

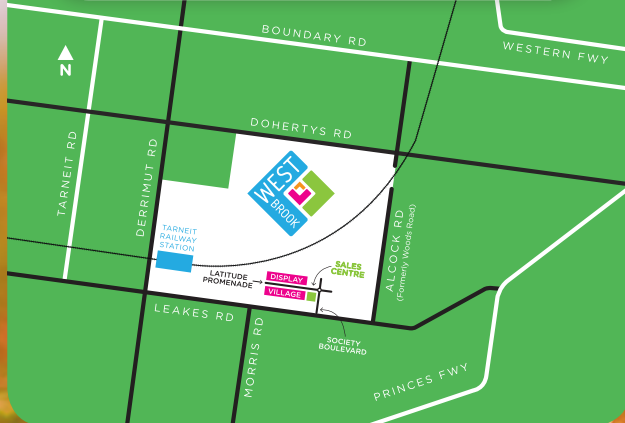
Land in Demand

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).

Phone **1300 303 420** or visit **westbrookestate.com.au** for more information.

 Join us on Facebook

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What's up at



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Get your Golf on!

One of Westbrook's many attractions is its location just down the road from some of the City of Wyndham's best golf courses.

From the lush greens of Sanctuary Lakes Golf Club to the rolling fairways of Eynesbury, there are world class courses catering to everyone from the weekend warrior to seasoned golf pro. Whether you are a beginner or you boast a handicap to make Jason Day proud, golf is a fantastic way to get fit and to spend time with friends this Spring. Here's a round up of our top two courses open to the public near Westbrook.

Werribee Park Golf Club

Werribee Park Golf Club is located on K Road in the beautiful Werribee South precinct along with some of Werribee's best tourist attractions including the Mansion Hotel & Spa, the Victoria State Rose Gardens, Werribee Open Range Zoo, the National Equestrian Centre and the award-winning Shadowfax Winery.

With breathtaking views over the Werribee River and the Red Cliffs, this 18-hole championship golf course, founded in 1976, offers fully watered fairways and excellent greens. Its open design, strategically planted trees, and plenty of well-placed bunkers and water hazards are sure to test even the most professional golfer. And when you finally reach the 19th hole, enjoy a relaxed dining experience with spectacular scenery at The Views Function, Bar and Grill.



RAAF Williams Golf Club

Laverton's RAAF Williams Golf Course is located just 10 minutes down the road from Westbrook. The course provides a challenging and enjoyable game of golf for players of all levels, from beginners through to the more serious and experienced golfer and, no matter what your playing level, you will find a challenge.

Both competition and social golfers are well catered for, with two main competition days each week for both men and women, on Wednesdays and Saturdays.

The course itself has nine grass greens and 18 tees, a practice green and a grassed practice driving range. If you are looking for an affordable Golf Club in your local area, this could be it!

The bar and clubrooms open on Wednesdays, Fridays, Saturdays and Sunday mornings and locals maintain the Club's Saturday morning coffee and egg and bacon roll combination is one of the best on the planet!

Wyndham City Werribee Mansion Run

While we are on the subject of fitness, the Wyndham City Werribee Mansion Run is back in 2019!

Set in the picturesque grounds of Werribee Park, The Wyndham City Werribee Mansion Run starts and finishes on the lawns of the magnificent Werribee Mansion. The event caters for every level of fitness and all members of the family, with a two-lap half marathon and 10km runs on offer for experienced runners, plus a 6km Run/walk event for the less experienced. There's also a 1.2km kids dash and a medal for every finisher as they cross the finish line to ensure no one misses out!!

The Run gets underway on Sunday, 5 May from 8am onwards. And, as far as a spectacular venue goes, we're pretty sure it can't be beaten!



So pull on your runners and start training now!

When: Sunday, 5 May from 8am – 11am.

Where: Werribee Park Mansion

Cost: From \$35 per adult

Contact: PB Events Pty Ltd on (0448) 854 146 or visit <http://www.pbevents.com.au/event-calendar/werribee-mansion-run> for further details.

Brian Haratsis presents at the latest Builders Breakfast at Westbrook

On Wednesday, 6 March, 55 people attended a Builders Breakfast at the Westbrook Land Sales Centre for a presentation from Brian Haratsis about the property and economic outlook for Melbourne's western corridor.

The Founder and Executive Chairman of Macroplan, Brian is an economist and future strategist with over 30 years' experience as an advisor to governments and major corporate clients throughout Australia. He shared his knowledge of global markets, economic performance and other factors and how they were expected to impact on residential markets, with specific focus on Truganina and Tarneit.

And it's all good news for Westbrook purchasers according to Brian. It's no secret the property market across Melbourne has grown significantly over the past few years, and over the next five years alone it's predicted Melbourne's the population growth rate will be between 415,000 – 430,000 people per annum.

With this in mind, the decision by purchasers to make Westbrook their home is a smart one. Not only is it close to the CBD, but major infrastructure planned in Melbourne's west will support future development. The commute to Melbourne's CBD is also set to improve thanks to planned and ongoing upgrades including the West Gate Tunnel (to improve traffic congestion), construction of the Melbourne Airport Rail Link, Footscray Hospital and Highpoint Town Centre.

Westbrook Movie Night

On a balmy Saturday evening on 16 March about 500 residents gathered at Westbrook's Central Park for the inaugural Westbrook Moonlight Cinema.

As well as a free screening of family-friendly recent release, Christopher Robin, residents were also treated to movie essentials including complimentary popcorn, choc top ice creams and water – not to mention plenty of comfy beanbags in which to settle back and enjoy the film. The event was a huge success, and looks set to become a regular fixture on the Westbrook calendar!



Helping out our local 'Karate Kids'!

We love the local community. That's why we recently awarded the Tarneit Karate Club a \$1,000 grant from the Dennis Family Corporation's Westbrook Community Fund to go towards new protective gloves for the members training at the club.

So we were delighted to hear from the Club's Craig Spicer that the funds have been put to good use!

Says Craig, *"We can't thank Dennis Family Corporation enough for the support. Our kids are already using the new gloves for training. And with our belt gradings coming up soon, we know the gloves will get a solid work out both leading up to and on the night of the grading."*



The Westbrook Community Fund was launched last year and distributed \$18,500 to 19 not-for-profit groups across the local Truganina and Tarneit area, providing them with invaluable financial support.

The Westbrook Community Fund is an annual initiative. Local organisations may apply for a grant of either \$500 or \$1,000 to help make their projects possible. For details about the fund and last year's presentations visit the Westbrook website at www.westbrookestate.com.au.

Westbrook Construction Update

Residents and visitors to Westbrook will see it's been a busy few months.

- In exciting news for purchasers in Stages 35 – 41 over in Westbrook's Northern Precinct, civil construction is continuing with titles expected to be issued by mid 2019. Titles for stages 42, 52, 53, 54 and 56 are also expected to be issued in late 2019.
- The Leakes Road duplication works are progressing well. Bulk earthworks, drainage and early pavement works (including kerb and channel) have now been completed. The northern carriageway work is expected to be finished by July 2019, just in time for some spring landscaping, with overall completion expected to be on schedule in April 2020.
- Wyndham City Council is currently finalising specifications for the Morris Road overpass, and contractors will be invited to tender to design and construct the long-awaited bridge. At this stage, the project will go out to tender in May, with a contractor appointed in mid 2019. Designs are expected to be approved by the end of the year, enabling construction to get underway in early 2020.
- Westbrook residents will have also noticed works on Derrimut Road. This involves the duplication of Derrimut Road from Doherty's Road to Sayers Road. Preliminary works kicked off in late 2018; with excavation of future roads underway and expected to be completed by April next year.
- The Doherty's Road upgrade is now accessible to the public and just awaiting the traffic lights to be activated.

Stay tuned for more updates!



ANOTHER DENNIS FAMILY
COMMUNITY