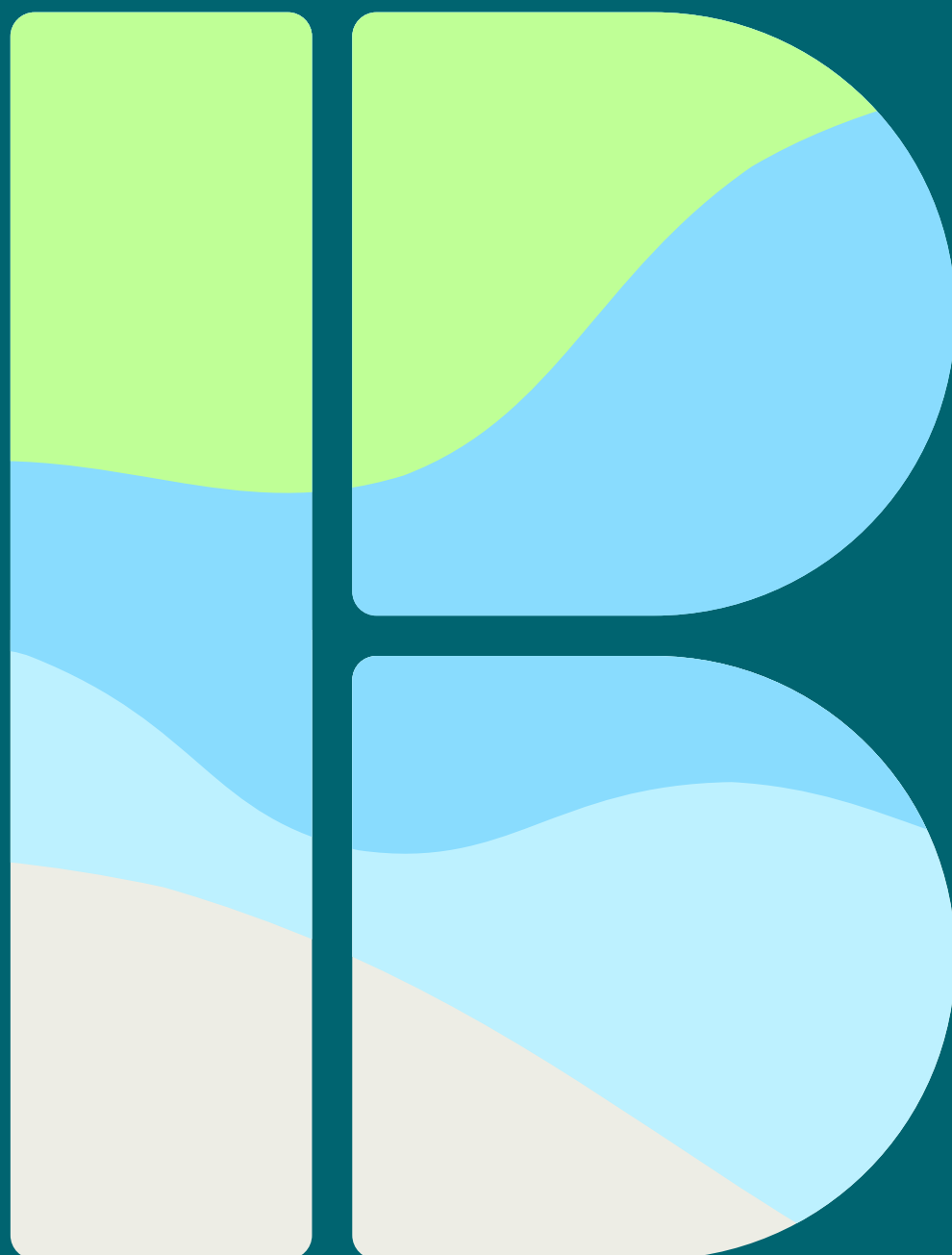
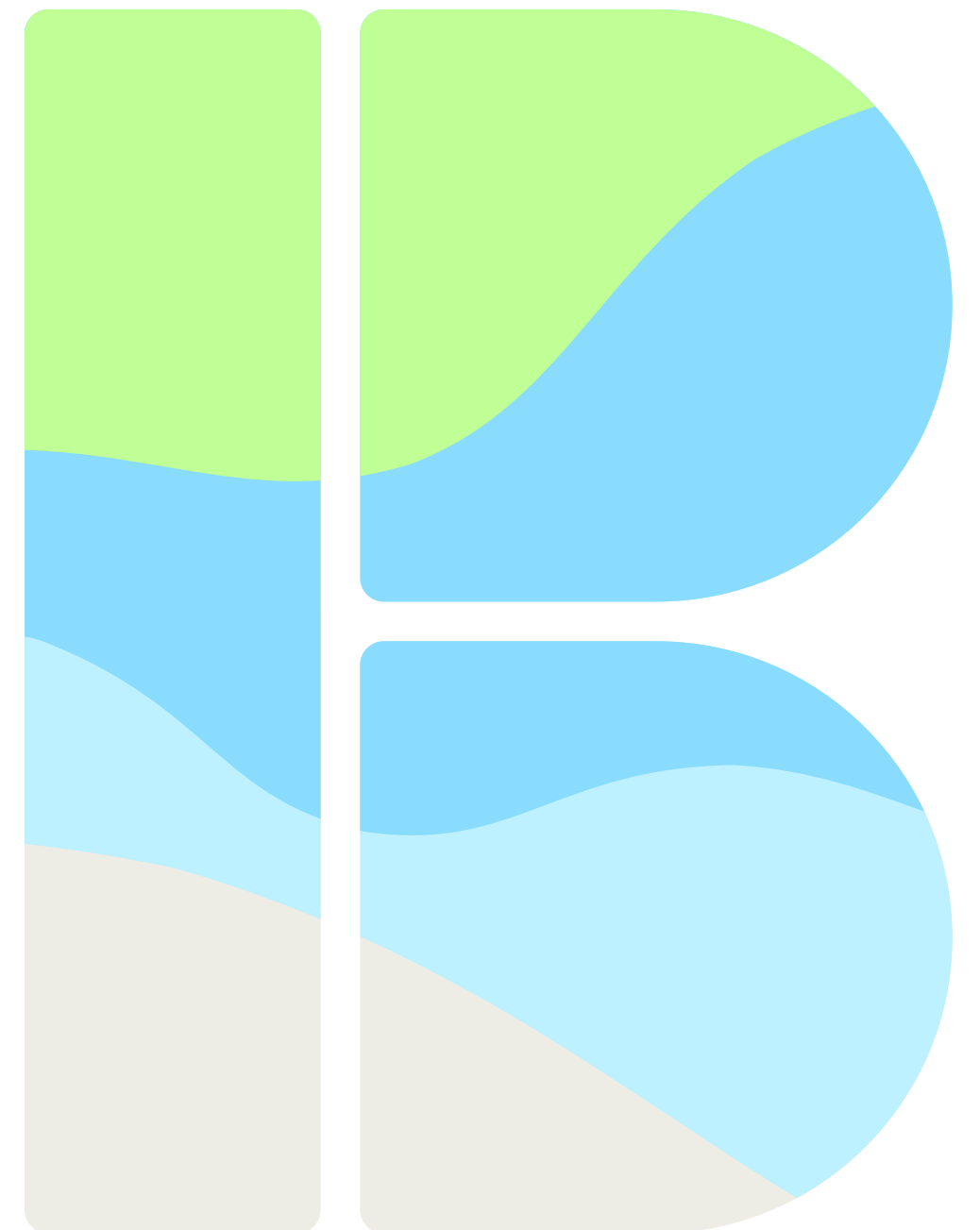


Balmain



Balmain

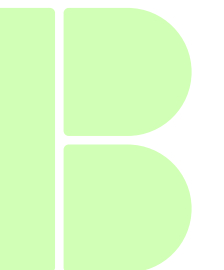
Set for life



When Blueways and Wolfdene first looked at the setting for Balmain, everything aligned.

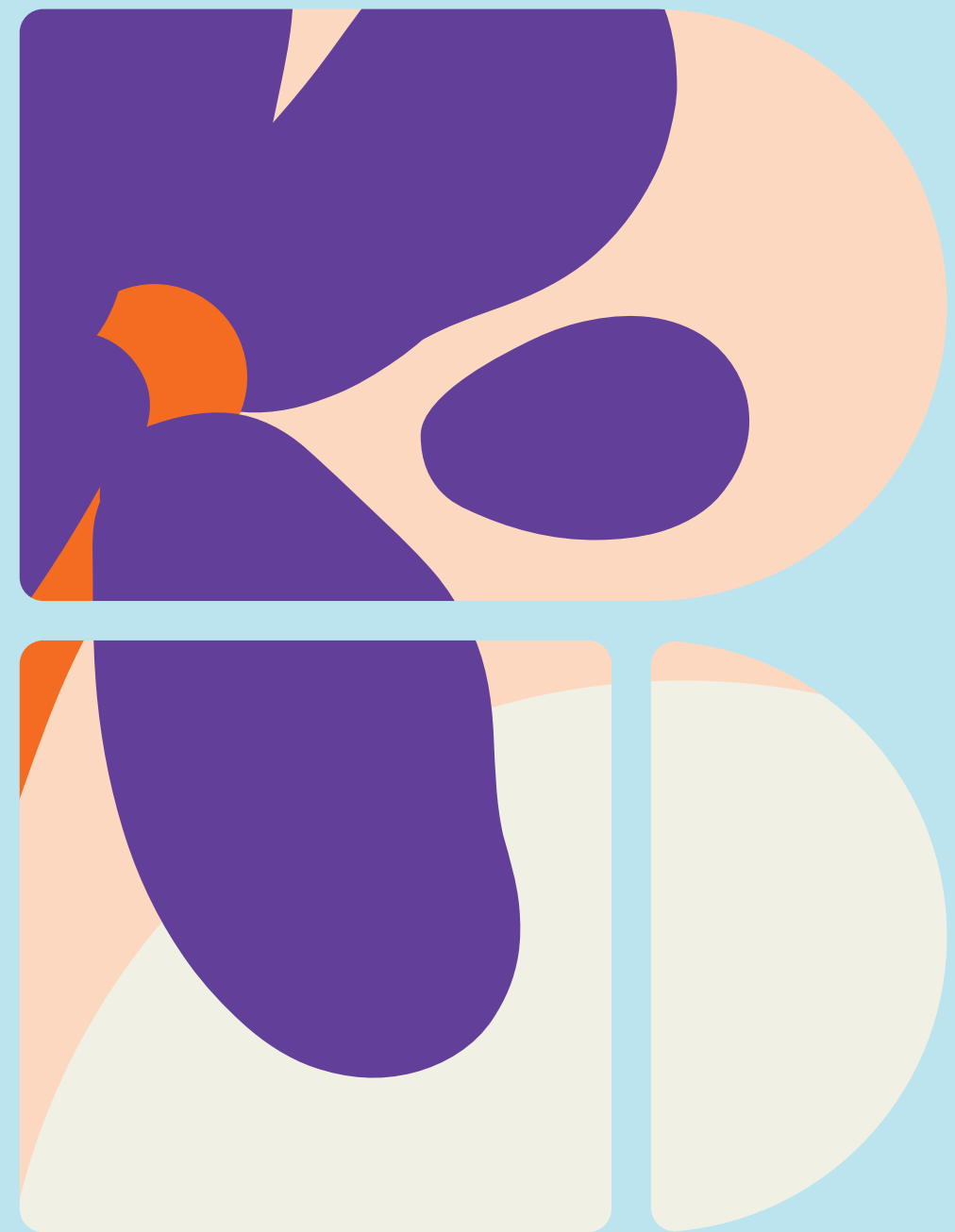
A brilliant, central Donnybrook location. The convenience of road and rail access coupled with unrivalled amenity. All balanced by the vast conservation habitat at our southern edge.

This place has been created to encourage a diverse and thriving community—one we would love you to be part of.





Masterplan



A focus on detail

Masterplan

At Balmain you'll experience the true joy of living locally. The diversity and proximity of planned amenity ensure many of your everyday needs can be met close to home; a convenience that also fosters a closeness between residents, as faces become familiar, passing smiles grow into conversations and friendships blossom.

When completed, Balmain's school will be a short stroll from your front door. The estate's community centre will be right next to the school, and the town centre—with its proposed supermarket, speciality retail and hospitality offerings—will be right across the road.

Balmain Masterplan

Balmain is comprised of three connected precincts, all bordered by nature. There are expanses of landscaped wetlands at the Donnybrook Road boundary, additional wetlands to the south, and 50 hectares of conservation habitat along the estate's southern edge.





By any measure, the estate masterplan is well conceived; its thoughtful amenity, generous green spaces, and wide, bicycle-friendly streets reflect a deep understanding of modern family living, the elements of wellbeing, and the joy of community.

The future town centre, with its school and proposed full line supermarket will be just a short walk from every home—lessening the time required for practicalities like shopping or school runs, and leaving more time for the things you love.



Lifestyle and Amenity




So much,
so close

Lifestyle and Amenity

Be it yoga or jogging with your exercise buddies, a picnic in the park with neighbouring families, losing yourself in a book under your favourite tree, or just watching your kids at play, Balmain ensures the opportunity to enjoy life, your way, is always right at your doorstep.

A habitat for native wildlife and year-round nature study for curious young minds, the lushly landscaped 10-hectare wetlands is dotted with exercise zones, picnic spots and play areas, and can be lapped on two legs or two wheels via its shared pathway.



An aerial perspective of a modern park design. The park features a large blue basketball court with orange and red key areas, a playground with various equipment including slides and climbing structures, a covered BBQ area with a wooden roof, and a tennis hit-up wall. The park is surrounded by lush green grass, numerous trees with autumn foliage, and winding pedestrian paths. People are shown enjoying the park, playing basketball, and sitting on a picnic blanket. The background shows a residential neighborhood with houses and more trees.

The first of Balmain's two local parks will sit just a block from its town centre. Thoughtfully planted, shaded and designed for the active enjoyment of all residents, it will include a covered BBQ area, a range of junior play equipment, and a selection of sports-related features, like a basketball half-court and tennis hit-up wall.



The second park will also feature BBQ facilities, but the landscaping will be more informal. Here the focus will be on native plantings and natural play settings, suitable for children of all ages and abilities.

Lifestyle and Amenity





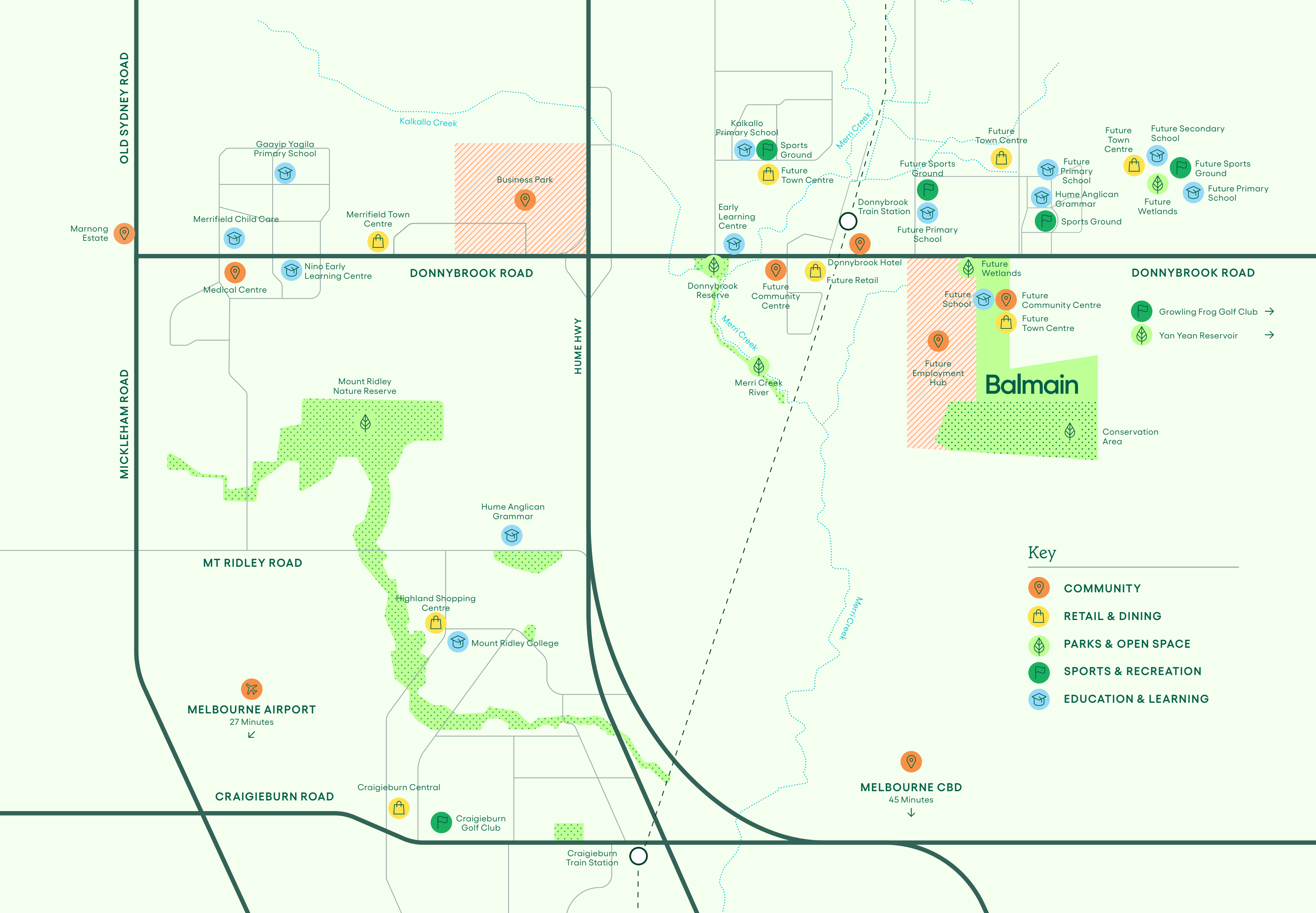
The Complete Community

Lifestyle and Amenity

Donnybrook is a postcode in demand, as more and more people recognise its compelling attractions. Balmain's central location positions you perfectly to take advantage of them all, so you and your family can enjoy a lifestyle complete in every way.

The amenity of the immediate vicinity is growing rapidly, with recently opened shopping villages, coffee shops and eateries already proving popular. While just beyond, the surrounding suburbs of Kalkallo, Woodstock, Epping, Craigieburn and Mickleham are home to a wide range of long-established retail centres, service providers, medical clinics, hospitality venues, entertainment options, and sporting clubs.





OLD SYDNEY ROAD

MICKLEHAM ROAD

DONNYBROOK ROAD

DONNYBROOK ROAD

MT RIDLEY ROAD

CRAIGIEBURN ROAD

HUME HWY

Balmain

Key

- COMMUNITY
- RETAIL & DINING
- PARKS & OPEN SPACE
- SPORTS & RECREATION
- EDUCATION & LEARNING

- Growling Frog Golf Club →
- Yan Yean Reservoir →

MELBOURNE AIRPORT

27 Minutes

MELBOURNE CBD

45 Minutes

Merrifield Shopping Centre is just 8 minutes away by car. The major retail hubs of Epping and Craigieburn are also within easy reach.



Merrifield City



Marnong Estate

The multicultural make-up of Melbourne's north is reflected in the variety and authenticity of cuisines offered by the area's many notable restaurants, cafés and bars. There is a real food culture emerging in these parts—and a growing appetite for more.

Aurum Espresso



Marnong Estate

Sports of all sorts are also on the menu, with local clubs typically fielding senior and junior sides in well-organised competitions, including football, netball, soccer, softball, cricket, tennis and basketball, to name just a few.



The stunning Growling Frog Golf Course is just a short 'drive' down Donnybrook Road from Balmain.




Going Places

People new to the Donnybrook area are often surprised by how easily it connects with destinations further afield.

The recently upgraded Donnybrook Station is walking distance to Balmain's entrance, and its regular express services to Melbourne can have you disembarking in the city within 35 minutes—time you can spend relaxing with a good book or your favourite podcast.

Should you wish to drive into the Melbourne CBD—or access Melbourne's arterial road network—the Hume Freeway Interchange is just a short drive along Donnybrook Road. Or if you're heading to Melbourne Airport, cross over the interchange and take the back way via Mickleham.

An aerial photograph of the Yan Yean Reservoir at sunset. The sun is low on the horizon, creating a bright, golden glow across the sky and reflecting a shimmering path of light on the water's surface. The reservoir is bordered by dense, dark green trees and vegetation. The overall atmosphere is peaceful and scenic.

The beautiful Yan Yean Reservoir Park is only 12 minutes from Balmain and offers running and riding trails, parks and playgrounds, and lovely family picnic spots.



Top Marks for Education

The number and quality of schools within the local area confirm Donnybrook as a textbook setting in which to raise and educate a family... and plans are in place to construct even more.

One of those will be a new government school within Balmain itself, situated alongside the Wetlands precinct. There is also the newly opened Gilgai Plains Primary School—which welcomed its first students in February 2022.

Hume Anglican Grammar is another option to consider. The nearest of its three local campuses—a new, eight-hectare state-of-the-art learning centre—is located just across Donnybrook Road.

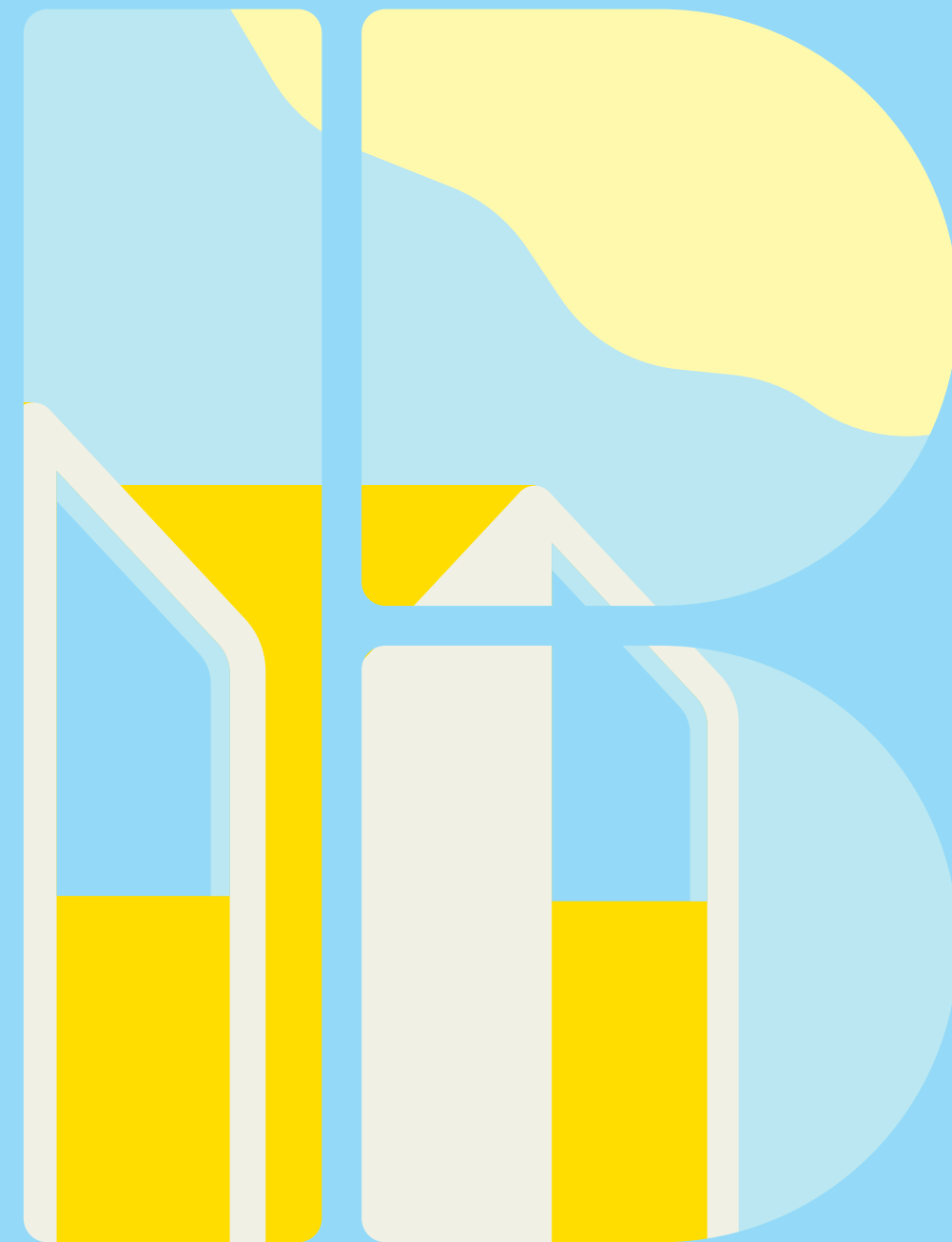
Kindergartens, childcare facilities and specialist schools are also available throughout the locale, further supporting a diverse and inclusive community in which the educational needs of all families can be met.


Hume Anglican Grammar





House & Land





Live the dream

House & Land

The Balmain masterplan was developed to accommodate home designs across the spectrum of the industry's leading builders.

The range of lot sizes, shapes and orientations available have been informed by experience and expertise. They provide flexible settings on which innovative, light-filled, space efficient and sustainable home designs can be tailored to your wishes, and delivered with exacting build quality to make the home life you've dreamed of a reality.

Between them, Blueways and Wolfdene have successfully delivered more than a dozen land developments to date across outer metropolitan Melbourne, providing homes for more than 15,000 residents. With a shared vision to create flourishing communities that embody best practice planning, amenity and residential design standards, they pride themselves in working side-by-side with the industry's best and brightest talents.

BLUEWAYS

Australian property developer Blueways creates communities in which everyone can thrive. Its team believes that beautiful, considered and sophisticated design and the lifestyle it enables should be available to all.

The Melbourne based group's current schedule of projects will see the construction of 4,500 dwellings, housing over 12,000 people, by 2025.

The group supports a number of local and Victorian organisations, including local sporting and community clubs, the arts and non-for-profit charities.

bluewaysgroup.com.au

Wolfdene

Wolfdene creates homes and places where people can be excited to live the lifestyle that they aspire to. We are a new-generation property developer, having learned from the past to create neighbourhoods for how we want to live today, and into the future.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure that your Wolfdene neighbourhood is the one that you look forward to coming home to.

wolfdene.com.au

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