

# WESTBROOK NEWS BITES WINTER 2021



## INSIDE OUR NEW WINTER NEWSLETTER 2021:

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## GET READY FOR THE EDGE AT WESTBROOK!

In big news, this month saw the launch of The Edge at Westbrook, an exclusive premium residential enclave located adjacent to Westbrook's future town centre, comprising almost 120 lots ranging in size from 336sqm to 773sqm.



Featuring architecturally designed landscapes and streets, as well as an abundance of parklands and open spaces – including nearly 7kms of walking and cycling paths, the new precinct is already driving strong enquiry from prospective purchasers. And its appeal is only further enhanced by its proximity to the recently approved future Government Secondary School, the Tarneit Train station, and picturesque Wetlands overlooking The Edge Reserve.

A new Park in Stage 55 which includes amenities and features not before seen at Westbrook such as a custom towering climbing net, sculptures designed by a local artist, and innovative technology elements like solar charging stations is sure to appeal to active families. The Edge will also hold particular attraction for anyone yearning for a beautifully landscaped garden. The Edge's Designer Front Landscape\* Range will ensure that every front garden will look superb, with 8 designs created by one of Melbourne's premier Landscape Designers to choose from. Even better, gardens will be designed, built, and maintained at no cost to homeowners for twelve months after they move in!

For more details about The Edge at Westbrook, call the Westbrook Land Sales Team on 1300 303 420 or visit at [www.westbrookestate.com.au](http://www.westbrookestate.com.au)

\*Terms and Conditions apply.

# SURVIVING LOCKDOWN

Well it looks like lockdowns are set to linger for a little while yet. And we all know the challenges of trying to find things to do around the home! If you've reached the end of Netflix and the idea of spending another day on the sofa looking at memes is too much to bear, it's time to change up your routine and get those creative juices flowing. And we've even done some homework for you. Here are our top suggestions for fun activities around the home that the whole family can enjoy – inside and out!

## Learn a language

Remember all those times you said you'd learn Italian, Spanish or French but just couldn't find a spare minute? Here's your chance. With a wide selection of YouTube videos and online tutorials at your disposal, why not make the time to learn a completely new language.

## Take a course

Whether you're looking to improve upon your professional portfolio or to pursue a new hobby, Open Universities has a whole host of online courses provided by first-class universities. Earn professional or educational accreditation, learn new skills, or simply keep boredom at bay.

## Give your home a spring clean

Not only is it productive, but cleaning can also be highly therapeutic. You know what they say – tidy kitchen tidy mind! Need we say more.

## Cook up a storm

Everyone, from David Beckham to Summer Bay's favourite alumna Kate Ritchie, have spent time over the past 18 months improving upon their cooking skills. With an array of recipe books at your disposal, you can start with the basics and work your way up to Michelin star dishes.

## Organise your wardrobe

Most of us have at least one outfit we know we'll never wear again or a pair of jeans that just doesn't fit the way they used to. It's time to declutter your wardrobe and get rid of those sad pieces that no longer see the light of day. Either pass them onto friends and family, donate them to charity or find your nearest clothing bank and recycle.

## Plant your own herb garden

Put those green fingers to good use and plant your own herb garden – there's nothing better than cooking with fresh herbs.

## Better still, do some gardening

Sick of spending all your time indoors? As we move into Spring, now is the perfect time to transform your garden into a tranquil space so that you can venture outside for some much-needed R&R.

# WESTBROOK CONSTRUCTION UPDATE



**Notwithstanding intermittent lockdown restrictions, it's been business as usual at Westbrook with lots of changes continuing to take place!**

In the estate's Northern Precinct, civil construction works in Stages 44A and 45 are now complete and compliance approvals are currently in the process of being obtained from the relevant authorities, with titles expected to issue this month. Westbrook residents – and especially those with young families, will also be excited to know that the construction of Avion Park in Stage 45 is scheduled to kick off later this year.

## **In other highlights...**

- Civil construction works in Stages 46 and 47 are progressing well, with completion forecast late 2021.
- Works to the Wetlands in Stage 37 and the Forsyth Road Drainage construction works in Stage 39 are also complete and currently awaiting council approval, which means this area is expected to be open for public use just in time for Summer.
- Over in Stage 20, works along the Forsyth Waterway have also wrapped up and the area is now open, allowing residents to make use of the footpath

network extension, the new pedestrian bridge and various fitness stations along the way.

- Residents and visitors to Westbrook will have also noticed that landscape works surrounding the entry statement structures at each of the estate's Northern and Southern Precinct interfaces are now finished, delivering attractive and welcoming entrances at both major thoroughfares in and out of the Estate.

**Stay tuned for more updates!**



## **Morris Road Overpass on track to open in 2022**

In great news for residents of Tarneit and Truganina, the long-awaited Morris Road Overpass project has recently achieved a significant milestone, with the bridge's beams being installed earlier this month.

Scheduled for completion in mid 2022, the overpass is Dennis Family Corporation's first 'bridge over rail project' and will directly connect Leakes Road with Dohertys Road.

Designed to carry between 16,000 and 21,000 vehicles per day, the bridge will be a great addition for Westbrook residents, significantly reducing travel time to both the Tarneit Railway Station and Tarneit Central. It will also provide residents in Westbrook's North with improved access to Central Park and other amenities in the community's southern precinct.



# NEW SECONDARY SCHOOL AT WESTBROOK GETS THE GREENLIGHT

In just a few short years, Tarneit and Truganina have transformed from grassy paddocks to thriving communities, including the development and opening of some fantastic new schools just a short hop, skip and jump away from Westbrook which will include a recently announced Government Secondary School.

Currently known by its working title – the Truganina North Secondary School, the first stage of the proposed two-campus secondary school is forecast to open in 2024. Once completed, it will accommodate 2,200 students across both campuses.

A key feature of Westbrook’s Masterplan design, the Secondary School is conveniently located within the estate and will complement Westbrook’s existing educational offerings including Garrang Wilam Primary School, which opened at the start of this year, the Nido Early School Truganina, Truganina Early Learning Centre and Samsara Avenue Early Learning & Kinder.

Most importantly, it means that the educational needs of families living at Westbrook will be comprehensively catered for – all right in the heart of their very own neighbourhood!

We’ll be sure to provide you with progress updates including the school’s eventual name, design plans, construction schedule and the anticipated opening date.



## BUNNINGS TARNEIT NOW OPEN



**Westbrook’s tradies, DIY fans and gardeners rejoice! Tarneit now has its very own Bunnings Warehouse.**

The 16,000sqm store located at the corner of Leakes Road and Sunset Views Boulevard, opened in early August, and features a drive-through trade yard, an outdoor nursery, a café, a tool shop, a trade desk and a hire shop, plus parking for 400 cars – and of course, plenty of experienced, qualified staff to provide expert advice on everything from what to plant in the garden to decorating ideas and DIY projects.

As well as helping residents and tradies with all their project needs, the Bunnings team has also been providing hands-on support to local not for profit and community groups in Tarneit including assistance with planting a community vegetable and herb garden and donating assorted garden tools and compost bins to local schools.

# WE ARE STILL OPEN FOR BUSINESS

The Land Sales Centre is open by online appointment only, but we still have a range of ways to communicate with you and answer any questions you may have. They include:

- Phone Call
- Email
- Zoom
- Video Call
- SMS
- WhatsApp



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