

Samara

FRASER RISE



A WORLD OF POSSIBILITY

Samara is situated within the thriving community of Fraser Rise, offering ample conveniences and established services at your doorstep from day one.



WELCOME

A community
to treasure
from day one.



Welcome to Samara, a vibrant community that offers you more than just somewhere to live – it's a space to grow and a place to truly belong.

Here in Melbourne's lush north-west, you're invited to discover a tomorrow filled with boundless opportunities, new and established facilities, and meaningful connections.

A lifestyle to love.

Samara opens the door to a world of possibilities. Enveloped by lush open spaces and parklands, our community offers an idyllic backdrop against which to thrive.

Effortless transport options connect you to the pulse of the CBD, the emerging area of Deanside and established Caroline Springs, all while providing a peaceful retreat to call home. Step into a world of expanding community amenities designed to cater to your every need.



Quality education to enrol in.

Providing your family with first-class education.

Foster rich learning foundations at YMCA Kororoit Creek and Taylors Hill Early Learning Centres, Goodstart Early Learning Taylors Hill, Deanside Kindergarten, and Start Right Family Daycare – all located less than minutes' drive from Samara.

Primary and secondary students will love attending school close to home with the likes of Rockbank Primary School, Deanside Primary School, Aintree Primary School, Overnewton Anglican Community College, Bacchus Marsh Grammar School or Southern Cross Grammar nearby.

Victoria University's St Albans Campus is a great option for tertiary education.



Vibrant nature to explore.

Embrace a vibrant community at Samara, where parks and recreational spaces serve as natural meeting points for lasting connections.

Experience an active lifestyle with Caroline Springs Lake, Melton Valley Golf Course, and Frontier Park and Ovals, all within 10 minutes' drive. Woodlea dog park, the waterplay playground and lush Kororoit Creek are also just moments away.

Sunny days await at Burnside Heights Recreation Reserve, ideal for outdoor gatherings with loved ones. Cycle beside Taylors Run waterway or unwind along nearby boardwalks overlooking wetland pools. Little ones can explore and play safely at Friendship Place Playground.





Established conveniences to enjoy.

From the outset, Samara places you at the heart of a thriving region, surrounded by an expanding array of amenities.

Positioned within the vibrant Melton region, our community ensures that all your daily needs are always met. Enjoy premier access to diverse shops, services, and conveniences on your doorstep, where you can pick up coffee, shop at Coles, or socialise with friends. Caroline Springs and Melton offer convenient living with major retailers and boutique shops just a short 10-minute drive away.

Weekends welcome adventures, with charming Burnside just 11 minutes from Samara and the vibrant shopping and dining precincts of Watergardens and Taylors Lake, all within a 20-minute drive.





Accessibility to relish.

Samara is positioned within an extensive transport network, ensuring the surrounding regions are never out of reach.

Regular V-Line services run from Rockbank, Caroline Springs and Watergardens Stations, while frequent bus services run from right outside Samara's position on Taylors Road. Alternatively, enjoy an easy cruise along Taylors or Ballarat Roads, effortlessly connecting you to the Western Ring Road, Calder Freeway and Metropolitan Ring Road.



Wellness to nurture.

Rest assured, you'll find a range of quality health facilities and services surrounding Samara.

Located nearby are an array of medical practitioners, and specialised health centres ready to cater to your family's healthcare needs, while Sunshine Hospital is located just a 20-minute drive away.

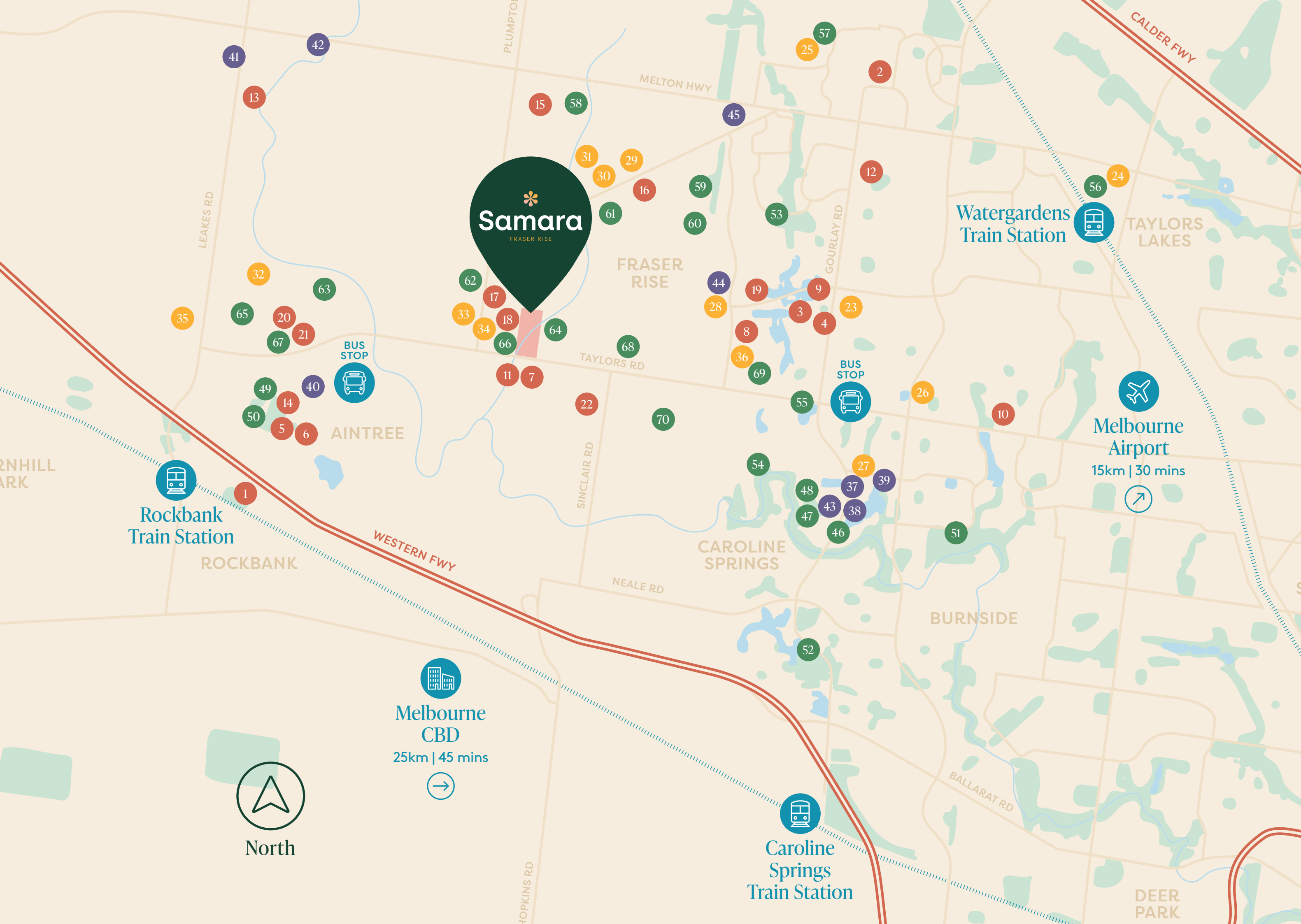
Even closer to home will be the new Melton Hospital which recently commenced construction and will provide 24-hour emergency care.



Connections to cherish.

Nestled within the flourishing Fraser Rise area, a fulfilling life at Samara is ready to greet you with the vibrant township of Melton and abundant opportunities in Caroline Springs. Samara ensures you're perfectly positioned for a fulfilling life from the moment you arrive.

Situated 35 minutes from Melbourne's CBD via the Calder Freeway, this community offers an ideal fusion of urban accessibility and serene living. For effortless commuting, the Rockbank and Caroline Springs Railway Stations are conveniently located within a mere 10-minute drive, ensuring smooth connections to the surrounding areas. This strategic placement allows you to relish both city conveniences and the tranquility of suburban spaciousness, making Samara in Fraser Rise a great choice for your future home.



● EDUCATION

1. Rockbank Primary School
2. Cana Catholic School
3. St George Preca Primary School
4. Southern Cross Grammar
5. Bacchus Marsh Grammar (Woodlea Campus)
6. Bacchus Marsh Grammar Early Learning Centre
7. Deanside Primary School
8. Springside West Secondary College
9. Springside Primary School
10. Gilson College
11. Deanside Kindergarten
12. Parkwood Green Primary School
13. Start Right Family Daycare
14. Aintree Primary School
15. Proposed Aldo School
16. Proposed School
17. Proposed Government Primary School
18. Proposed Non-Government Primary School
19. Prodigy Early Child Centre
20. Proposed Public Secondary School
21. Proposed Government Primary School
22. Proposed School

● SHOPPING & RETAIL

23. Taylors Hill Village
24. Watergardens Shopping Centre
25. FoodWorks
26. Watervale Shopping Centre
27. CS Square
28. City Vista Shopping Centre
29. Proposed Town Centre
30. Proposed Town Centre
31. Proposed Employment Precinct
32. Proposed Major Town Centre
33. Proposed Town Centre
34. Proposed Community Centre
35. Proposed Town Centre
36. Fraser Rise Children's & Community Centre

● FOOD & BEVERAGES

37. Red Beetle Café
38. Billy's Paddock
39. WestWaters Hotel & Entertainment Complex
40. Aintree Food & Wine Co
41. Witchmount Estate Winery & Cellar Door
42. Galli Estate Winery
43. Slices Caroline Springs
44. Bella Vista Café
45. Fish Salt

● PARKS & RESERVES

46. Caroline Springs Lake
47. Caroline Springs Skatepark
48. Caroline Springs Recreation Reserve
49. Frontier Recreation Reserve
50. Woodlea Sports Ovals
51. Burnside Heights Recreation Reserve
52. Caroline Springs Linear Reserve
53. Boronia Drive Fenced Dog Park
54. The Ridge Park
55. The Springs Reserve
56. Goodlife Health Clubs Taylors Lakes
57. Hillside Recreation Reserve
58. Aldo Park
59. Goulding Park Playground
60. Mawson Gardens
61. Boulevard Park
62. Recreation Reserve
63. Aintree Reserve Playground
64. Friendship Place Playground
65. Proposed Indoor Sports Centre
66. Local Park
67. Woodlea Soccer Fields
68. Taylors Run Park
69. The City Vista Pavilion & Sports Field
70. Chateau Promenade Playground

Room to belong.

Located within the vibrant community of Fraser Rise and minutes from Caroline Springs, Samara offers the convenience of emerging and established services from day one.



LOCATION

ARTIST IMPRESSION

Positioned to thrive.

Surrounded by established conveniences and adorned with beautiful native flora, Samara presents a harmonious sanctuary where your family can thrive, grow and belong.

Spend vibrant mornings walking along the wetlands or exploring the rich selection of shopping, dining and recreational offerings within nearby Caroline Springs.

Immerse yourself in the freedom of over 40 local parks, including Brookside Recreation Reserve. Connect over shared passions at the Caroline Springs Civic Library or enrol young family members in friendly sports at the Taylors Hill Sports Park.

Come weekdays, swing by your favourite local café before enjoying a scenic walk or short drive to any of the established or proposed local private and public schools in the area.



A home
to adore.



ARTIST IMPRESSION

At Samara, you'll find a variety of homes and townhomes that cater to both families and individuals.

The community is designed to nurture close connections among like-minded people, fostering a strong sense of belonging. With thoughtfully designed living spaces, there are plenty of options to choose from, ensuring everyone can find their ideal home.

A team to count on.

A project by NB Eye Land carefully curated and managed by LandXWise.

LandXWise is a specialised greenfield and subdivision development management company. Our projects span across Melbourne's growth corridors and cover a wide range of scopes, sizes and budgets. We take pride in bringing the diverse and deep skills of our team to deliver exceptional outcomes and communities on every project we manage.

PROJECT BY
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**LAND
X WISE**

SALES BY
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SPACE TO GROW

Samara offers a rich lifestyle from the moment you move in, providing you with a spacious home to grow into and a vibrant community to belong in.

Surrounded by natural beauty, abundant amenities, and convenient access to essential services, this community is primed to take everyday life to the next level.

1176 TAYLORS ROAD,
FRASER RISE VIC

[SAMARAFRASERRISE.COM.AU](https://samarafraserrise.com.au)