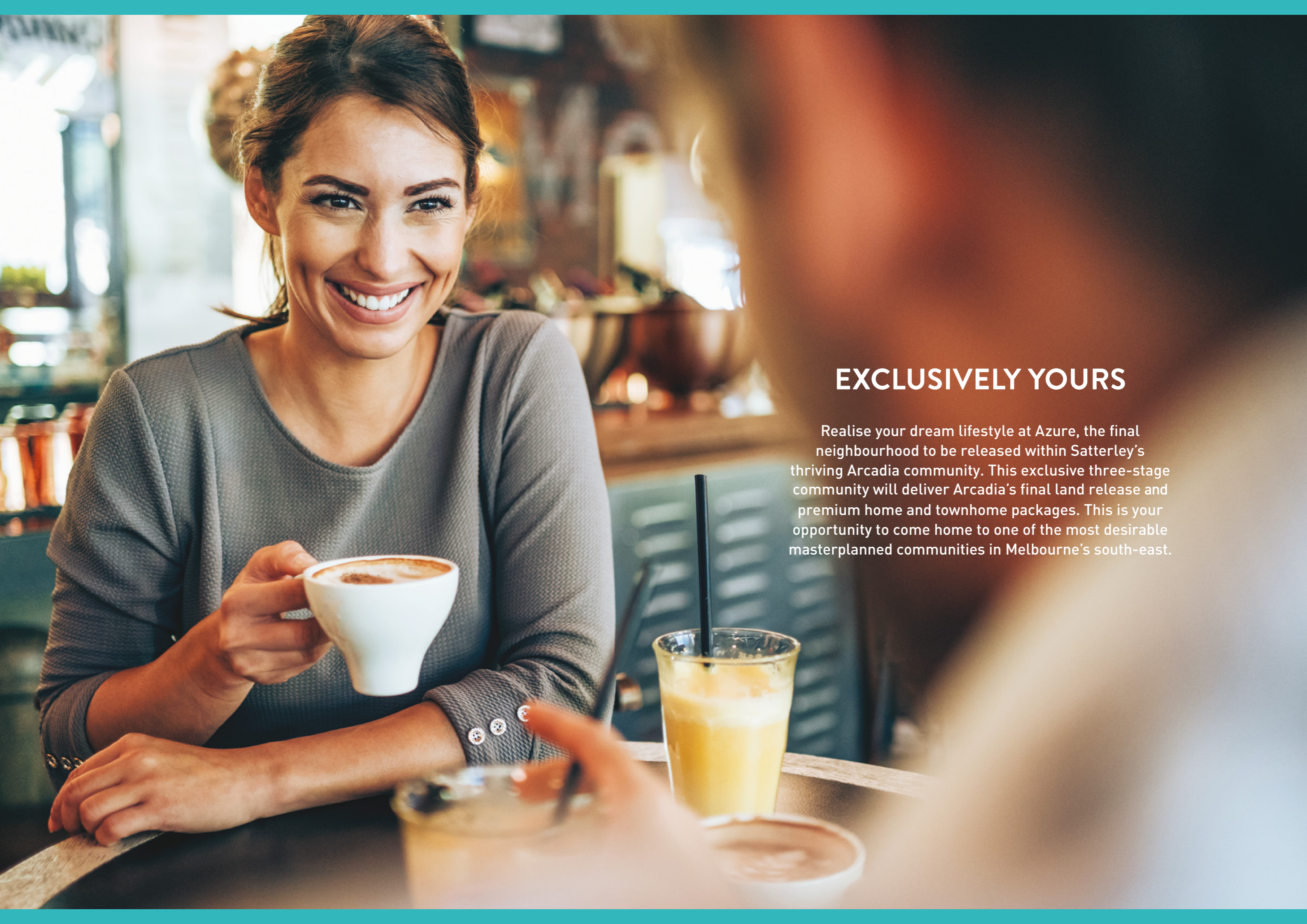


AZURE

AT ARCADIA





EXCLUSIVELY YOURS

Realise your dream lifestyle at Azure, the final neighbourhood to be released within Satterley's thriving Arcadia community. This exclusive three-stage community will deliver Arcadia's final land release and premium home and townhome packages. This is your opportunity to come home to one of the most desirable masterplanned communities in Melbourne's south-east.

A NATURAL HAVEN

Azure is a naturally beautiful sanctuary designed for an active healthy lifestyle with its own special sense of wonder and freedom. Watch your children grow and thrive in a range of natural play spaces. With 25 ha of open space across the Arcadia estate, Gumnut Park, Harmony Park and the award-winning Dragon Park, families can enjoy hours of outdoor fun. A network of cycling and walking paths are also on offer that lead to abundant outdoor amenity.

Take the family to explore the Gum Scrub Creek and Mary Street Wetlands, and marvel together at the native flora and wildlife. Cheer on your local club at Arcadia's recently completed Comely Banks Reserve sporting hub with four sporting fields and a pavilion.



EDUCATION IN ABUNDANCE

Be impressed with the huge range of quality public and private schools in the rapidly advancing corridor without having to cross any major roads. Imagine your children attending school right where you live. Arcadia boasts four thriving schools including Officer Specialist School, Officer Secondary College, Marantha Christian School and the newly opened Bridgewood Primary School. With growing demand, a brand new primary school will be opening in 2023. St Francis Xavier College and St Clare's Primary School are also within easy reach and little ones will love the new One Early Education Centre.

Join an already flourishing community set in beautiful natural surrounds with exceptional outdoor spaces and all the advantages of Officer's abundant urban offerings.



ABSOLUTE CONVENIENCE

Shop for essentials and meet up with friends at nearby Lakeside Square. Stay local at Arena Shopping Centre with its great mix of retail, fresh food and services. A short 2.3 km drive will have you in the future Officer Town Centre, which is set to become a buzzing employment hub and vibrant retail destination complete with an Officer Club. Or take a short trip, just 13 km away to the mega retail, entertainment and dining centre, Westfield Fountain Gate which will delight the whole family.



TOTAL ACCESSIBILITY

Rest assured your family's health needs will be well taken care of with medical and hospital services close at hand. Lakeside Square Medical Centre is only 1.5 km from home, while a comprehensive range of health services are provided at Monash Health – Casey Hospital, just 8 km away. There also is a proposed convenience centre on the corner of Rix Road and Campanella Avenue, in addition to the newly opened Community Activity Centre.



SEAMLESSLY CONNECTED

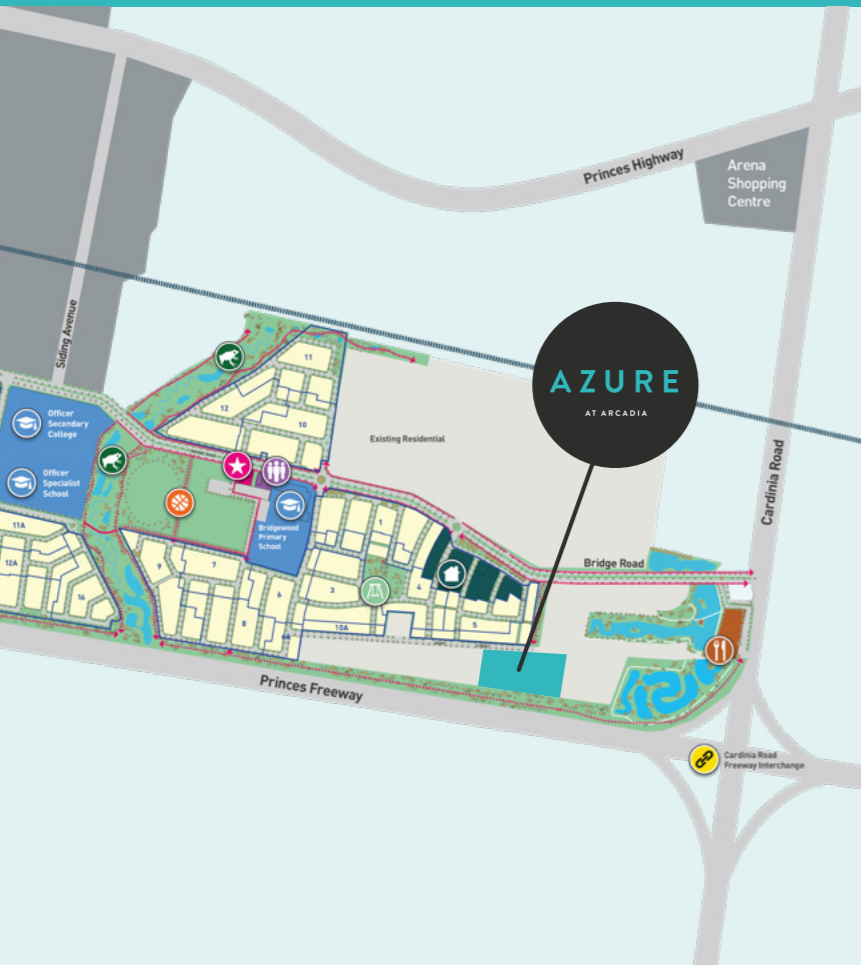
Located in the thriving south-east corridor, Azure enjoys easy access to the CBD and surrounding suburbs via the nearby Princes Freeway and Princes Highway. For an easy one-hour commute to the city, the Officer and Cardinia Road train stations are just a few kilometres from home. A new freeway interchange under construction will further enhance connectivity for easy living.



CREATED JUST FOR YOU

Azure is an exclusive offering of premium homes featuring immediate access to an abundance of lifestyle amenity both within the estate and close by, delivering a lifestyle of maximum convenience.

This masterplanned community takes full advantage of its naturally beautiful setting and carefully considered landscaping to create opportunities for a variety of outdoor activities. With four schools and parks already established, Arcadia is a community that will continue to flourish and provide its residents with an exceptional lifestyle.



AZURE PROVIDES A UNIQUE RANGE OF OPTIONS TO SUIT YOUR LIFESTYLE

STAGE 31

Purchasers within Stage 31 will have the opportunity to select their builder of choice to create a quality home in a flourishing community that is sure to delight.

STAGE 32

Stage 32 presents exclusive **Metricon** house and land packages and townhouses, with distinctive designs, craftsmanship and a dedicated team, tailored for your lifestyle. Create a space to work, study, relax and make memories with your family.

STAGE 33

Stage 33 features top-quality craftsmanship and attention to detail with house and land packages and townhomes provided by **Homebuyers Centre** and **Boutique Homes**.



STAGE:



METRICON

Metricon have enjoyed a proud history of building quality homes for Australians since 1976.

Metricon's commitment to excellence continues to this very day and this is why they have helped thousands of Australians into their very own home.

Metricon wants to sell you a home for the right reasons and more now than ever, are conscious of building homes that are perfect for your lifestyle to give you a place to work, study, relax and make memories with your family. A home where you can love where you live.



HomeSolution is helping everyday Australians realise their new home dreams.

HomeSolution by Metricon provides a selection of fixtures, finishes and façades hand-picked by the expert eyes of the market-leading interior design team – all you have to do is pick the colour scheme that you like the most.

With a wide range of stylish and spacious designs to choose from, you'll have a turnkey first home that's exactly the way you pictured it! Whether you're escaping the rental trap or ready to break away from your parents, right now is the perfect time to become a homeowner.



Discover contemporary living, exceptional amenities, and affordability with TownLiving by Metricon.

The exquisite range of townhomes redefines expectations, offering unparalleled space and flexibility that embodies the Metricon standard. Experience the freedom of open-plan living, filled with natural light and adorned with stunning contemporary fixtures, adding a touch of sophistication to every corner of your low-maintenance townhome.

You'll enjoy a turn-key solution that eliminates the hassle of post-move-in tasks, an ideal choice for singles, first home buyers, and downsizers seeking a hassle-free option.





Homebuyers Centre's Empire 25. Images for illustrative purposes only.

STAGE:



HOMEBUYERS CENTRE

Since 1991, Homebuyers Centre has led the market in building modern, affordable homes, forging a reputation as Australia's leading provider of first homes.



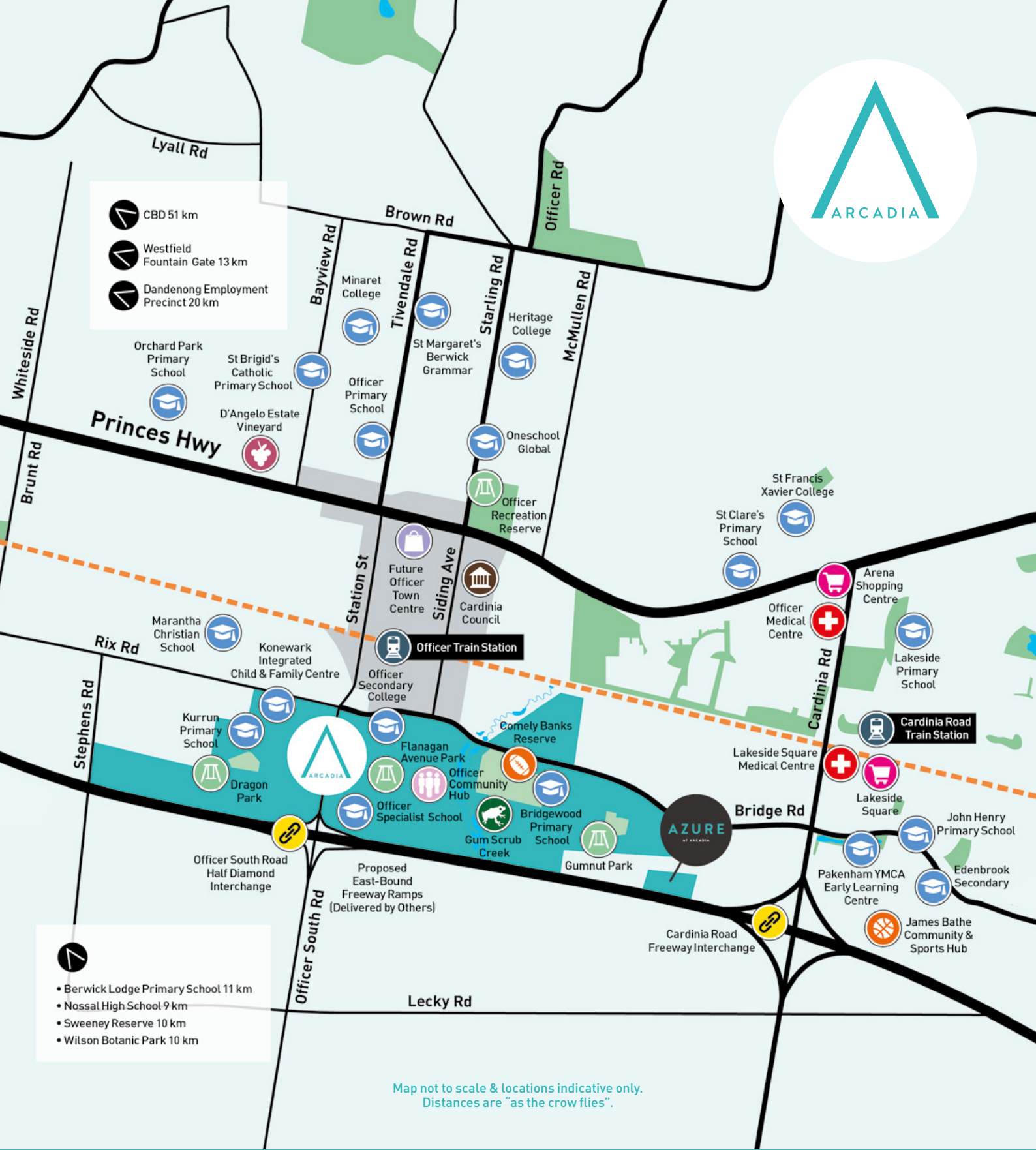
BOUTIQUE HOMES

Boutique Homes has been building new homes since 1978, building contemporary homes that are raising the standard.



The team is proud to belong to the ABN Group, Australia's leading construction, property and finance company. Long-standing relationships with industry experts and developers has allowed them to offer a wide range of modern home designs and superior house and land packages. They select quality products and leading trade partners and suppliers to make sure they deliver perfection from the structure of your home to the fittings and furnishings.

Providing stylish, functional homes on the perfect block with top quality standard inclusions is their goal for every customer.



- CBD 51 km
- Westfield Fountain Gate 13 km
- Dandenong Employment Precinct 20 km

- Berwick Lodge Primary School 11 km
- Nossal High School 9 km
- Sweeney Reserve 10 km
- Wilson Botanic Park 10 km

Map not to scale & locations indicative only.
Distances are "as the crow flies".

Arcadia and Maple Grove Sales and Information Centre
Pakenham Lifestyle Centre
 Shop 1A, 825 Princes Hwy,
 Pakenham, VIC
arcadia.sales@satterley.com.au
 Call 1800 900 000

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