



Heartford

DONNYBROOK



Heartford is a vibrant and welcoming community in Melbourne's north, where families settle in and look forward to a bright future. With a youthful energy and a rich mix of cultures, it's a place where children thrive, neighbours connect, and opportunities grow.

Welcome to Heartford

Welcome Home





Marnong Estate

Life here is surrounded by open space with Heartford's planned 19 hectares of parks and play areas. Located in Donnybrook, the natural beauty of Merri Creek and Mount Ridley Nature Conservation Reserve offer scenic spots for outdoor activities.

Weekends invite balance and enjoyment, whether it's a round of golf at Growling Frog, cheering on the Donnybrook Cricket Club, or simply exploring the leafy trails nearby.

At Heartford, every day feels like an opportunity to live well, play freely, and belong completely.

Ready to



Explore

Splash Aqua Park





Heartford is a neighbourhood designed for the life you've always imagined—where you can build a home that's truly yours, feel part of a welcoming community, and enjoy the ease of having transport, shops, schools, and green spaces all close by. It's a place where life flows effortlessly, giving you more time to enjoy the things that truly matter.

A Home Grown





There's a quiet shift happening in Donnybrook. A place where neighbourhood living feels considered, calmer, more serene. Heartford East Village is a new chapter in community living, designed for families who value space, connection, and everyday ease.

At the core of the Heartford East Village, open parklands and green corridors create space to breathe. A walking and cycling track winds its way through the neighbourhood, linking homes to pocket parks and shared spaces, encouraging active afternoons and spontaneous connection. Children ride ahead. Parents and grandparents stroll behind. Neighbours pause for a chat. Life unfolds at a gentle pace.

With Darebin Creek nearby and local amenities close at hand, Heartford East Village is where family life blooms. Families have direct access to even more expansive parklands and natural beauty. Weekends are spent exploring trails, kicking a footy, enjoying picnics and barbecues at local reserves, or simply finding a quiet spot beneath the trees. The landscape becomes an extension of home—generous, welcoming and always open.

A place where children grow up with grass beneath their feet and friendships at their doorstep. Where greenery isn't an afterthought, but a defining feature. At Heartford East Village, family life doesn't just happen—it thrives.

Introducing

Heartford East Village



The Heart of What's to Come



MELBOURNE CBD 30KM

EPPING PLAZA SHOPPING CENTRE 12KM

EDGARS CREEK SECONDARY SCHOOL 7KM

CRAIGIEBURN BYPASS 7KM

PLENTY GORGE PARK 15KM

MERENDA 10KM

FUTURE RESERVE

FUTURE PARK

Heartford
East Village

Heartford

FUTURE OPEN SPACE

PROPOSED TOWN CENTRE

PROPOSED ACTIVE OPEN SPACE

PROPOSED GOVERNMENT PRIMARY SCHOOL

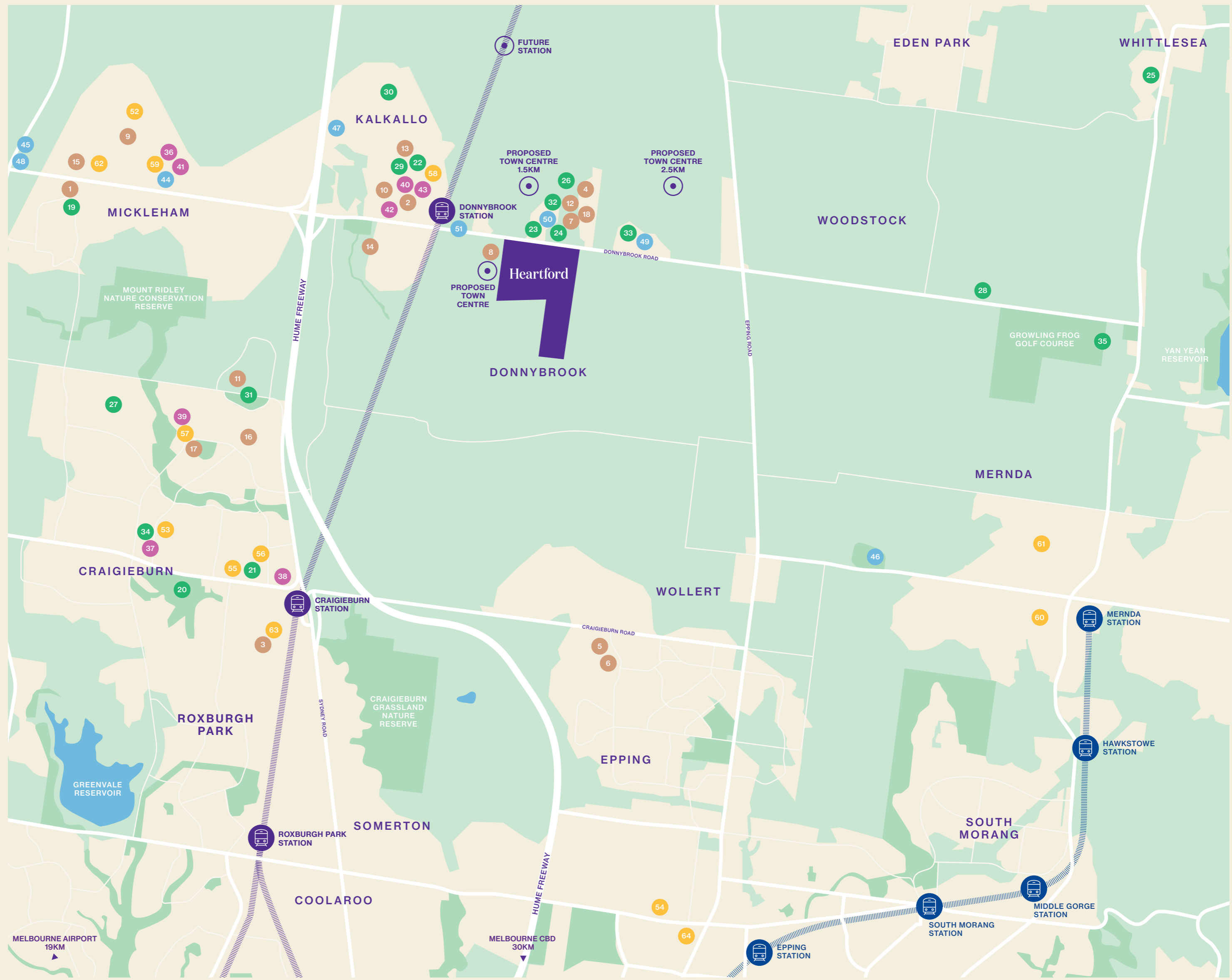
Donnybrook Road

- ▼ GROWLING FROG 10KM
- ▼ YAN YEAN RESERVOIR 12KM
- ◀ FUTURE TOWN CENTRE 2.5KM

- MELBOURNE AIRPORT 19KMS ▶
- HUME FREEWAY 4KMS ▶
- DONNYBROOK STATION 2KMS ▶

Places to Discover

- Education & Childcare
 - 1 Annadale Childcare
 - 2 Aspire Early Education & Kindergarten Kalkallo
 - 3 Craigieburn Secondary College
 - 4 Donnybrook Primary School
 - 5 Edgars Creek Primary School
 - 6 Edgars Creek Secondary College
 - 7 Eucalyptus Parade Kindergarten
 - 8 Future Government School
 - 9 Gaayip-Yagila Primary School
 - 10 Gilgai Plains Primary School
 - 11 Hume Anglican Grammar – Mt Ridley Campus
 - 12 Hume Anglican Grammar – Donnybrook Campus
 - 13 Hume Anglican Grammar – Kalkallo Campus
 - 14 Kinbrook Family Daycare
 - 15 Kool Kidz Childcare
 - 16 Mother Teresa Catholic Primary
 - 17 Mount Ridley P-12 College
 - 18 Wallaby Childcare
- Parks & Recreation
 - 19 Annadale Community Park
 - 20 Craigieburn Public Golf Club
 - 21 Craigieburn Football Club
 - 22 Donnybrook Cricket Club
 - 23 Donnybrook North Wetland
 - 24 Donnybrook Skatepark
 - 25 Funfields Theme Park Whittlesea
 - 26 Future Community Centre
 - 27 Hume Hockey Club
 - 28 J.W. Towt Park
 - 29 Kalkallo Community Centre
 - 30 Kalkallo North Community Centre
 - 31 Mount Ridley Nature Conservation Reserve
 - 32 Olivine Pavilion
 - 33 Peppercorn Park Playground
 - 34 Splash Aqua Park & Leisure Centre
 - 35 Yan Yean Tennis Club
- Shopping & Amenity
 - 36 Coles Merrifield
 - 37 Craigieburn Central
 - 38 Craigieburn Plaza
 - 39 Highlands Shopping Centre
 - 40 Kalkallo Town Centre
 - 41 Merrifield City
 - 42 Post Office
 - 43 Woolworths Kalkallo
- Food & Beverage
 - 44 Aurum Espresso
 - 45 Cucina 3064
 - 46 Five Vineyard
 - 47 Kalkallo Hotel
 - 48 Marnong Estate Winery
 - 49 Peppercino Café
 - 50 Shared Cup Café
 - 51 The Donnybrook Hotel
- Healthcare
 - 52 Annadale Family Medical Centre
 - 53 Craigieburn Central Medical Centre
 - 54 Epping Private Hospital
 - 55 Family Health Medical Centre
 - 56 Hanson Medical Clinic & Dental Surgery
 - 57 Highlands Medical Centre
 - 58 Kalkallo Medical Select
 - 59 Merrifield City Medical Centre
 - 60 Mernda Family Clinic
 - 61 Mernda GP Clinic
 - 62 Mickleham Medical Select
 - 63 Mitford Crescent Maternal Child Health Centre
 - 64 Northern Hospital Epping



Perfectly Connected Everyday Ease

At Heartford, you'll enjoy the ease of being close to everything. Donnybrook Railway Station is just a short car ride away, taking you into Melbourne's CBD in under 50 minutes, while the Hume Freeway gets you there by car in less than an hour.

Local buses, nearby metro stations, and Melbourne Airport only 20 minutes away makes every journey simple—whether it's for work, leisure, or adventure.

Donnybrook Primary School



Donnybrook Train Station

Quality education is made effortless, with a proposed government primary school and community centre planned within Heartford. Less than a kilometre away, Hume Anglican Grammar caters for Prep to Year 12, while nearby options Donnybrook Primary, St Mary's Catholic Primary, and Mount Ridley College ensure families have exceptional choices at every stage. From early learning to graduation, Heartford offers a complete pathway for children to learn, grow, and thrive.



Merrifield City

From grocery runs to weekend outings, Heartford keeps life simple. Merrifield City is 10 minutes from your door, perfect for ticking off the essentials before enjoying a coffee or a casual meal. Major retail hubs of Epping and Craigieburn expand your options for retail, dining, and entertainment.

Medical and allied health services are a 10 minute drive, and the Northern Hospital Epping is within 20 minutes, allowing you peace of mind knowing that quality care is always close by.



Finer Details



The Tandoori Joint



The Tandoori Joint

Marnong Estate



Aurum Espresso



Heartford is surrounded by vibrant dining and leisure experiences that make every weekend feel special. Discover the rich flavours of Melbourne's north, from authentic local cafés to the stunning Marnong Estate winery, where award-winning wines, Italian dining, and sweeping views create unforgettable moments. And for time outdoors, the Growling Frog Golf Club offers one of Melbourne's most picturesque courses—perfect for a relaxed game or simply soaking in the scenery.

Made for Family

Heartford is more than its setting; it's defined by the spirit of its community. As proud sponsors of the Donnybrook Dragons Basketball Club, Heartford actively supports local families beyond the front door. Initiatives that bring families together, encourage active lifestyles and help build strong local connections—these are the moments that build belonging.





Creating your dream home is an exciting journey made effortless. Whether you're starting fresh with your very first home or designing the perfect place to grow into, there's a choice to suit every lifestyle. You can secure a block to bring your vision to life or explore thoughtfully designed house-and-land packages that make moving in seamless and stress-free.

Built for You

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 their needs now and well into the future.



130,000+
LOTS DEVELOPED



45+
YEARS OF EXPERIENCE



225
COMMUNITIES CREATED



125+
INDUSTRY AWARDS WON



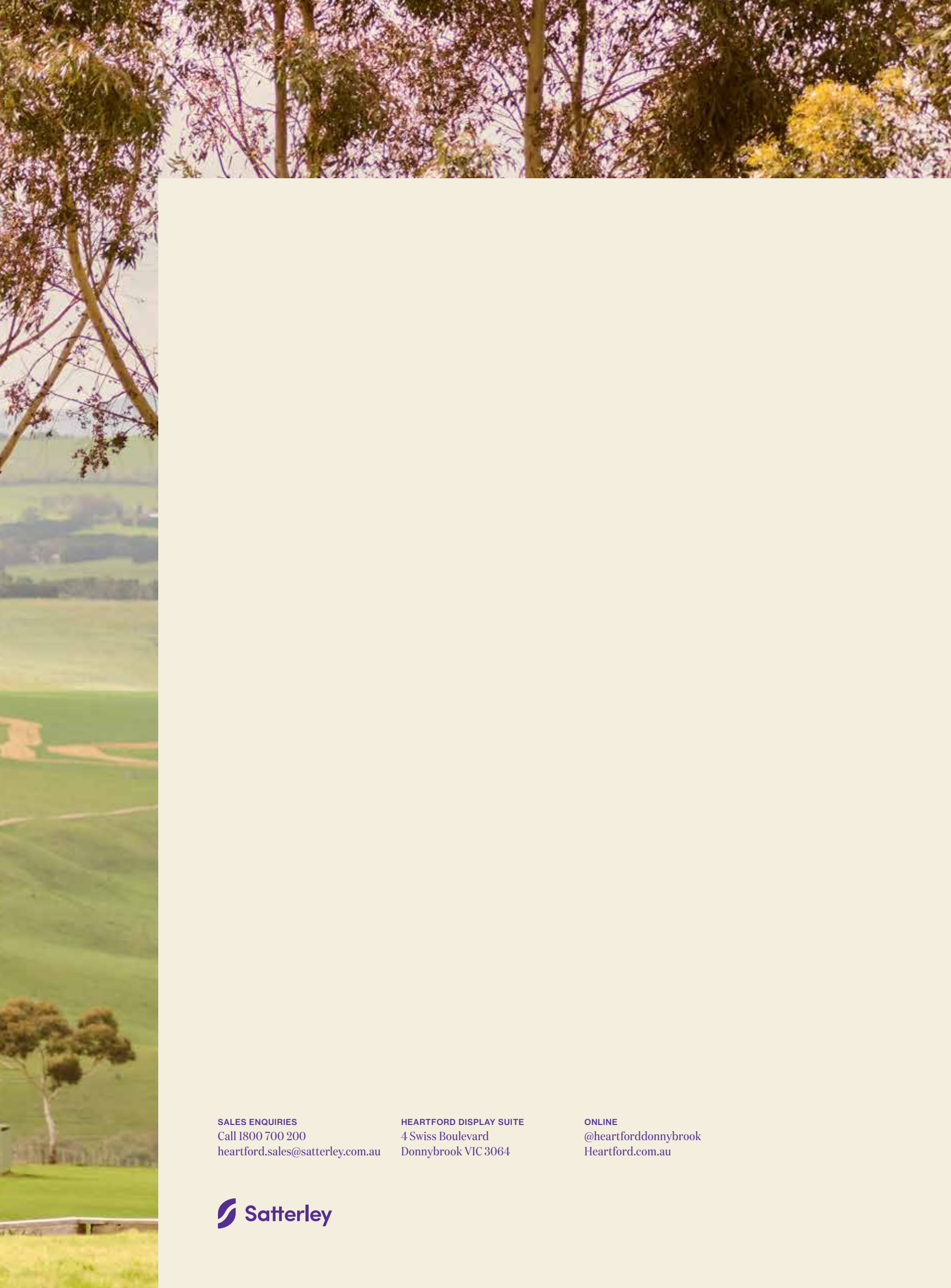
50+
CHARITY HOMES BUILT



315,000+
THRIVING RESIDENTS



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