

WARRALILY

Experience the Warralily Way of Life



WARRALILY WAY OF LIFE

Warralily is a unique residential masterplanned community with the perfect balance of modern amenities and natural landscapes for your new home. The National Multi-Award Winning Armstrong Creek runs through Warralily's heart, with parks, playgrounds and hike and bike trails along its banks, bringing vitality and connection to every part of the community.

Wander the parklands, dip your feet in the creek, take the kids to a playground, go shopping, connect with friends or enjoy a meal at a cafe. The Warralily Way of Life has it all.



- **Warralily Village Shopping Village now open**
- **Future Armstrong Creek major retail town centre**
- **Short distance to Surf Coast & Geelong**
- **Armstrong Creek Inclusive Education Precinct now open. Secondary campus opening 2021**
- **Sports Ovals and Pavillion**
- **UDIA VIC Environmental Excellence and Masterplanned Development Award Winner 2018**
- **UDIA National Environmental Excellence Award 2019**



WARRALILY COMMUNITY

Warralily currently has a variety of programs in the Community Lounge and the recently opened City of Greater Geelong Armstrong Creek Community Centre's program of activities is growing each week.

Every year the community comes together to celebrate the holiday season at the Warralily Christmas Spectacular featuring local school performances, free family activities and the best voice talent in Geelong.

Growing in popularity with each event, the Warralily Market hosts an array of unique stallholders from craft, wellbeing and gourmet foods plus fun themed entertainment for the whole family.

The Armstrong Creek School, Warralily Village, playgrounds and local sporting clubs strengthen a strong sense of belonging and wellbeing that is already felt amongst residents - and with more community facilities to come the Warralily Way of Life is only going to get better.



- **A dedicated on site community development manager**
- **Over 7000 residents and growing**
- **Warralily Facebook page keeping you connected**
- **20 new families moving in each month**
- **Warralily Market**
- **State-of-the-art, City of Greater Geelong Armstrong Creek Community Centre now open**



WARRALILY SHOPPING

A coffee with friends, share a delicious meal with a loved one, or indulge in some serious retail therapy. It's all possible at the Warralily Village. The Warralily Village is the perfect place to shop local and showcases a variety of local businesses and services.

Visit the local Woolworths, dine in some great cafes, such as the Warralily Cockatoo or Sullies Kiosk, work out at Run with Me Fitness or grab that last minute special gift at one of the specialty stores. If you don't feel like cooking then the Slippery Mackerel, Town and Country Pizza or the gourmet delights of the Peppered Goat have you covered.

The relaxed pace of Torquay and Barwon Heads seaside shops are a short trip away, and the future Armstrong Creek Town Centre on Surf Coast Highway will bring you all your favourite brands, restaurants and Hollywood blockbusters at its multiplex cinema.



- **Warralily Village shopping centre offering Woolworths and Aldi supermarkets (coming soon), cafés, gym, medical and dental and specialty stores**
- **Torquay and Barwon Heads just minutes away**
- **Future Armstrong Creek major retail town centre and multiplex cinema planned on Surf Coast Highway – Construction Commencing 2019**
- **Wauron Ponds Shopping Centre and Cinema a short drive away**



ARMSTRONG
CREEK
SCHOOL

ARMSTRONG
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SCHOOL

WARRALILY LEARNING

From toddlers to teenagers, Warralily supports lifelong learning. You can be certain that your kids will enjoy the best start possible from maternal child health, preschool and childcare through to their important school years. Warralily's unique Armstrong Creek School is an inclusive education precinct that features state-of-the-art inclusive primary and special needs education (P-Y12), plus shared community spaces and the future Oberon Secondary campus all just a short walk from your home. This will be complimented with a future Catholic Primary and additional two Government Primary School to be delivered at Warralily.

Geelong also boasts a selection of Victoria's best schools and universities. Deakin University is just a 10-minute drive away, while Geelong Lutheran School and Mt Duneed Regional Primary School are just minutes from home. When it comes to offering a range of outstanding education, Warralily excels.



- **Armstrong Creek School now open**
- **Oberon Secondary Campus opening 2021**
- **Three Childcare centres**
- **Kindergarten and maternal and child health**
- **Two Future Prep-Yr 6 Gov. Primary Schools**
- **St Catherine of Sienna Catholic Primary School opening 2020**
- **Deakin University just 10 minutes away**
- **Geelong Lutheran School next door**
- **Mt Duneed Regional Primary School less than 5 mins away**



WARRALILY VILLAGES

The Warralily community encompasses three villages that flow seamlessly, to provide the perfect balance of modern amenities, choice and natural landscapes for your new home.

Grange at Warralily elevates your lifestyle so you can aspire to something truly special. Create the home you've always wanted at stunning Mt Duneed. Central to the neighbourhood is the future picturesque hillside park peppered with existing gums, stunning landscape and adventure play spaces. It's the opportunity to live amongst quiet tree-lined streets offering panoramic views of the ranges, ocean and Armstrong Creek. Although Warralily Grange's serene streets and picturesque landscape offer peace and quiet, you'll never be more than a short trip away from an array of services and amenities on offer at Warralily. Live above it all at Warralily Grange.

Warralily Springs is our premier Creekside address with larger blocks overlooking or offering walking distance to the stunning mature landscape of Armstrong Creek, while still enjoying easy access to life's other essentials. A private address where the songs of birds and creek breezes welcome you home.

Warralily Central provides residents key amenities in one location. Next door to Warralily Village, the Armstrong Creek School and Sports Ovals, you can enjoy all the convenience, while being connected to the green open spaces Warralily has to offer. It's seamless community living at its best, and that's what the Warralily Way of Life is all about.



- **Choice of Villages to suit the lifestyle you want**
- **Live hillside, creekside or central to Warralily Village**



WARRALILY HOME

Warralily offers a wide range of quality living options with a great choice of lot sizes and home designs to suit your budget and needs. Our design guidelines ensure that your new next door neighbours move into their new home the same time as you.

At Warralily you'll also be able to take advantage of the fibre optic network giving your new home high-speed Internet access.

And, you'll enjoy the benefits of recycled water to help keep your garden green all year round. With plenty of living options available, great amenities, connectivity and an abundance of natural space, you can feel confident you're making a safe investment for your future.



- **Living options to suit the lifestyle you want**
- **Choose your own block and builder**
- **Village life that is close to schools, shops and more**
- **High-speed broadband Internet access via fibre optic network**
- **Recycled water to every home**
- **Find your dream home at the Warralily Display Village**



WARRALILY DISPLAY VILLAGE

We've got together with some of Victoria's leading builders to create a display village that showcases how great life can be at Warralily. Take a walk around and you'll be able to see a great range of contemporary home designs that can meet your budget and lifestyle requirements. Plus you'll get to see the latest trends in kitchens, living rooms, bathrooms, bedrooms and outdoor living - there's plenty of inspiration on offer!

- **28 homes, 16 builders, One Way of Life**

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WARRALILY PLAY

At Warralily, there are so many different ways to enjoy the great outdoors, it is simply why Warralily is the most awarded community in Armstrong Creek.

Just step outside, breathe in the fresh air, and take in the glorious landscape of Warralily. Take the kids out to expend some energy at one of the five playgrounds, shoot some hoops at the basketball half court, or enjoy the adrenalin rush of the flying fox. The award winning Mirambeena Park is designed for all abilities, features water and sand play, music garden, and the ever-popular shipwreck playground.

Take them for an adventure in the 82 hectares of open space. Walk or ride along the 30kms of trails and transport yourselves through the natural wonder of Armstrong Creek, the beauty of conservation areas, thought provoking sculptures, and colourful bird life. Maybe you just want to get into shape. Then you'll be pleased to know that the trails have strategically placed exercise stations. What better way to get healthy! With so much space to explore you'll always find something new to discover at Warralily.



- **5 Playgrounds, basketball half courts, flying fox, all abilities playground, kick-about ovals, sports and recreation facilities**
- **5km of Multi-Award winning Armstrong Creek**
- **Torquay and Barwon Heads just minutes away**
- **Future ovals, soccer fields, netball courts, tennis courts and bowling greens**



WARRALILY NATURE

Warralily is the first EnviroDevelopment in the region and is dedicated to respecting and improving the natural landscape. Like the selection and grouping of 80 different types of plant species for planting at Warralily. 1 million have already been planted, and when planting is finished there will be over four million trees and shrubs thriving at Warralily. The work doesn't stop there, we've made a \$25 million investment to regenerate Armstrong Creek and it's already showing benefits with over 45 species of birds making Warralily their home. As you would expect from an environmentally sensitive community, recycled water is available to all residents, keeping gardens lush and green. All homes are required to be 6-star energy rated, which means reduced overall living expenses through greater efficiency.



- **Over 4 million plants and shrubs to be planted**
- **\$25 million Armstrong Creek regeneration**
- **Powercor Geelong Business Excellence – Sustainable Business Award**
- **Awarded Excellence in Integrated Stormwater Design by Stormwater Victoria and Stormwater Australia**
- **Awarded UDIA Environment Excellence 2018 and Landscape Design Award 2017**
- **Awarded UDIA National Award for Environmental Excellence 2019**