

UNDERBANK



River View



Urban living,
by the river.

Sitting proudly on high ground above the banks of Werribee River is River View, the third and perhaps most prestigious neighbourhood of the historic Underbank Stud Farm.



Welcome to River View



With sweeping views across the winding river and valley below, and directly adjacent to the Underbank Town Centre, this release offers a perfect mix of remarkable natural beauty and the best in urban living.

Joining the Underbank community, purchasers will gain access to exclusive features, such as the Underbank Clubhouse, while a full range of modern amenities in the township of Bacchus Marsh are just moments away.

Urban living in a natural setting.

With its elevated position and outlook across the riverscape and valley, River View is a truly special location within the wider Underbank community.

This land release continues the new community masterplan, with the future Underbank Town Centre at its heart. This masterplan includes an interconnected network of walking and cycle paths, unifying the entire Underbank community.

River View overlooks the river and its surrounds, featuring exciting new landscaped spaces, including

outdoor exercise equipment and playgrounds. As a resident you can take your morning walk or run along the network of paths beside the creeks and river, before heading back up to your new home. While the natural beauty is clearly abundant, at River View you'll also be right beside the Town Centre.



The Stables

Underbank
Town Centre

The Hotel

The Clubhouse

Sporting Precinct
Oval and Pavilion

Werribee
River

As well as lush scenery to enjoy, River View offers an array of outdoor activities, all in a beautiful natural setting, moments from your new home.

All our residents are just a short walk from the new sporting precinct, featuring a full-sized AFL and cricket oval, a pavilion, and tennis and netball courts. Combined with over 50 hectares of parks, landscaped creek corridors and open space, River View will nurture its community and provide countless gathering spaces for its residents.

Having direct access to the river affords residents the luxury of a water-focussed lifestyle. The river is a great place for kids to explore nature

and understand its complex ecosystems.

The extensive riverside pathways mean you'll enjoy bike riding, running and exercising; or why not take your favourite book, perch on one of the river decks and while away the hours beneath the gum trees. With these local parks and viewing decks, you'll be able to enjoy the beauty of Underbank, and gather by the river with family and friends. There's nothing quite like the feeling of living by the water.



Artist impression of Sporting Precinct

Enjoy \$20,000 first home owners grant.

With the benefits of the government's \$20,000 first home owners grant, when you choose River View at Underbank, you'll also get complimentary access to contemporary home designs. They're cost-effective, environmentally responsible and make the most of Underbank's magical vistas. Tailored by our architects to the unique landscape and site conditions, these designs totally reimagine modern, flexible living.



A True Town Centre



The future Underbank Town Centre is the jewel in the crown for our new community. It's not just a shopping centre—with proposed retail, cafes and restaurants—but also features a number of substantial community facilities. For example, the exclusive Underbank Residents' Clubhouse—to be known as Club U—will include a swimming pool, fully equipped gym, a tennis court, and meeting rooms. Only residents and their guests will have access to this remarkable facility.

Artist impression of Club U



Artist impression of Hotel U

The expansive Town Centre will include hotel accommodation, restaurants, cafes, speciality shops, and a supermarket. In keeping with the community approach, there is provision for farmers markets, with the potential to attract a range of regional producers selling directly to residents. Alongside the Town Centre is a new lake, with landscaped gardens and lakeside picnic areas, bringing the natural setting directly to the town's centre.

For our families with small children, planning for the new Underbank Childcare Centre is well advanced. This state-of-the-art facility will

provide over 100 places from 2020, providing a local childcare option for our new residents.

Where other developments rely on existing townships and infrastructure, Underbank's Town Centre—at the heart of River View—is specifically designed as a gathering point for our residents. A focus on social interaction, with cafes, restaurants and bars, means you can connect with friends, enjoy a great meal and a glass of wine, just moments from your own home. Underbank is about providing more than just houses, we're creating a truly urban way of life.



Artist impression of Childcare Centre



Artist impression of Clubhouse and Pool

River View's Town Centre also debuts a new concept in town living: our Small Office/Home Office (or SOHO) Townhouses. These architect-designed mixed-use dwellings are split across three levels, with the upper levels providing spacious living, and the ground floor offering an independent work or studio space for those wishing to live and work within the community.

These modern, sensitively designed SOHO dwellings are perfect for 'flexi workers' looking for a remote home office, or those wanting to establish local businesses catering to Underbank and its surrounding regional communities. This concept aims to establish the Underbank Town Centre as a vibrant hub, that positions the development not just as a residential township, but as a place to do business, creating an independent microeconomy.



Respect.
Reimagine.
Redefine.

Located in Bacchus Marsh, within one of Victoria's most picturesque landscapes, Underbank is something truly special. Formerly a renowned stud farm, Underbank celebrates and respects its past, and reimagines it throughout the landscape and community design.

Taking this enviable location and adapting its rich history, Underbank's next-generation contemporary homes, redefine how we live – setting new standards in flexible living environments. Beautifully complemented by lush parklands and natural waterways, Underbank heralds an exciting new era of community living.

Retaining and enhancing the existing stables for continual use.



Within an environment that has thrived for thousands of years, Underbank offers an unsurpassed connection with nature.

Established trees, abundant plant life, and revitalised running waterways are uniquely protected by Underbank's natural bowl formation. The valley floor is surrounded by hills and an escarpment affording magnificent views in every direction.

Bringing these natural surroundings right to your front door, Underbank will offer tree-lined streets, green open spaces, and well-appointed parks. The masterplan, individual homes, and the whole landscape design work with the land, not against it.



Location of River View

Everything you need.

The masterplan for Underbank is much more than a collection of new homes. This is an entire community which carefully balances traditional neighbourhood design with the unique features of this part of Victoria's countryside.

Existing stables will be transformed into public spaces, along with the establishment of sporting facilities, community clubhouse and easy connections into the Town Centre. Underbank will truly be a natural extension of Bacchus Marsh.



Disclaimer: All information contained in this document is or may be subject to council approval. Kataland Investments Pty Ltd reserves the right to make changes and alterations to this design.

Underbank: An Extension of Bacchus Marsh

The township of Bacchus Marsh combines heritage buildings, leafy streetscapes and all the modern conveniences you could ask for.

Major supermarkets, shopping centres, childcare facilities, friendly cafes and local favourite restaurants are all here. The middle of town, along with the local hospital and modern Lerderderg Library, are just minutes away by car or local bus.

Along the town's famous Avenue of Honour, a variety of market gardens offer fresh produce direct from local growers' farms and orchards.

Bacchus Marsh is also known for its selection of prestigious schools including Bacchus Marsh Grammar, St Bernard's Catholic School, Bacchus Marsh Primary School and Bacchus Marsh College.

Underbank is only 2.7km from Bacchus Marsh Train Station,

providing direct access to Melbourne's Southern Cross Station in approximately 45 minutes.

Further, the new Halletts Way extension has been completed, giving our future residents direct access to the Western Freeway.

Nearby Maddingley Park is a favourite picnic destination for locals, while keen bushwalkers enjoy the Werribee Gorge and Wombat State Forest for its historic mining relics and natural bushland.

The Bacchus Marsh West Golf Club and numerous recreational facilities all provide places to keep fit and enjoy the great outdoors.



Avenue of Honour (Photo by Kelli Connell)



Recently completed Halletts Way extension



It's all here.

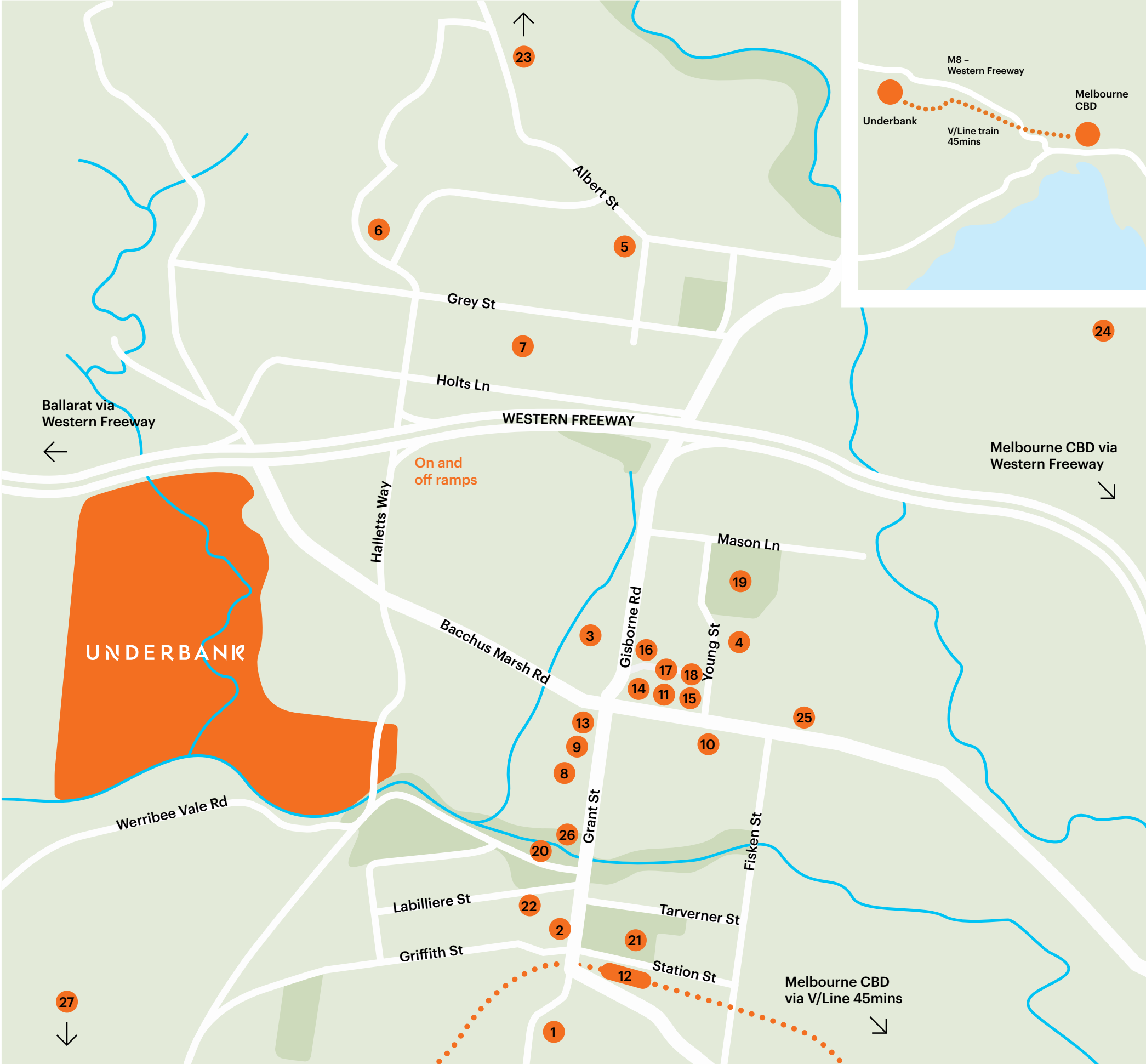
Underbank is designed to be a natural extension of Bacchus Marsh. Convenient walking trails and road connections make it just a few minutes from the centre of town, as well as providing easy access to the Western Freeway and train line.

- Education**
- 01 Bacchus Marsh Grammar
- 02 Bacchus Marsh College
- 03 St Bernard's Parish Primary School
- 04 Bacchus Marsh Primary School
- 05 Darley Primary School
- 06 Pentland Primary School
- 07 Early Learning Centre Bacchus Marsh

- Facilities**
- 08 Bacchus Marsh & Melton Hospital
- 09 Bacchus Marsh Medical Centre
- 10 Lerderderg Library
- 11 Town Centre
- 12 Bacchus Marsh Train Station

- Food**
- 13 Little Lucky Café
- 14 Baby Black Espresso
- 15 The Royal Hotel
- 16 Foodworks
- 17 Aldi Supermarket
- 18 Coles Supermarket

- Leisure**
- 19 Masons Lane Reserve
- 20 Peppertree Park
- 21 Maddingley Park
- 22 Bacchus Marsh Leisure Centre
- 23 Bacchus Marsh Golf Course
- 24 Bacchus Hill Winery
- 25 Bacchus Marsh Bowls Club
- 26 Bacchus Marsh Aquatic Centre
- 27 Bacchus Marsh West Golf Club



Information is accurate as of December 2015

For enquiries contact our
sales team at info@underbank.com.au
or visit underbank.com.au