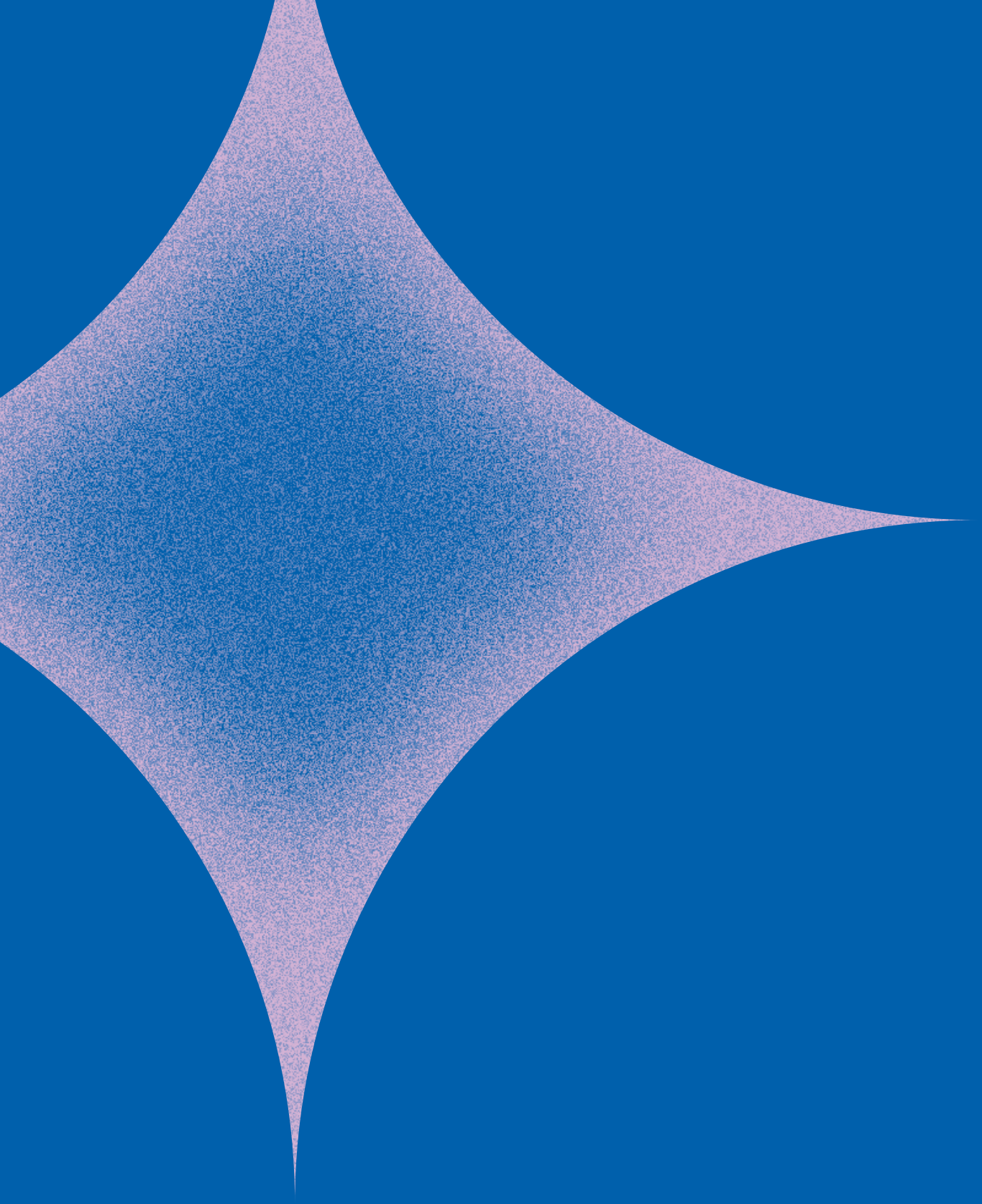


Spark

WARRAGUL

See your future in a new light

ARTIST IMPRESSION

Come home to something brilliant

Something special is taking shape in Warragul.

Spark is a new masterplanned community bringing 200 new lots to one of Victoria's fastest growing towns. It also features an expansive drainage reserve, where generous green space and the flowing Moe River make for impressive neighbours.

The Spark lifestyle doesn't stop at the boundary. Step beyond the community and Warragul's schools, shops, cafés, restaurants and everyday essentials are already waiting.

Brought to life by TW Projects, Spark is your chance to see the future in a new light.

The outlook keeps getting better

Spark places you within easy reach of everything that makes Warragul so liveable today, and the growth that makes its future even brighter.

There's a remarkable concentration of schools, transport, shopping and everyday amenity nearby, with Warragul's established town centre less than 5 kilometres away.

Add a new town centre and Coles less than 2 kilometres away, and the sense of momentum is hard to ignore.

This is a pocket of Warragul with energy to spare and plenty still waiting to unfold.





Find your place to flourish

- FUTURE COLES SUPERMARKET — 1 MIN
- FUTURE TOWN CENTRE — 1 MIN
- ST ANGELA OF THE CROSS PRIMARY SCHOOL — 1 MIN
- WARRAGUL TOWN CENTRE — 8 MINS
- WARRAGUL LIFESTYLE CENTRE — 5 MINS
- PRINCES FREEWAY — 6 MINS
- WEST GIPPSLAND HOSPITAL — 8 MINS
- DECKER PARK PLAYGROUND — 7 MINS

Plenty of room to shine

ARTIST IMPRESSION

See Warragul in a whole new light

There's already plenty to love about life in Warragul, with more arriving all the time. The area combines established schools, healthcare, shopping and dining with abundant open space, fresh momentum and a direct line to Melbourne.

At Spark, you've got the chance to be part of the energy building across Warragul.



Look around. There's a lot to spark excitement.



Cafés & Restaurants

1. Augustus Gelatery
2. Bank Dining Room
3. Commercial Hotel
4. Cakeyland
5. Frankies Warragul
6. Main Street Café
7. Messmates Dining
8. Neighbourhood Café
9. Okami Japanese Restaurant
10. That Yellow Door Café
11. The Courthouse Restaurant
12. Warragul Thai Restaurant
13. Papa's Rich Noodles
14. Pika Sushi
15. Ken's Hot Wok

Education

16. St Andrew's Uniting Kindergarten Warragul
17. St Angela of the Cross Primary School
18. St Paul's Anglican Grammar School
19. Thrive Early Learning Centre - Warragul
20. Warragul & District Specialist School
21. Warragul Community Preschool
22. Warragul North Primary School
23. Warragul Primary School
24. Warragul Regional College
25. Wise Kids Early Learning Centre
26. Goodstart Early Learning Warragul - Sutton Street
27. W.E.C.A.N. Inc.
28. TAFE Gippsland - Warragul Campus

Retail

29. ALDI
30. Coles Warragul
31. Hazel Drive Shopping Centre
32. Priceline Pharmacy
33. Warragul Farmers' Market
34. Woolworths

Arts & Culture

35. Warragul & District Historical Society Museum
36. Warragul Summer Arts Market
37. West Gippsland Arts Centre

Medical Services

38. Central Clinic Warragul
39. Gladstone Street Medical Clinic
40. Newmason Medical Centre
41. Victoria Street Medical Centre
42. Warragul Family Medicine
43. Warragul Specialist Centre
44. West Gippsland Hospital
45. West Gippsland Medical Clinic Smith Street
46. West Gippsland Medical Clinic Barkly Street

Lifestyle

47. Flex & Stretch Pilates and Fitness
48. Warragul Community Aged Care
49. Warragul Country Club
50. Two Towns Trail



EDUCATION

Give bright minds the chance to thrive

From their first day of kinder to their final years of school, growing minds have plenty of quality education close to home.

The early years are well covered, with Goodstart Early Learning, Wise Kids Early Learning Centre and St Andrew's Uniting Kindergarten all within 5 minutes. Even closer to home, a new childcare centre is planned for Copelands Road, around 400 metres from Spark. St Angela of the Cross Primary School is just 1 minute away, while Warragul North Primary School is 6 minutes from home.

For later years, St Paul's Anglican Grammar School and Warragul Regional College are both within easy reach, as is Warragul & District Specialist School, supporting students from 5 to 18 years old.

TRANSPORT

Take the scenic route... or the fast one

Whether you're staying local or heading further afield, Spark puts more on your radar.

The Monash Freeway makes it easy to explore the state's south-east and beyond, while Melbourne's CBD sits approximately 100 kilometres from home. If you'd prefer to sit back and take in the sights, Warragul Train Station is just 8 minutes away, with regular V/Line services connecting you in both directions.



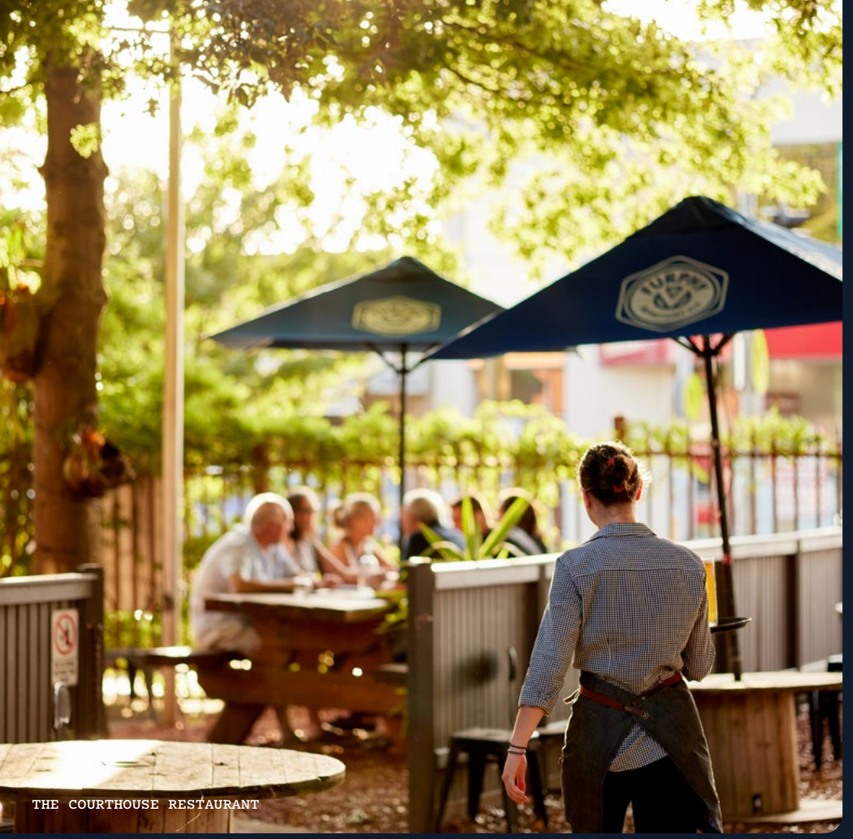


MEDICAL

Quality care is reassuringly close

Regardless of whether it's an everyday appointment or an unexpected visit, quality healthcare is made simple at Spark.

West Gippsland Hospital is just 10 minutes away, while Central Clinic, Gladstone Street Medical Clinic and Warragul Family Medicine offer a choice of local healthcare options all within an 8 minute drive.



THE COURTHOUSE RESTAURANT

PARKS & RESERVES

A naturally brighter way to live

The nearby Brooker Park combines walking trails, tennis courts, wetlands and a fenced off-leash dog park, while Civic Park offers manicured gardens, water fountains, a rotunda and playground.

Mere minutes away, the selection of playgrounds at Kiah Park, Coventry Drive, Sheoak Street Park and Western Park Recreation Reserve Playground add even more places for little legs to run free.

And with Gippsland as your wider backyard, bigger adventures are in high abundance. Venture to the peaks of Mt Baw Baw, head south to Wilsons Promontory or soak up the natural awe of Yarra Ranges National Park.



BROOKER PARK

CAFES & RESTAURANTS

A dining scene full of flavour

Ease into your weekend with a hot chocolate-filled croissant at South Brew Café, an ube latte from Neighbourhood Café or lemon curd pancakes stacked high at Main Street Café. Later, settle in for Steak Nights at Messmates Dining, or tune in to live music at The Courthouse's garden bar. Best of all, these local gems - and so many more - are all within 8 minutes of your front door.



SOUTH BREW CAFE



WESTERN PARK RECREATION RESERVE



WARRAGUL LIFESTYLE CENTRE



ARTIST IMPRESSION

RETAIL

Everyday convenience keeps multiplying

At Spark, the essentials are an impressively short commute. Hazel Drive Shopping Centre is just 5 minutes away, featuring the likes of Bunnings, Kmart, Harvey Norman and Spotlight. For groceries, Woolworths and Coles are both 8 minutes away, with Aldi just a minute further.

And the neighbourhood is still adding to its repertoire. A new Coles and town centre are expected to open in 2027, bringing another layer of convenience within 2 kilometres of home.

LIFESTYLE

Put more play into every day

Staying social and active comes naturally at Spark. Warragul Country Club is just 8 minutes away for a round on the greens, while the sunlit studio of Flex & Stretch offers Pilates, yoga and meditation close by.

For even more ways to move, join Warragul Bowling Club or head to the leisure centre for indoor and outdoor pools, sports stadiums, cycle studios, group fitness classes and much more.





ARTS & CULTURE

A community alive with culture

Warragul's creative side gives the calendar plenty of colour. Browse locally made wares at the Warragul Summer Arts Market in Burke Street Park from October to March, uncover local heritage at the Warragul & District Historical Society Museum or discover exhibitions, theatre, comedy and live performances at West Gippsland Arts Centre.

Warragul Library is another welcoming community space to carve out quiet work time or make use of the plentiful digital resources on offer.

A bright beginning starts here

Spark brings together the space, connections and convenience that make a brilliant life possible in Warragul.

More than a place to build a home, it's an invitation to imagine everything that can grow from it: new friendships, lifelong memories and a future that's bursting with possibility.





The idea that sparked something more

DEVELOPER

Specialising in regional Victorian masterplanned communities, TW Projects brings extensive experience to the creation of Spark.

From the first stages of development to the neighbourhood that ultimately takes shape, the team is creating a community perfectly poised for Warragul's next burst of growth. Thoughtfully planned today, Spark has its sights firmly set on the brightest tomorrow possible.

TWPROJECTS.

SALES AGENT

Australian-based residential property expert, Oliver Hume, is proud to bring Spark to market. By linking seven decades of experience in off-the-plan projects with the knowledge gained from deep location research, the sales agency is nothing short of an asset to this estate.

OLIVER HUME

SPARKWARRAGUL.COM.AU

TWPROJECTS. OLIVER UME

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