

Heartford

DONNYBROOK



*A life made
to be loved.*



Welcome to a community designed to be adored.

Nestled in a flourishing corridor north of Melbourne lies Heartford – a unique way of life made to be loved. Located in Donnybrook, only 30 kilometres from the CBD, this new neighbourhood promises an opportunity-rich future for families from all walks of life. Bountiful established amenity, sprawling natural surrounds and a connected community will allow you to step into an enviable way of life you'll always love coming home to.

An effortless lifestyle to be embraced.

Situated in the heart of a thriving region that promises even more to come, Heartford offers a way of life primed to blossom. As a fixture of Melbourne's rapidly growing northern region, you'll enjoy the perks of being surrounded by rich neighbouring amenity from the day you move in.



With proximity to public transport, shopping centres, green spaces and first-class education offerings, Heartford is a place where you're invited to lay down roots for an optimistic and fulfilling future. A neighbourhood where you'll know every one of your neighbours by name.





Boundless surrounds to be enjoyed.

EMBRACE COMMUNITY LIVING AMONGST 19 HECTARES OF ACTIVE OPEN SPACE AND A PROPOSED LOCAL PARK.

Relish in the natural settings of nearby Donnybrook Reserve and Merri Creek, or adventure deep into the heart of the Mount Ridley Nature Reserve where endless flora and fauna will capture the curiosity of young minds. Begin a relaxing Saturday with a leisurely nine holes at the pristine Craigieburn Golf Club, or take in a local footy game at the Waterview Recreation Reserve in Mernda.





Retail conveniences to be relished.



WELCOME TO A WAY OF LIFE
WHERE ENJOYING ROOM TO
GROW DOESN'T HAVE TO MEAN
FOREGOING NEARBY AMENITY.

Take your pick of retail destinations for everyday shopping essentials, including Merrifield City a mere 10-minute drive away, where grocery trips can be bookended with flat whites and fresh bites. Craigieburn and Highlands Shopping Centre, in addition to Craigieburn Plaza, can also cater to any and all social, fashion, entertainment and dining needs.



Endless connections to be utilised.



Enjoy spacious living with all the convenience of urban connection. Work in the city? Melbourne's CBD is less than an hours drive away via the Hume Freeway.

Better yet, leave the car at home and make use of the ample public transport on your doorstep. Newly upgraded Donnybrook Railway Station is a swift 5-minute bike ride from home, opening you up to explore the nearby suburbs of Craigieburn and Broadmeadows, and then onto Southern Cross Station and the city in under 50-minutes.

You can also join the metro train line from nearby Mernda and Craigieburn Railway Stations, granting you effortless access to countless community centres and the city loop beyond.



Health services to be relied upon.

Enjoy the peace of mind that your family's ongoing health will be maintained through proximity to a number of expert medical services. A quick trip in the car will take you directly to Modern Medical Craigieburn, Mernda GP Clinic and Northern Hospital Epping, all approximately 20-minutes' drive away.



A bright future to be unearthed.

A first-class education has never been more effortless thanks to a suite of nearby schools, including a proposed government primary school and community centre right on your doorstep.

Less than a kilometre from your door is Hume Anglican Grammar, currently accepting students from Prep to Year 5, with the vision to accommodate pupils up to Year 12 by 2028.

Craigieburn Primary and Secondary, in addition to Edgars Creek Secondary and Mount Ridley Colleges then round out an exceptional local education offering.

Hume Anglican Grammar





A life designed for you.

Offering just over 1,900 lots, Heartford presents a rare opportunity that combines the comfort and connection of a boutique way of life with the convenience of a thriving surrounding region. A place where your sense of belonging is strengthened by the meaningful connections made with your neighbours. Don't miss your chance to join a community that was designed to be a place you'll always love to come home to.

Mernda
10km

Plenty
Gorge Park
15km

Edgars Creek
Secondary School
7km

Epping Plaza
Shopping Centre
12km

Craigieburn
Bypass
11km

Melbourne
CBD
30km

DONNYBROOK ROAD

Melbourne Airport
19km

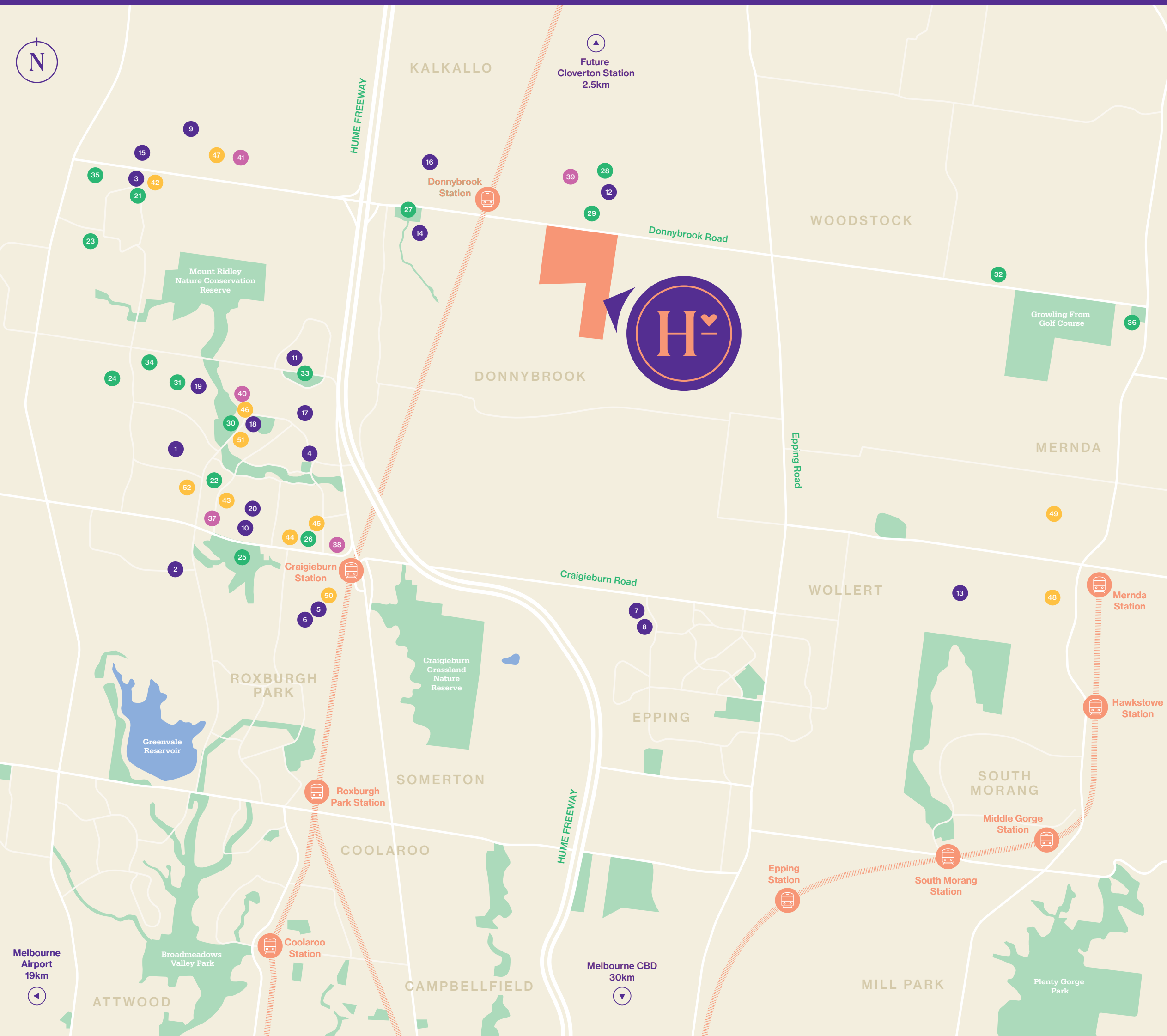


Hume Freeway
4km



Donnybrook Station
2km





A rich region to be discovered.

EDUCATION & CHILDCARE

- | | |
|------------------------------------|--|
| 1 Aitken Creek Primary School | 12 Hume Anglican Grammar - Donnybrook Campus |
| 2 Aitken Hill Primary School | 13 I Am Learning Childcare Centre |
| 3 Annadale Childcare | 14 Kinbrook Family Daycare |
| 4 Craigieburn Primary School | 15 Kool Kidz Childcare |
| 5 Craigieburn Secondary College | 16 Lockerbie Preschool |
| 6 Craigieburn South Primary School | 17 Mother Teresa Catholic Primary |
| 7 Edgars Creek Primary School | 18 Mount Ridley P12 College |
| 8 Edgars Creek Secondary College | 19 Newbury Primary School |
| 9 Gaayip-Yagila Primary School | 20 Willmott Park Primary School |
| 10 Goodstart Early Learning Centre | |
| 11 Hume Anglican Grammar P-6 | |

PARKS & RECREATION

- | | |
|---------------------------------|---|
| 21 Annadale Community Park | 30 Golden Sun Moth Park |
| 22 Anzac Park | 31 Hume Hockey Club |
| 23 Botanical Park | 32 J.W. Towt Park |
| 24 Central Park, Trillium | 33 Mount Ridley Nature Conservation Reserve |
| 25 Craigieburn Public Golf Club | 34 Sustainable Park Playground |
| 26 Craigieburn Football Club | 35 Trijena Park |
| 27 Donnybrook Cricket Club | 36 Yan Yean Tennis Club |
| 28 Future Community Centre | |
| 29 Future Sports Reserve | |

SHOPPING & RETAIL

- | | |
|------------------------|------------------------------|
| 37 Craigieburn Central | 40 Highlands Shopping Centre |
| 38 Craigieburn Plaza | 41 Merrifield City |
| 39 Future Town Centre | |

MEDICAL SERVICES

- | | |
|---|--|
| 42 Annadale Family Medical Centre | 48 Mernda Family Clinic |
| 43 Craigieburn Central Medical Centre | 49 Merna GP Clinic |
| 44 Family Health Medical Centre | 50 Mitford Crescent Maternal Child Health Centre |
| 45 Hanson Medical Clinic & Dental Surgery | 51 Modern Medical Craigieburn |
| 46 Highlands Medical Centre | 52 Primary Medical Centre Craigieburn |
| 47 Merrifield City Medical Centre | |

Embrace your home at Heartford.

Boutique in nature but not in vision, Heartford presents a gateway to a rich and fulfilling life in one of Melbourne's fastest growing regions. A life designed to be loved, now and into the future.





A little about Satterley

Satterley Property Group is Australia's largest privately-owned residential land developer, with communities in Queensland, Victoria and Western Australia. Having established some of Australia's most attractive and liveable communities, Satterley specialises in creating homes for families that suit your needs now and well into the future.



70,000+
Lots developed



40+
Years in business



175
Communities created



100+
Industry awards won



40
Charity homes built



250,000+
Thriving community members

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