choose the ideal parcel of land to turn it into reality. A comprehensive set of design guidelines pertaining to home and landscape design has been

created for Hartleigh to ensure that the community always retains a sense of quality and visual cohesion. It's all about protecting your investment and creating a community that you will be proud to call home.



## FIND YOUR PLACE.

*There really is no place like home. It's the heart of all of life's most important moments.*

So no matter what stage of life you're in, whether you're taking the big step into your first home, or just after more space for an expanding family, you'll find that dream home at Hartleigh.





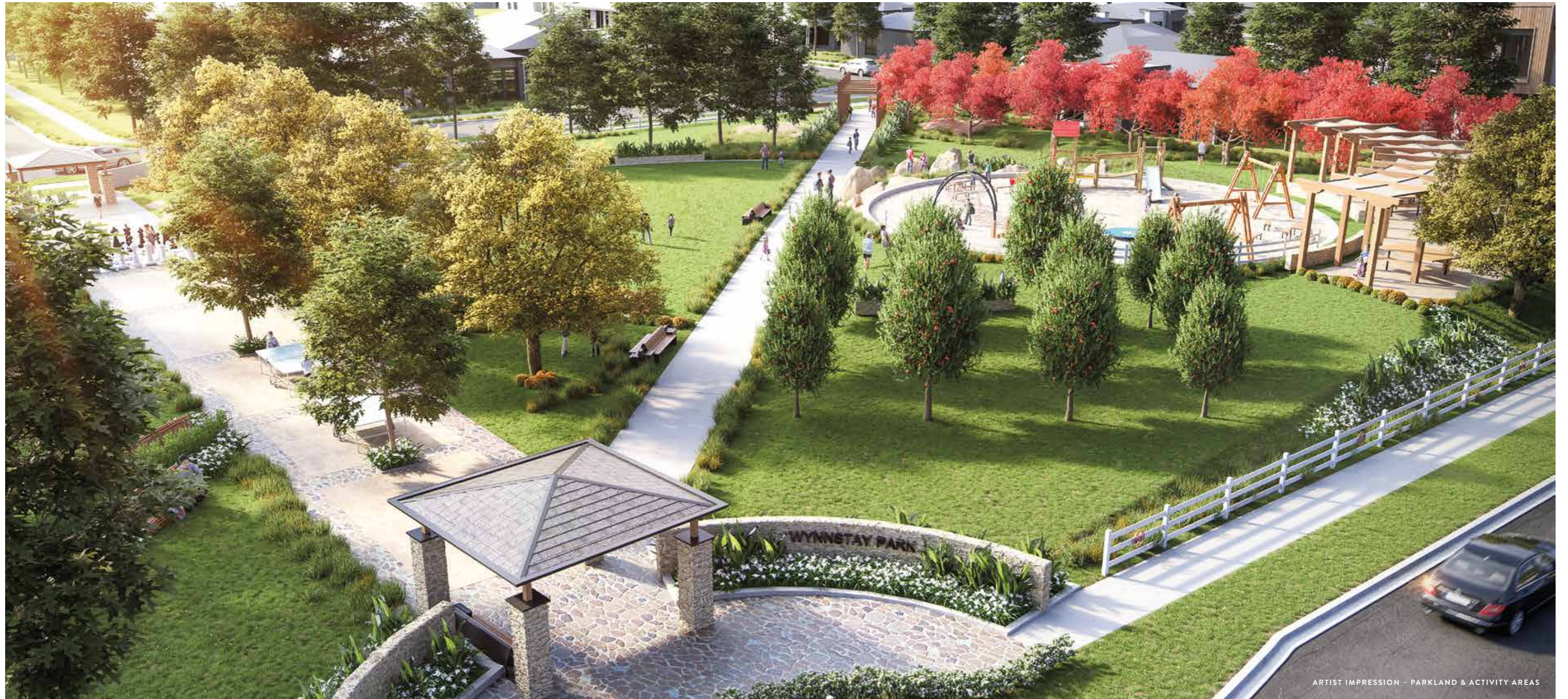
# BUILDING A COMMUNITY.

*At Hartleigh, we understand that creating your home is only one part of realising your ideal lifestyle experience.*

It's the environment around you that plays a key role in defining your attitude towards each day. For this reason we have meticulously crafted open spaces throughout the estate to act as a natural extension of your home.

In the heart of the estate lies a beautiful park that not only provides a stunning outlook for neighbouring

homes, but also encourages residents to gather together and enjoy the outdoors. Whether it's a picnic with friends and neighbours or just a quiet, twilight stroll while the kids run around the playground, Hartleigh is about building a new community.



ARTIST IMPRESSION - PARKLAND & ACTIVITY AREAS



ARTIST IMPRESSION – ACTIVE WALKING TRACKS & WATER CATCHMENT

## CREATING POSITIVE ENERGY.

*Running along almost the entire southern edge of the estate is the Hartleigh active boulevard. This open space has been included in the masterplan to promote health and wellbeing, and give time poor residents a convenient and idyllic place to exercise.*

Take an early morning run along the calming, tree lined path, taking in the views across neighbouring wetlands and sporting fields, pausing every hundred metres to use one of the fully integrated exercise stations that

dot the way. Or perhaps you'd prefer to take a ride along the cycle paths that wind their way through the estate. Keeping fit couldn't be easier, and it's always accessible when it suits you.



HOME IS  
WHERE THE  
HEART IS.



# CENTRALLY LOCATED.

Whilst Hartleigh will eventually place you in the heart of Clyde, there is also a wealth of existing amenity readily available in the neighbouring suburbs of Cranbourne and Berwick.



01. Royal Botanic Gardens, Cranbourne



07. Westfield Fountain Gate Shopping Centre



22. St Francis Xavier

### PARKS & GARDENS

- 01 Royal Botanic Gardens, Cranbourne
- 02 Wetlands & walking track
- 03 Cranbourne Golf Course
- 04 Casey Fields
- 05 Lineham Oval
- 06 Sweeney Reserve

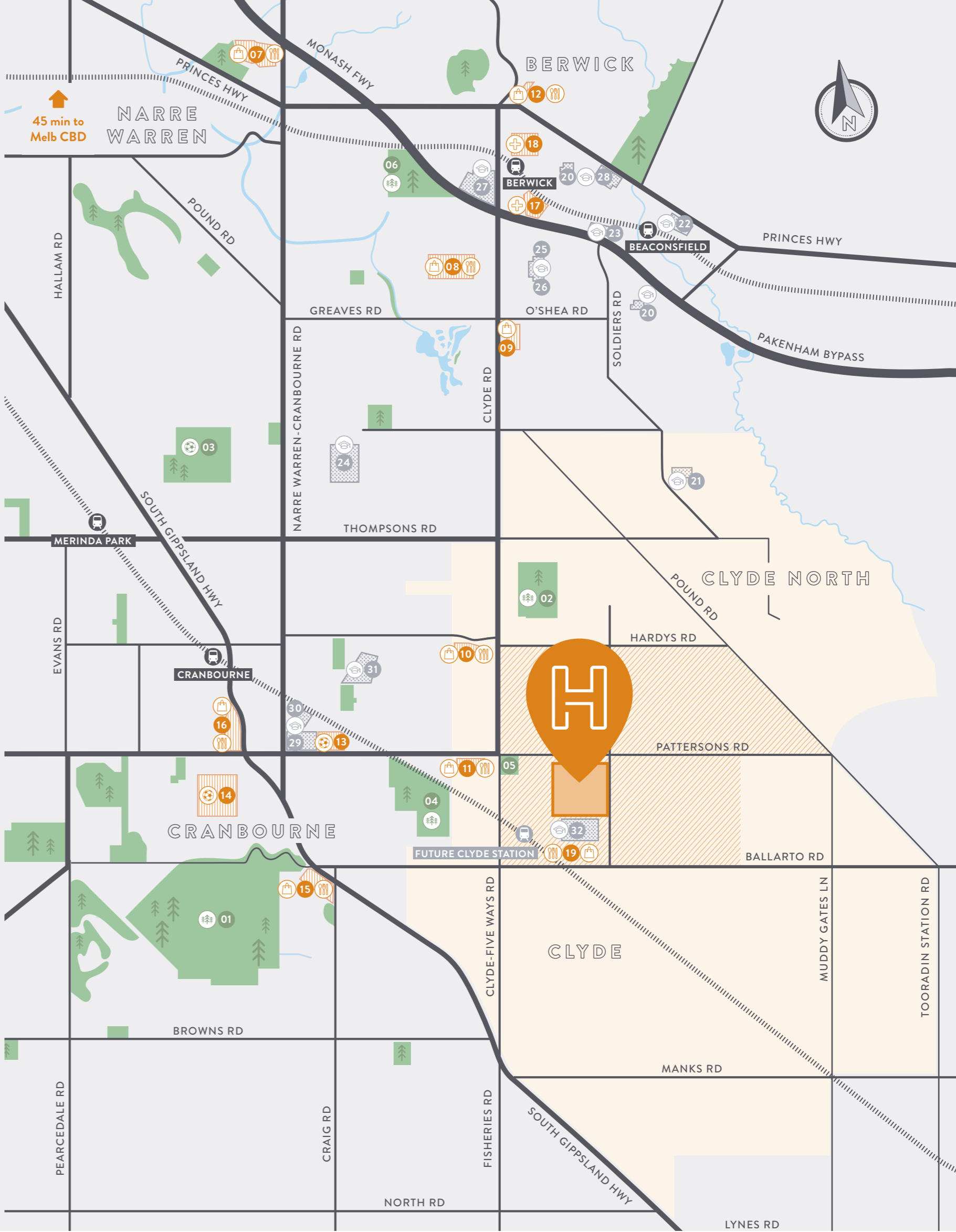
### GENERAL AMENITY

- 07 Westfield Fountain Gate Shopping Centre
- 08 Farmers' Market, Old Cheese Factory
- 09 Eden Rise Shopping Centre
- 10 Selandra Rise Shopping Centre – Now Open
- 11 Pasadena Shopping Centre – Opening Dec 2015
- 12 Berwick Strip Shops
- 13 Recreation & Aquatic Centre
- 14 Cranbourne Racecourse
- 15 Junction Village Shopping
- 16 Cranbourne Central Shopping Centre
- 17 Casey Hospital
- 18 Berwick Hospital
- 19 Future Clyde Town Centre

### SCHOOLS

- 20 St Margaret's School, Berwick
- 21 Hillcrest Christian College
- 22 St Francis Xavier
- 23 Beaconhills College
- 24 Alkira Secondary College
- 25 Brentwood Park Primary School
- 26 Kambrya College
- 27 Monash University, Berwick
- 28 Haileybury School
- 29 Chisholm TAFE Cranbourne
- 30 Casey Grammar School
- 31 Cranbourne East Primary & Secondary College
- 32 Future Clyde State School

- Clyde Creek Precinct
- Clyde /Clyde North Suburb Boundary





**The area around Clyde is some of the most picturesque in Melbourne's south east.**

It is home to a vast array of parkland and recreational spaces that act as active, vibrant hubs for the surrounding communities to gather and engage.

A diverse selection of shopping and dining options are readily available in nearby Cranbourne and Berwick offering something for every taste and style. There are also many excellent private and public schools in the area, tertiary education institutions and public transport links that can whisk you all the way into the heart of Melbourne. Everything you need is within your reach.

- 01. Festive community gathering in Berwick
- 02. Birds and wildlife near Clyde
- 03. Local life in Cranbourne
- 04. Junior football at Casey Fields
- 05. Coffee & catchups at Degani, Cranbourne East



01.



02.



03.



04.



05.

**LIVE. LOVE.  
LIFE IN CLYDE.**



ARTIST IMPRESSION - WETLANDS & VIEWING PLATFORM

## A SHARED FUTURE VISION.

*Clyde is an evolving township. There is a significant amount of infrastructure planned for the area that will see it develop rapidly over the coming years.*

There are many improvements that are scheduled to occur, including the addition of new schools, transport links, sporting facilities and a completely new Clyde town centre. Hartleigh will be ideally positioned in the very heart of this new township, enjoying the unrivalled

connectivity and convenience it will bring. So while the lifestyle at Hartleigh is great today, it is only going to get better. It presents a unique opportunity to grow your family alongside your community and help to shape its future.



PUBLIC ART AT BAYVIEW ESTATE, CURLEWIS

# THE CREATORS.

National Pacific Properties is part of the Burbank Group of Companies and was formed in 2005 to undertake land development and create a range of new, vibrant residential communities. They have the resources, professional skills and personnel to manage a wide variety of land developments, from small infill projects on difficult sites, to large scale, broad hectare, master-planned communities.

National Pacific Properties acquires land to develop in its own right, as an equity participant with others, or enters into agreements with land owners to develop land on their behalf. Either way, the places they create are some of the most liveable in Victoria.

They are land developers and development project managers committed to creating high quality yet affordable residential communities. With developments across the Melbourne metropolitan area and greater Geelong, they create great places that are family-friendly, with lifestyle offerings that excite their customers. They sell blocks of land directly to the public, and also partner with builders to offer complete house and land packages.

National Pacific Properties understand that their customers have different needs, wants and budgets. They offer a wide variety of block sizes and housing options to cater to their diverse needs.

## Hartleigh Sales Associate

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