

What's up at



Inside our new AUTUMN NEWSLETTER 2018:

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Tips for building your dream home

It has been a busy start to 2018, with the newly released Northern precinct land continuing to sell out quickly in response to the huge demand. If you have been lucky enough to have already secured your desired block of land at Westbrook, it's now time to start planning your dream home.

There is no right or wrong way to go about building your home, but to help you with the process we have put together some tips from Dennis Family Homes to provide you with the expert advice to help you streamline the process.

Dennis Family Homes Metro West Sales Manager, Adam De Jong makes the following recommendations:

1. Think Ahead

The planning and building process can take longer than you think. Start by identifying when you would like to receive the keys to your new home and plan backwards, speak to your builder early to get an understanding of timelines.

2. Understand Your Living Needs

Prepare a list to help you select the right home. Areas to think about are; will you need a kid's area, parents retreat, open plan living or outdoor area and how many bedrooms and bathrooms will you need to make your new home, your dream home?

3. Narrow Down Your Search

Once you know what your living needs are, visit our website to narrow down the homes and styles that both work, and appeal to you. The next step is experiencing our display homes with one of our consultants, as this will immediately give you a feel for the home that no amount of images or plans can ever do. It will also allow you access to expert advice about which home will be best for you, your budget and your land.

4. Quality Counts

During the process it's important to keep the end result in mind and consider both the homes form and function. Take time to select the right builder, and early in the process, speak to them about the finishes of your home. It's the little things that create dream spaces for you and your family.

If you would like to build your new home at Westbrook, new land has recently been released in the north of the estate. Land is selling fast so we recommend contacting the sales team to discuss your options and current availability.

For more tips on building your dream home visit <http://westbrookestate.com.au/10-simple-steps-building>



Support the Wyndham Suns

Footy season is back and we're delighted to enter our third year as a proud sponsor of our local team the Wyndham Suns Football Club.

The football club is a strong, vibrant, family oriented club with a proud history and association within the Wyndham community. With home games played at the Goddard Street Reserve, just a stone's throw from Westbrook, the players and club are keen to

invite the local community along to games to support the team and enjoy in a fun day out with the family.



Wyndham FC fields teams for all ages from Under 9's to Senior level, plus there's also Friday night Auskick under lights for the little ones who are just starting out and want to develop their skills while having fun with other kids.

To find out when the next home game is fixture or to enquire about joining the Club, visit the website at tiny.cc/wyndhamfc for all the details.

The Westbrook Community Continues to Grow

Residents of Westbrook are continuing to move into their new community every day. Anne and Shannon, who will receive the keys to their brand new family home in the coming weeks, are incredibly excited to make the Westbrook community home.

"We moved to the area surrounding Westbrook around five years ago as we saw there was huge potential to grow and raise our family here. We weren't wrong! We've absolutely loved living in the area and a couple of years back made the decision to purchase a larger block of land to build our dream home. Close to the train station, easy access to the CBD where my husband and I both work, a fabulous selection of local shops and an excellent choice of schools, Westbrook Estate was the obvious choice.

From the outset we developed a strong relationship with our Sales Consultant, Cheryl. She seamlessly guided us through the process of finding exactly what we were looking for. Westbrook has an incredibly strong sense of family, the neighbours we've already begun to get to know have children of a similar age to ours and we look forward to watching them all grow up together, attending the local schools and playing in the streets like the good old days. There is already a true sense of community and we are incredibly happy to be a part of it."

Anne and Shannon - Westbrook Home Owners

Join the Walking Group!

Westbrook has been designed to provide our community with amenities to help foster and create a happy, healthy and active lifestyle. With over 32kms of shared paths and trails throughout the estate – plus indoor and outdoor sports facilities and two major waterway projects that will enhance the natural beauty of the area - there is something for everyone to explore and enjoy.

And if you are looking to get active and make new friends try joining the Wyndham Walking Group. Run by the Australian Heart Foundation, the walking group meets every Thursday morning from the nearby Grange Community Centre. With a different route scheduled every week across the Wyndham/Werribee area, it's a wonderful way to get fit, feel great and explore our wider surrounds.

To register and stay in the loop about the next walk, visit <http://walking.heartfoundation.org.au>



Gardening Tips

Autumn is perfect for getting busy in the garden. To help turn your thumb green here are our key points to consider:

1. Make sure to include some of your favourite plants in your new garden – if you plant what you love, you'll be more enthusiastic about maintaining your garden going forward;
2. Save money by cultivating an edible garden by planting your own vegetables and herbs; and
3. Before planting anything, make sure you consider which plants are best suited to the local climate and the surrounding area.

For advice from experts in the know about what will grow at Westbrook, speak to your local nursery for their suggestions about what plants are best suited to the area.



Display Village Now Open!



The Westbrook Display Village is now officially open for homebuyers to experience life at our fast-growing estate.

On Saturday, 24th February, approximately 2,500 people attended the launch event, marking the grand opening of the Westbrook Display Village. Showcasing some of Victoria's best builders, it was a fabulous day of celebration, with the whole community enjoying a variety of free family entertainment.

Among the highlights was the inspiring African Drum & Dance performances that saw everyone up on their feet and moving to the vibrant beats. Other big hits included the Melbourne Stars cricket activation, petting zoo, pony rides, face painting and Ninja Warrior obstacle course, while the nearby food trucks were kept busy catering for the healthy appetites worked up throughout the day.

If you weren't available to attend the grand opening, you're always invited to visit the Display Village and experience for yourself Westbrook's unparalleled design, style and innovation.

Awaiting you at Latitude Promenade, Truganina are 21 stunning new home designs from 12 of Victoria's leading builders including Metricon, Burbank, Dennis Family Homes, Simonds, Sherridon Homes, Mimosas Homes, Local Builders Direct, JG King Homes, Aston Homes, True Value and ENSO.

You can speak directly with the builders to find the perfect home and land combination for your family, and your lifestyle.

For further information, go to <http://westbrookestate.com.au/display-village>



Land in Demand

The appetite for land at Westbrook shows no sign of slowing. Every stage release since the project was launched in May 2015 has sold out quickly.

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

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

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