

WESTBROOK NEWS BITES AUTUMN 2024

INSIDE OUR NEW AUTUMN NEWSLETTER 2024:

- Construction Update
- Interior Design
- Stage 58 Exclusive Release
- Save the Date - Winter Glow
- Meet Sumit Patel
- Annual Easter Egg Hunt
- Tarneit Park Hub Fully Open
- a hopping great success!



WESTBROOK 
ANOTHER DENNIS FAMILY COMMUNITY

AUTUMN AT WESTBROOK

Dark frosty nights, chilly days, warm fires. Winter is almost here, but there's plenty happening at Westbrook. Here's our round up of all the latest news from the Estate, along with some great suggestions for things to do in the coming months.

CONSTRUCTION UPDATE

Residents and visitors to Westbrook will see it's been a busy few months, as the estate continues to grow! Here's a wrap up of some the exciting new developments and milestones achieved in the past couple of months.

Stage number	Stage progress (X%)	Works completed to date	Next works to be undertaken	Title expectation date
68	100%	All works completed	Authority compliances in progress	Titles Expected Q2 2024
69	100%	All works completed	Authority compliances in progress	Titles Expected Q2 2024
51	100%	All works completed	Authority compliances in progress	Titles Expected Q3 2024
59	100%	All works completed	Statement of Compliance achieved	Titles Achieved

Stay tuned for more updates!

CHECK OUT 8 HOMES' STAGE 58 EXCLUSIVE SAIGE RELEASE



A modern neighbourhood of effortless and affordable house and land solutions.

Westbrook is rapidly becoming one of the most sought-after addresses in Melbourne's west. And with over # new residents now happily settled into their new homes, the estate is really starting to come to life.

But if you needed any additional incentive to join this growing, thriving, vibrant community, it's hard to go past 8 Homes' exclusive Saige Release house and land packages in Stage 58, located on Verbeck Road, right in the heart of the Estate.

Choose from 5 high-quality double-storey designer homes built by one of Melbourne's best value builders. Each one boasts 4 bedrooms and 2.5 Bathrooms, with a layout that promotes a clever use of open plan living, maximising the use of space throughout. Designed with family living in mind, the bedrooms on the first floor are cleverly positioned in close

reach to a casual living area, while the ground floor boasts a well-appointed kitchen, an impressive open plan living area and study.

Also included in each house and land package – front and rear landscaping, engineered stone kitchen bench tops and 900mm appliances, stylish timber-look laminate flooring and exposed aggregate driveways. The design is also compliant with Estate Design Guidelines.

To discover more about 8 Home's Saige Release, visit www.westbrookestate.com.au, drop into the Westbrook Land Sales Centre, 17 Society Boulevard, Truganina, open 7 days from 10am – 5pm or contact 1300 303 420 for some expert advice and guidance.

If you're looking for an affordable, value for money home, and a chance to embrace a lifestyle you've have only ever previously dreamed of, then the Saige Release is worth a further look!

Artist's Impression



LIVE LOCAL. MEET SUMIT PATEL.

Westbrook's community continues to grow by the day, with more happy purchasers than ever getting ready to call the estate 'home'.

One person who doesn't need any persuading about how great Westbrook is, is Sumit Patel!

Sumit and his wife moved into their first home at Westbrook in 2020. And now, in another milestone, they're about to become one of a growing number of Westbrook homeowners to build their second house on the Estate, having bought a larger block in Stage 70 late last year.

While their current home – their first, will always hold a special place in their hearts, they're looking forward to starting building at their new Westbrook address just around the corner and to moving into their forever home mid-way through next year, along with their 5-year-old son.

We recently spoke with Sumit about what the couple love most about Westbrook and why they are not moving anywhere else, anytime soon!

There are so many factors to consider when purchasing land and building your own house. What made you choose Westbrook initially – and then to decide to purchase another larger block in the estate?

When we first arrived from India, we looked at quite a few estates, but ultimately decided on Westbrook because the well-designed masterplan really appealed to us, with all the existing and proposed facilities, not to mention lots of enticing green spaces and beautiful landscaping.

When you add in a V/Line train station, the Geelong Freeway, shops, and plenty of amenities, all just down the road, Westbrook felt like the perfect place to build our dream home.

Will you sell or rent out your original house when you move into your new one?

Yes, we'll retain it as another investment property and rent it out. There's huge demand for housing in Melbourne's west and Westbrook is hands down one of the best residential estates in the area, where homes are only going to continue to appreciate in value. So, it makes total sense to us to hold on to both our current houses when we move into our new one.

The sales process can sometimes be a pretty daunting process – and you have now been through it twice. What have been your biggest challenges first time round, this time round?

When I was a first-time homebuyer, I remember feeling a bit overwhelmed because it was the first house we'd built in Australia, everything was entirely new to us, and we had no idea where to begin. Second time round, the whole process has been way easier, probably because we had a better idea of what we wanted and knew exactly what to expect.

How have the Westbrook sales team helped you and supported you so far?

Both times, it's also helped that we received amazing customer service from the Westbrook Land Sales Centre. Our sales consultants have been outstanding each time, and so helpful. They've also been so patient and supportive and guided us every step of the way, and they've continued to provide advice and assistance whenever we've need it for everything from land titling to design guidelines.

Have you decided yet what you want to build on your new block?

We're upgrading to a bigger house. So, this time round, we've opted for a much larger block and we're planning to build a single story 30 square home. While we've spoken to a lot of builders, we're going with Carlisle Homes because their house designs really appeal to us.

What do you most like about living at Westbrook?

We love the fact that Westbrook has been so well planned out; we love all the sporting fields, paths and parklands and the sense of being close to nature; we love the peace and serenity; we love that it's close to our son's school; and it's also great being so close to the Tarneit Central Shopping Centre. Basically, Westbrook has everything we need right on our doorstep – and then some.



ALL STORES ARE NOW OPEN AT TARNEIT PARK HUB!

In great news for Westbrook residents, all stores are now open at the new Tarneit Park Hub!

TARNEIT PARK HUB

Artist's Impression

Late last year anchor tenant Bunnings was joined by several well-known national retailers including My Car, Repco, Pet Stock and Autobarn, as well as a Fernwood Gym and three food and restaurant operators – 7 Eleven, Starbucks and Hungry Jacks.

And now the already strong offering has expanded even further with Jump Swim School, a large format Salvo's store and the Woodland Early Learning childcare facility all opening their doors over the last couple of months. Next cab off the rank is the eagerly anticipated launch of

Club Tarneit, which is scheduled to launch mid-year, if not before.

Watch this space and we'll keep you posted about when further outlets will be open for business!



INTERIOR DESIGN

How to transition your home
to the cooler months

Interior design

As we head into the coldest part of the year it makes sense to add a few winter warmer design features to your space. The good news? You don't need to break the bank. Just few small tweaks can add up to create a big impact, so you can enjoy a cosy vibe in your living areas during the colder months.



Extra Pillows

It's amazing how adding some seasonal cushions and throws in rich winter tones and tactile fabrics can transform your space into a winter haven. Choose organic and natural fabrics like wool to give a lovely cosy vibe or select velvets for a richer more glamorous feel. If you really want to play up the cosy factor, opt for cushions that have a fluffy or fuzzy finish. Not only will they provide more warmth, but they'll also help your room feel more inviting.



Layer Soft Furnishings

Another great way to quickly add warmth to your space is add lots of comforting layers to your rooms. Chunky wool or cashmere throws over beds not only provide real warmth, but the idea of warmth too when you might need it. Or pop a thick, woven blanket over the arm of your sofa and under your new pillows to make the couch your new favourite place to snuggle up. Opt for textured fabrics in warm, earthy tones for maximum impact.



Make Use Of Wood

Natural materials tend to feel warmer than their synthetic counterparts. So if there are design features in your space that could be swapped out for wooden options during the colder months, this is a great way to instantly make things feel more homely. Even if it's as simple as changing your photo frames to raw wood, you'll notice the difference.



Soft Lighting

The lighting within your space can have a significant impact on the vibe within your room. Low level table lamps and floor lamps, ideally dimmable, scattered around will create a warm inviting space. Fabric shades on the lamps will also create a snug feel. Warmer toned light bulbs are also great for creating a cosy ambience. Also ensure you have plenty of accent lighting spread throughout each room. This will help provide illumination where you want or need it while also adding a sense of cosiness to your room.



Light Some Candles

Along similar lines, candles dotted around, especially for evening dining, will also add warmth to a space through both their flame and their scent. Although a lit candle is a rather small flame, any contained fire within your space will assist in raising and maintaining temperature. This means that if you have multiple candles lit at once you'll see a noticeable improvement.



Scents

Scents can also assist in helping a space feel warmer and more inviting. Vanilla, cookie, and other baking scents, for instance, are often used at open for inspections for homes because of the feelings they invoke in most of us. You can also make use of wood scents or anything else that makes you feel warm and cosy.



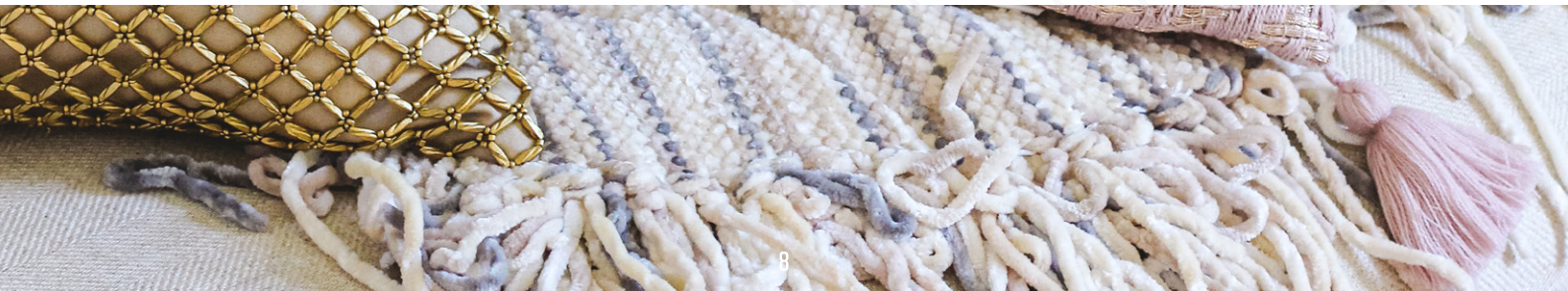
Leafy House Plants

You can never have too many house plants. Additions such as snake plants and devil's ivy are great for improving indoor air quality, but this isn't the only perk your house plants can provide. Lavender, for example, can help make a space feel soothing, while large, leafy plants can make a room feel cosier.



Roll Out A Rug

Finally, if you hate stepping out of bed onto a cold floor in the morning but don't have underfloor heating installed, add a rug next to your bed to instantly solve your problem. By the same token, rugs in your living spaces can help make them feel warmer and more comfortable year-round.



FAST FACTS

Medium Density Housing & Townhomes



We ask Marlon Fernando, Sales Development Manager, Dennis Family Corporation, about medium density housing and what is driving its growing popularity.

Tell us about your role and what this entails?

I joined DFC as a Sales Development Manager in 2019 and since then I've been working across all DFC's Victorian communities with respect to our 'built-form offerings'. This involves establishing and maintaining key relationships with our key volume builders in the planning, sales and delivery of Townhouses which are critical to objective of

delivering high quality Townhouses across all our communities including Westbrook.

What is medium density housing?

Medium Density Housing sits between traditional detached housing and large multi storey buildings which are typically associated with apartments which has been made possible through establishment of the Small Lot Housing Code (SLHC). The SLHC facilitates the development of Townhouse Product on individual lots which sit under 300sqm.

What are the benefits and advantages of medium density and townhouse living?

While the benefits of Medium Density are multifaceted, affordability relative to more traditional detached housing is its major drawcard. While this is not a new topic within the Victorian property landscape, significant increases in interest rates since 2022 have put significant constraints on prospective property owners from entering the market.



Medium Density offerings provide customers with a more tangible opportunity to enter the market and are a genuine 'turnkey' solution which is of particular interest to typical Townhouse purchasers like First Home Buyers and Investors.

Are you seeing an uplift in demand for medium density housing, and if so, amongst which types of purchasers and what's driving that demand?

Medium Density has certainly grown in prominence within the Greenfield market, more out of need than demand. Housing affordability is constantly being challenged and Medium Density offerings have become a great pathway to home ownership for prospective property owners, who may not be able to enter the market through traditional housing. Investors and First Homes Buyers represent the more common types of purchasers, and while their motives are often different, both see a clear value and appeal with respect to the offering.

What types of medium density housing and townhouses are popular right now? What features are people looking for? Are purchasers looking for a full turnkey solution?

While what property appeals to purchasers are

largely subjective in nature, what our customers all share in common is wanting clarity on exactly what their home will cost. A key benefit to Medium Density offerings is the 'Fixed Price' component which gives purchasers much needed comfort before taking the next step on their property ownership journey. Purchasers are definitely looking for genuine 'turnkey' solutions so their home is 'move in ready', thereby alleviating some of the pressure in what can typically be a highly stressful experience.

Why buy at Westbrook? Who will the estate most appeal to?

One of the 'growing pains' of purchasing in Greenfield communities is the lack of established amenity, which can often take some time to arrive after residents move into a new estate. An established state with a significant volume of stages now delivered by Dennis Family Corporation, Westbrook already boasts a thriving community with an existing train station, school, parks, and the Tarneit Central Shopping Centre. That means purchasers won't have to wait to enjoy key amenity as it's already on the doorstep.





SAVE THE DATE

Westbrook' Annual Winter Glow event is just around the corner!

This year's **Winter Glow** event is taking place at Central Park on Latitude Parade from **6pm to 8pm** on **Saturday, 22 June 2024**.

Last year's successful inaugural event was attended by over **2,000** locals who rugged up in their winter woollies and braved the chilly weather for a spectacular start to the school holidays!

Offering a truly immersive winter experience, the event featured a mix of colourful neon lighting installations right around the Park and a white winter wonderland in the Bubble & Snow Zone.

Best of all the event raised over **\$700** for the **Wyndham Rotary**, which will be used for much needed community projects.

Expect more of the same in **2024** with plenty of other activities also on offer to keep the entire family enthralled from jugglers with glow in the dark batons to a fire show, to roving Bollywood dancers and even a Bollywood stage show – all while enjoying a warming drink from the coffee cart or a sausage at the Rotary sausage sizzle.

This fabulous free event is open to all Westbrook residents, families and friends. So, make sure you mark your diary now and we'll look forward to seeing you there!

When: 6pm – 8pm, Saturday, 22 June 2024

Where: Central Park, Latitude Promenade Truganina

Bookings: via Eventbrite, more info coming soon.

WESTBROOK'S ANNUAL EASTER EGG HUNT

...a hopping great success!

On the morning of Friday, 29 March April a record 3,000 residents hopped on down to Central Park on Latitude Parade for one of the estate's most popular community events – Westbrook's Annual Easter Egg Hunt.

Making the most of some pleasant Autumn sunshine, almost **1,500 kids** helped search for over **15,000 Easter eggs** hidden around the Park! And with five separate hunts taking place across the event, no one left empty handed!

Plus, there were plenty of other activities on offer to keep the entire family enthralled including a chance to have a photo taken with the Easter Bunny and engage in some Easter-inspired entertainment throughout the morning – all while indulging in free hot cross buns, cups of coffee and hot chocolate – and of course, some easter eggs, from the coffee cart.



SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 17 Society Boulevard (just off Leakes Rd).

We are also available via phone, email, Zoom, SMS and WhatsApp.

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Phone: **0408 296 555**

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or visit WestbrookEstate.com.au

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