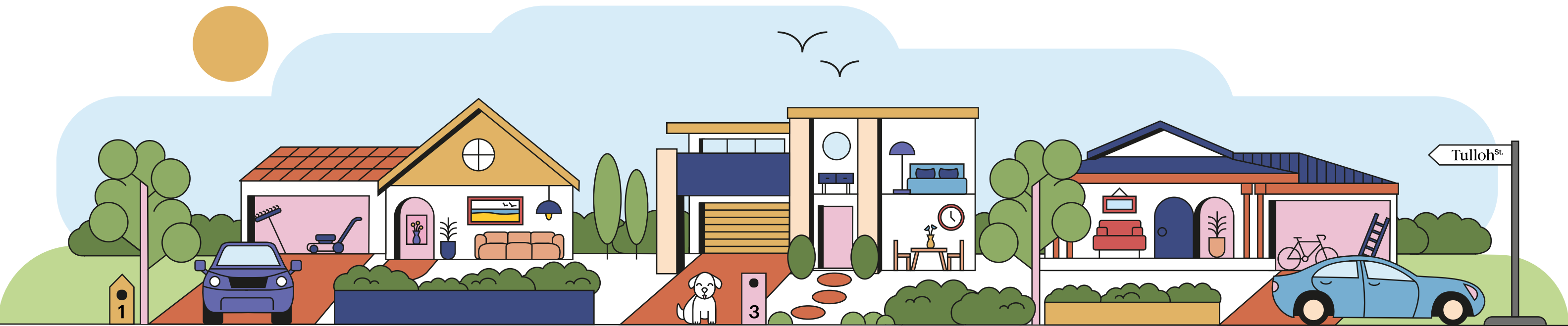


31—57 ALFRED ROAD, STRATHTULLOH

Tulloh
st.

BROUGHT TO YOU BY  **five** squared

Enveloped by greenery, enlivened by community.



Tulloh St. is a vibrant new neighbourhood where life flows in and all around. A lively community, everyday conveniences and a true sense of belonging are at the heart of a modern destination, planned for life the way you want it to be.

Tulloh St. weaves together an exclusive collection of over 250 premium land lots surrounded by nature and a social landscape of places to shop, learn, eat together, play outdoors or take a stroll. More than a new place to live; Tulloh St. is a community with heart and local character. Take your place.

Location

In one of Melbourne's newest and most exciting precincts, Tulloh St.'s inviting neighbourhood is located a short walk to Cobblebank Village. The thriving suburb of StrathTulloh is a place with important history, surrounded by open green spaces and established residential neighbourhoods. This is where you'll enjoy the rewards of modern family life amidst one of Victoria's fastest growing communities.

The location is rich in established amenities for retail and dining, sports and education, health and civic life, with much more set to come. Central to it all, Tulloh St.'s prime address means home is close to everything you'll ever need. Local places to shop, medical services, public transport and picturesque parkland are all found less than a 20 minute stroll from your doorstep.



So much more than home.

A diverse and welcoming community is made up of families large and small, all connected by a love of life at Tulloh St. It's where people stop to say hello or chat over a fence alongside children at play across grassy lawns in a precinct masterplanned for connection.

Land lots of every size will accommodate a range of homes that reflect the lifestyles of the families who live here. Wide tree-lined streets, close to local parks and gardens, encourage the community outdoors to develop a healthy, active lifestyle.

Across safe and friendly streetscapes, children can walk or ride to school while your groceries, morning coffee, local doctor and community services are all within your immediate neighbourhood.

- EDUCATION

01

Strathtulloh Primary School

02

Staughton College

03

Catholic Regional College Melton, Cobblebank Campus

04

Bridge Road Kindergarten & Community Centre

05

Future Private Primary School

06

Future Government School

07

Future Tertiary Education

08

Melton Christian College

09

Melton South Primary School

10

Aspire Cobblebank Childcare Centre

11

St. Anthony's Primary School

12

Thornhill Park Primary School

13

Victoria University, Melton Campus

14

Aspire Childcare Centre, (Atherstone Estate)

15

Melton South Early School

WELLBEING

28

Melton South Community Centre

29

Yoga West

RELIGIOUS

30

Melton Madina Musallah Mosque

31

St Anthony's Catholic Church

RETAIL

32

Cobblebank CBD

33

Urban 35 Cafe

34

The Place, Cobblebank

35

High Street Retail Strip

36

Melton Station Square (Coles)

37

Weir Views Shopping Centre

38

Woodgrove Shopping Centre

COBBLEBANK VILLAGE

Coles

Jetts Fitness

Four Corners Dental

Four Corners Medical

Big Bite Pizza

Clean Streak Laundry

Cobblebank Fish & Chips

Cobblebank Luck and Gifts

Direct Chemist Outlet

Kinky Kebab & Burgers

Liquorland

Madame Dolcé Cafe

Mauj Modern Indian Cuisine

My Touch Mobile

Potato Corner

Reliance Real Estate Cobblebank

The Indian Bazar by Kumar Sweets

Tik Tok Hairdressing

Will's Nails

RECREATION

16

Bridge Road Recreation Reserve

17

Melton Botanic Garden

18

Future Active Open Space & Playing Fields

19

Melton Waves Leisure Centre

20

Mick's Jump 'N' Play

21

Melbourne Runabout & Speedboat Club

22

Atherstone Adventure Park

23

Athletics Track, Atherstone

24

Melton Valley Golf Club

25

Tabcorp Park

26

Cobblebank Stadium

HEALTH

Future Melton Hospital

EMPLOYMENT

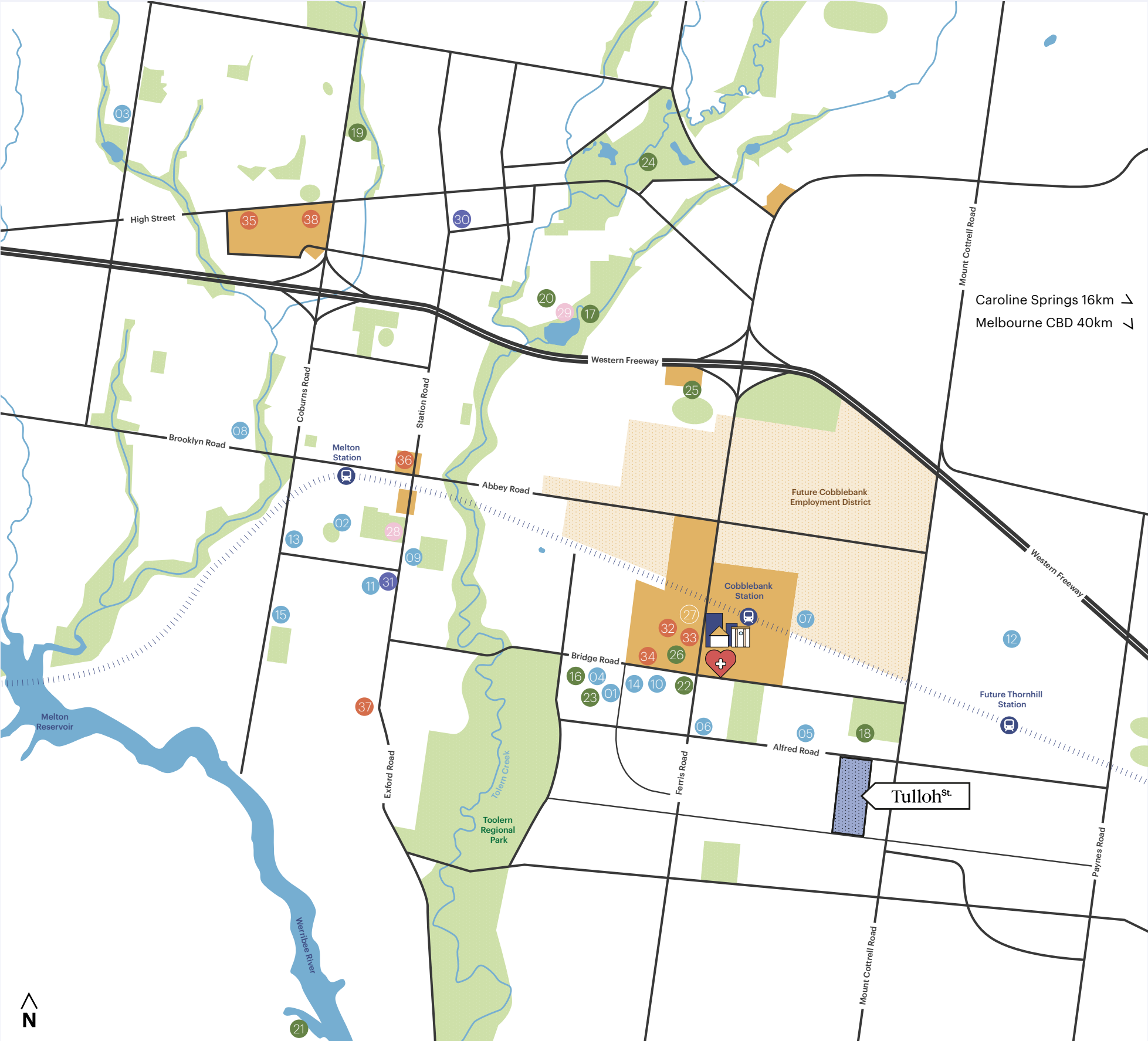
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Western BACE

The thriving and established precinct of Melton offers all the privileges of city life close to home. Living in a highly connected location means you'll spend less time in traffic and more time doing the things you love. Enjoy all the luxuries of urban life with the newly opened Cobblebank Village adding to a large range of retail precincts including Melton's CBD shopping hubs and Woodgrove Shopping Centre with 160 stores and a multiplex cinema.

Choice is at a premium with a growing list of new places for learning, health and recreation building onto an established wealth of amenities that make the area an enviable lifestyle choice. Schools, colleges and places of higher education dot the local area making it a prized learning hub supported by picturesque spaces for rest and recreation including the Melton Valley Golf Club, Botanic Gardens, Waves Centre and new Cobblebank Stadium and Cobblebank train station.

Easy freeway connections place Melbourne International Airport approximately 30 minutes away or stay local and you'll get to Altona Beach, for some sun and sand, just as quickly.



KEY....

Retail/
Commercial

Future Retail/
Commercial

Parkland

Tulloh St.
Site

Waterways

Trainline/
Station

Freeway

Roads



01 — 7:33AM
Hit Jetts Gym at Cobblebank Village

03 — 8:51AM
Arrive at work - Western BACE business hub



02 — 8:45AM
Takeaway coffee at Madame Dolce Cafe

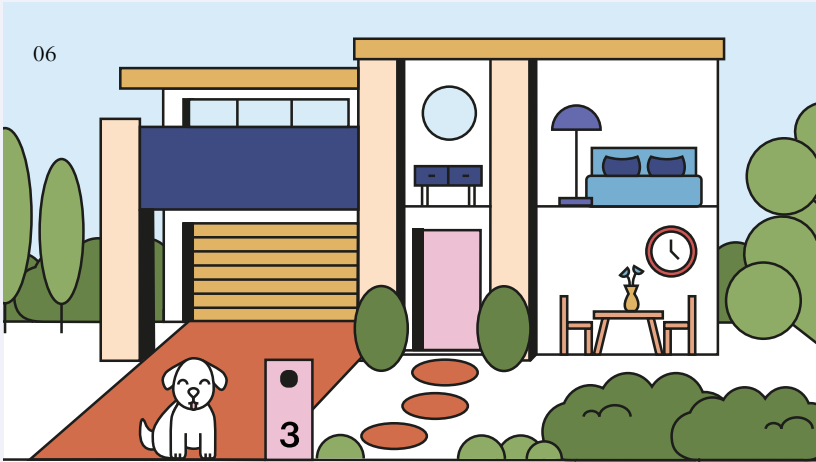


04 — 12:55PM
Lunch with work colleagues at Urban 35



05 — 6:15PM
A quick stop at the local Coles on the way home

Your best life starts here.



06 — 7:45PM
Home sweet home



- 01 Future Melton Hospital
- 02 Melton South Primary School
- 03 Bridge Road Children's and Community Centre
- 04 Melton Botanic Garden
- 05 Cobblebank Train Station
- 06 Cobblebank Village



A fast growing urban precinct.

The area is recognised by both government and private industry as the second fastest growing municipality in Victoria. Millions in investment dedicated to a vast array of infrastructure projects will propel a rapidly evolving, urban destination just 40 minutes from Melbourne's city centre. The new funding adds to an already established cache of schools and colleges, medical centres and modern shopping and dining precincts.

Neighbouring Cobblebank is well on its way to becoming one of the most significant activity hubs in greater Melbourne, with a thriving town centre, train station, and a completed \$31 million sports stadium. Additionally, work is underway on a \$900 million world-class hospital. The brand new hospital will support the growing and diverse communities of Melbourne's west with a 24-hour emergency department and various speciality units, with a planned capacity to treat approximately 130,000 patients each year.

Funding will also be directed at growing education and outdoor activities with 14 schools, numerous sports reserves, wetlands, a nature reserve and a lake becoming part of the local landscape.

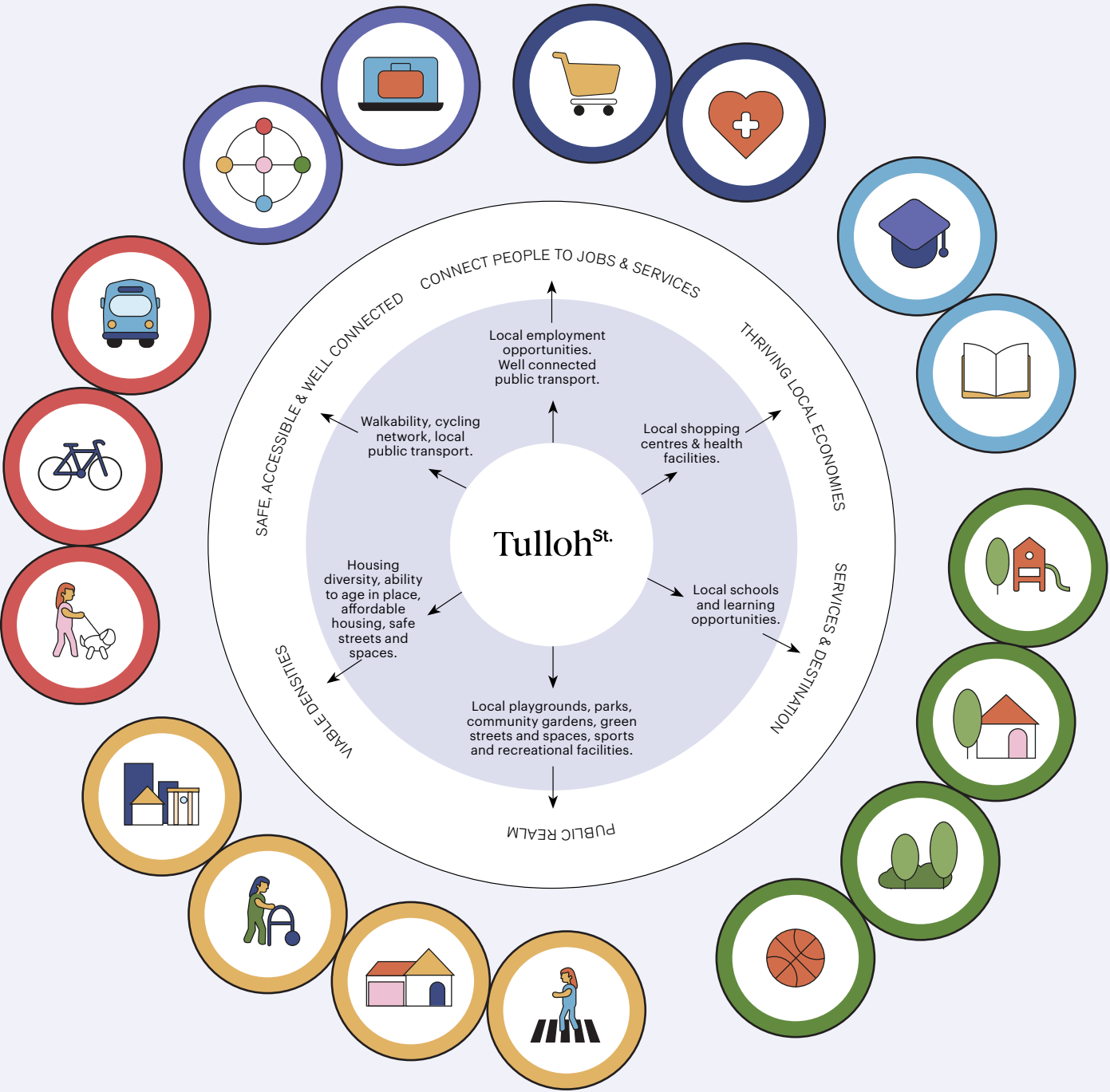




01 Cobblebank Stadium
02 Local schools within short walking distance
03 Accessible learning opportunities and pathways
04 Cobblebank Village Coles

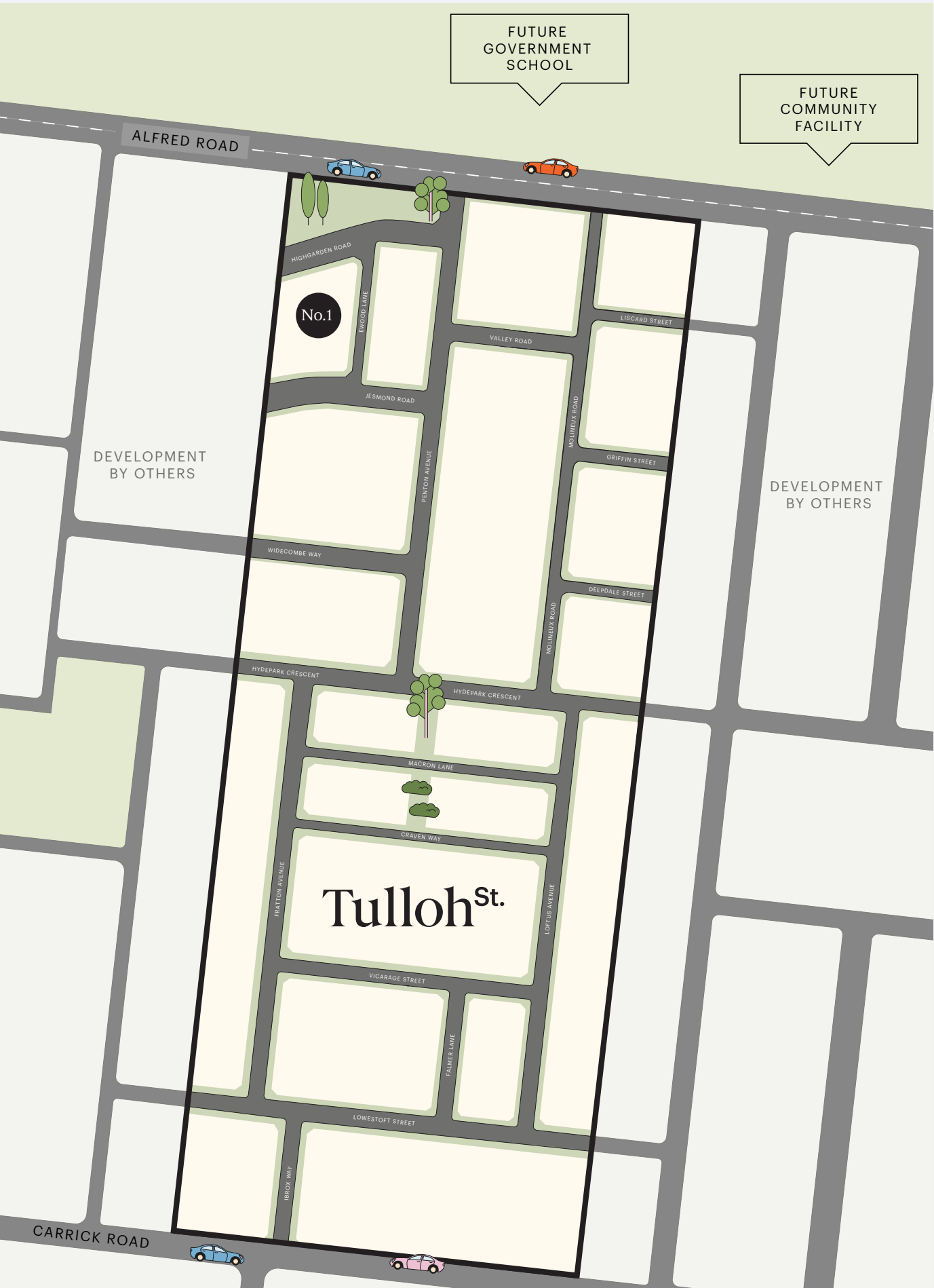


A new 20-minute neighbourhood.



As part of the Melbourne 2030 plan, Tulloh St. will sit within a designated 20 minute neighbourhood. Residents will be within a 20 minute walk of everything, including daily shopping, schooling, leisure and medical services as well as an abundance of green spaces for time spent closer to nature.

Source: <https://www.planning.vic.gov.au/>



A plan for life.

Tulloh St. will bring together eight residential neighbourhoods to grow alongside a flourishing community. A carefully devised masterplan combines broad, picturesque streets with a wide range of land lots for architecturally designed homes activated by spaces to inspire healthy outdoor living.

Well-priced, homesites offer excellent value and an affordable, exceptional choice for young couples, growing families and larger, multi-generational living. Leafy landscapes provide shade and filter cool breezes while also providing connection and privacy. Bicycle and walking paths complete a picture that brings a new level of liveability to the City of Melton.

Welcome home



A sense of family, a feeling of home.

Tulloh St. will inspire new experiences, special family moments and community connection. Beyond a rich diversity of architecture and friendly green neighbourhoods, there's an unparalleled sense of home. It's a neighbourhood where residents from places far and wide will bring unique style and character.

Homelife will be as individual as you are. Festive and relaxed, it's for movie nights, game nights and pillow fights. For endless family board games on a rainy day or summer celebrations when families gather and share a meal. From growing a garden to building a home business, getting arty or indulging your inner master chef; Tulloh St. is for experiencing life to its fullest, every day.

Positive economic prospects.

Residents of the City of Melton can look forward to a bright future filled with promising economic opportunities. With the municipality being one of Australia's most thriving growth areas, families, job seekers and ambitious professionals alike are presented with a diverse range of prospects. The consistent and strategic investments made across various industries and sectors has not only boosted the local economy but has also attracted skilled individuals looking to contribute to the community's progress and development. Embracing innovation and advancement, the City of Melton stands as a beacon of potential and success for those eager to carve out a rewarding and fulfilling path.



CITY OF MELTON

The City of Melton is the fastest-growing municipality in Australia with **an annual population growth of 6.42 per cent.**



POPULATION GROWTH

The population of Cobblebank – Strathulloh is **forecast to grow from 7,708 residents in 2021 to 23,108 in 2031.**



HOUSEHOLDS

In 2021, the City of Melton had **44.8% of households consisting of couples with children.**

Source:

<https://www.melton.vic.gov.au/Council/About-the-City/Demographics/Growth-statistics>

<https://profile.id.com.au>

Benefits of buying house and land.

You'll enjoy distinct advantages when buying house and land. There's the flexibility to customise size and design to suit your personal style, whilst building new also means you can include the latest in technology, appliances, finishes and fittings that save energy, water and just as importantly, save on bills. A brand new home will also require very little, if any, maintenance, and retain its value for longer.

When building your home from scratch, investors can claim significant tax deductions across depreciable assets like construction costs, fixtures and fittings. Investors also save on stamp duty as you only pay on the land value – not the house.

These significant savings don't mean you have to compromise on location. At Tulloh St. you'll be living in a central, walkable neighbourhood surrounded by community, nature and all the urban conveniences of a higher priced inner city precinct.

Meet the Team

About the developer.

Five Squared Property Group specialises in transforming property into living destinations, where families grow and lifestyles prosper. For over 60 years, our family owned businesses have been progressing Melbourne’s residential landscape, realising our vision to create desirable home lots in amenity rich locations that are aspirational and affordable. The neighbourhoods we create redefine modern expectations with astute planning and engaging social spaces featuring pubic artworks, playzones, fitness trails and walkways to inspire healthy communities.

01 Sienna - Mount Waverley
02 The New Bloom’s public artwork



Our recent projects 2010 - present.

KATANDRA RISE, DOREEN

Project Type: Residential
sub-division comprising 460 lots

SIENNA, MT WAVERLEY

Project Type: Residential
development comprising
118 homes

HURLINGHAM GATE

Project Type: Residential
development in Brighton East
comprising 6 townhouses

SOLARIS @ SEAFORD

Project Type:Development
comprising 35 townhouses

NEPEAN 746

Project Type: Residential
development comprising 43
townhouses in Mount Martha

131 ACLAND, ST KILDA

Project Type: Residential and
Commercial development
comprising 24 apartments and
4 retail shops

BLOOM

Project Type: Residential
sub-division comprising 127 lots
in Clyde North

EBONY PLACE

Project Type: Residential
sub-division comprising 86 lots
in Carrum Downs

THE NEW BLOOM

Project Type: Residential
sub-division comprising 485 lots
in Clyde North

PERCH

Project Type: Residential
sub-division comprising 490 lots
in Clyde North

TullohSt.com.au

To find out more about Tulloh St.
and to arrange a private inspection.

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