



**Mamb****urin Green**



# More of What Matters



Mambourin Green is a spectacular new community that celebrates everything you already love about Mambourin.

Located close to the growing Mambourin Town Centre, Mambourin Green has been designed to offer families more.

More green open spaces and walking trails to explore.

More sports ovals, parks and playgrounds to discover.

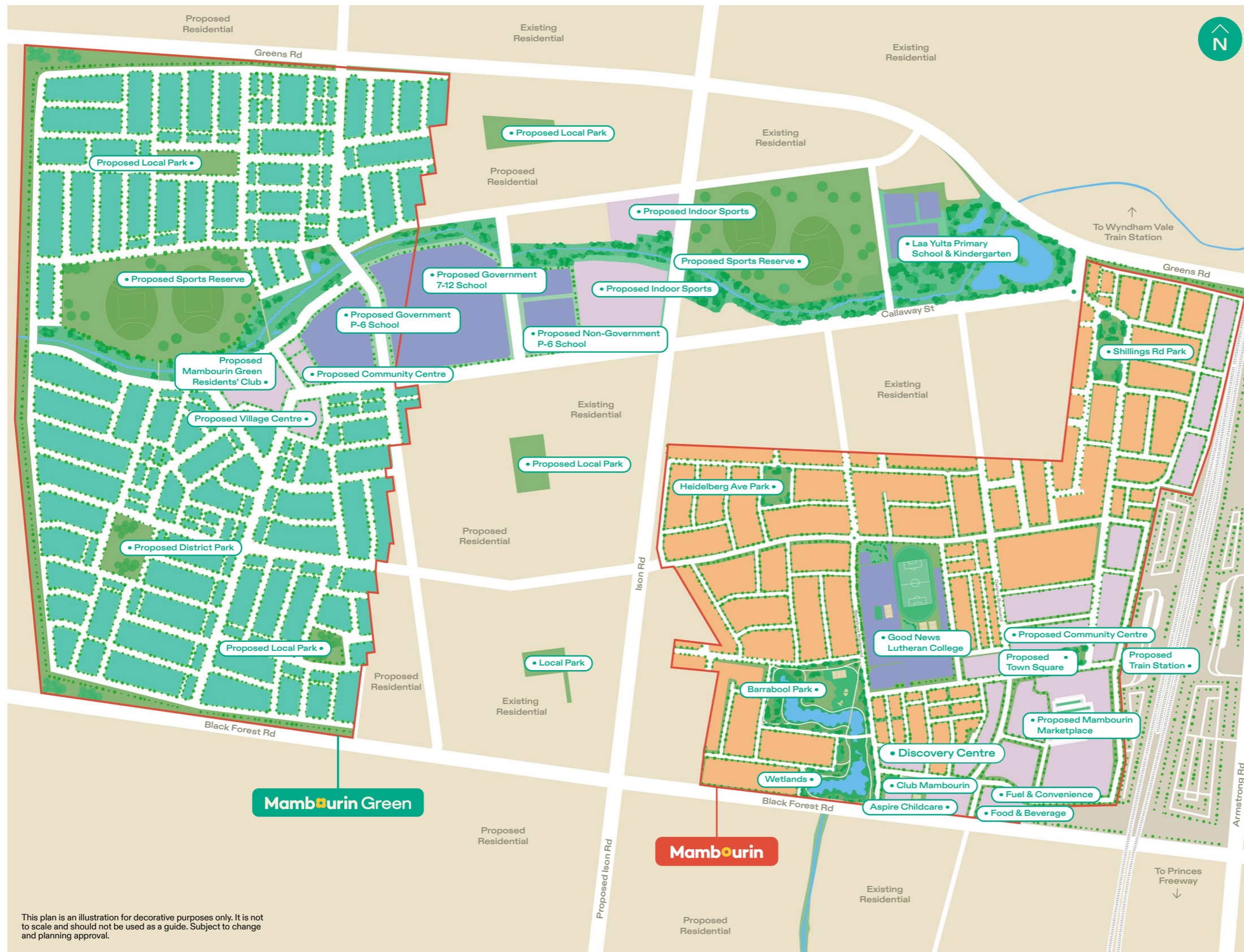
More convenience with schools, kinder and childcare a short walk away.

More connection with a choice of neighbourhoods and living options to suit every budget.

More ways to relax and unwind with an exclusive Residents' Club.

Mambourin Green offers more of what matters to your family.

# Discover Why More is More



It's more of the Mambourin everyone knows and loves. An inviting, green community with everything you value. That's more shops and gathering places, and more choices across everything that matters for all the more convenience. Here at Mambourin Green enjoy being a local but with links to the city, the country and coast for even more ways to belong.

## Fast Facts

Mambourin Green is a masterplanned community, by Frasers Property Australia, with plans for around 2,000 lots that will be home to more than 6,000 future residents.

### Mambourin Green Residents' Club

That's an exclusive residents-only leisure centre with heated 25m lap pool and spa, gym, sauna, multi-sports courts, function and family rooms, play area, BBQ and kids waterplay and splash zone.

### Local Village Centre

Designed as a community centric hub, think proposed cafés and restaurants, childcare, shops and medical. This will be central to life at Mambourin Green, a favourite go-to and gathering spot for locals of all ages.

### Green Open Spaces

More than 22ha of green open spaces with a choice of district level and local neighbourhood parks, sports ovals, fitness circuits, natural creek corridor and kilometres of walking and cycling trails to explore.

### Choice of Playgrounds

Enjoy local play dates with nearby parks and playgrounds already open in Mambourin including Barrabool Boulevard Park, Heidelberg Street Park and Shillings Road Park. With even more choice to come at Mambourin Green's proposed parks and playgrounds.

### Central Schools and Community Centre

Proposed P-6 government primary school, community centre with kindergarten and 7-12 government secondary school. Laa Yulta Primary School and Kindergarten is open with Good News Lutheran College due to open in 2025.

### Designed for Living

Housing choices from townhomes through to large lifestyle blocks with Mambourin Green Design and Siting Guidelines encouraging high quality streetscapes. Targeting a 6 Star Green Star Community rating.

### Nearby Mambourin Town Centre

Plans approved for Mambourin Marketplace featuring a supermarket, cafés, restaurants, medical precinct and more. Other plans include a train station, local business district and community centre with kinder, library and arts.



# More Community & Connection



It's more of what makes a place feel like home. That first knowing nod, smile and introduction that builds with every resident who goes from being a stranger to a neighbour and then, over time, someone you'll call a friend.

### Your Own Residents' Club

There was a time when families would yearn for a pool in their back garden or a basketball hoop in the driveway. But having the proposed Mambourin Green Residents' Club on your doorstep does away with the need for either of these.

Overlooking the creek and part of the proposed Village Centre, the exclusive Mambourin Green Residents' Club will boast a choice of heated 25m lap pool and spa, plus sauna and kids waterplay splash zone. Get your heart racing at the gym or enjoy one of two multi-sports courts and a cricket net. There will also be function and family rooms for birthday parties, engagements, anniversaries, graduations and other momentous occasions. Even those working from home can make use of a dedicated meeting space and quiet setting just minutes away.

### Village Centre

Living at Mambourin Green will mean you are supported by community. With the Village Centre the hub of all that's happening, catch up with friends, stop by after you pick the kids up from school. Or just sit back and relax on the terrace, you deserve it.

The proposed community centre will host its own maternal and child health facility, along with kinder. Having these conveniently on your doorstep will mean that appointments, drops-offs and pick-ups can more easily fit into your busy family schedule.



# More Growth & Learning

It begins with the proposed childcare and early learning centres, kinders, then a choice of public or private primary and secondary colleges. Down the track, the world class tertiary institutions in Melbourne, Werribee, and Geelong will be an easy ride from the proposed Mambourin Train Station. Growing up here, there will be more chances to shine.

## Proposed Government Schools

The proposed Village Centre will be home to proposed childcare and kindergarten. From here it's just a short way to the proposed government primary school and secondary college. In addition, you're in the zone for many already open private and public schools, offering an extensive choice of education close to home.

## Good News Lutheran College

Opening in 2025, Good News Lutheran College will eventually have students progressing all the way to their year 12 graduation. A contemporary learning environment of purpose-built classrooms, play areas, sports fields and specialist facilities on 6.8ha. The campus is located within the Mambourin Town Centre, opposite Barrabool Park.

## Closer Together

Laa Yulta, a Wadawurrung word for many stones, provides the ideal first steps for youngsters. The brand new Laa Yulta Primary School and Kindergarten opened in 2024. Students have three learning neighbourhoods. With the kindergarten and primary school together, it's a smoother transition and easier for parents timing drop-offs and pick-ups.

## Commuter Ease

The Mambourin Train Station is being planned subject to government funding. To be located by Mambourin Marketplace, older students will be able to commute to the world class tertiary institutes in Werribee, Geelong and Melbourne. In the meantime, Wyndham Vale Station, with 380 car spaces, is just a short drive away.



# More Space & Freedom

Feel good about coming home to a pedestrian and bike-friendly neighbourhood where families can walk to the shops, to socialise, play sport or swim. With so many active and healthier options on your doorstep, enjoying the great outdoors with your family has never been easier.



### Space to Breathe

Boasting more than 22 hectares of inviting, green open spaces, Mambourin Green gives you room to breathe. With kilometres of walking and cycling trails to explore, you'll love discovering your local backyard.

### Life Waterside

Mambourin Green features a central spine of the meandering natural creek corridor that connects to nearby Lollypop Creek and beyond. Reconnect with nature and discover the many benefits of spending quality time in a natural green environment.

### Adventure Awaits

Getting active has never been easier with a choice of three district and local neighbourhood parks offering adventure, play and fun for the whole family. Wherever you live in Mambourin Green, you'll never be more than a short walk from parkland, where kids of all ages can let their imaginations run free.

### Game On

Proposed sports ovals put team sports, or a simple kick about, on your doorstep as well. Grab a ball, gather the neighbours, or give the family a call. Living here, there'll always be time to play.



# More of What You Want

First home buyer, upgrader or downsizer? There is something for everyone here at Mambourin Green.

## Start Planning

Whether it is that important first home before starting a family or your forever dream house, there is a wonderful sense of achievement in seeing your plans take shape. From the ideal family-sized block to that low maintenance townhome with all the outdoor space you crave just a short stroll away. No matter what you want, you're sure to find whatever you have in mind at Mambourin Green.

## Find the Ideal Block

Mambourin Green will be home to over 2,000 lots with a range of local neighbourhoods to choose from. Block sizes will range from small and low maintenance through to grand and family sized.

## Choose House & Land

New residents will also be able to consider house & land packages at different price ranges. These contemporary family homes are the work of Melbourne's most trusted and premium builders.

## Townhome Living

Mambourin Green will also be home to a selection of contemporary designer townhomes that you can make your own and, being low maintenance, you'll have even more time to enjoy that Mambourin Green lifestyle.





# Amenities Map

## Shopping

Manor Lakes Central	10
Proposed Mambourin Marketplace	11
Proposed 'The Village' Shopping Centre	1
Wyndham Vale Square Shopping Centre	2
Wyndham Vale Shopping Centre	3
Pacific Werribee Shopping Centre	4
Hoppers Crossing Shopping Centre	4

## Medical and Dental

Manor Lakes Blvd Dental Centre	5
Manor Lakes Medical Centre	6
Werribee Medical & Dental Centre	7
Wyndham Private Medical Centre	8
Werribee Mercy Hospital	9
Alfred Road Medical Centre	9

## Education

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Laa Yulta Primary School and Kindergarten	11
Wyndham Vale Primary School	12
Walcom Ngarrwa Secondary School	13
St Joseph's Primary School	14
Iramoo Primary School	15
Wyndham Central College	16
Thomas Chirnside Primary School	17
Riverwalk Primary School	18
Werribee Secondary College	19
MacKillop Regional College	20
The University of Melbourne Veterinary School and Werribee Campus	21
Suzanne Cory High School	22
Victoria University Werribee Campus	23
Our Lady Of The Southern Cross Primary School	24
Christway College	25
Nganboo Borron Specialist School	26
Lollypop Creek Primary School	27

## Childcare and Kindergarten

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Aspire Childcare Riverwalk	36

## Attractions

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## Cafés and Restaurants

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Shadowfax Winery	40
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## Community

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## Train Station

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Werribee River	69

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# Another Proud Fraser's Property Community

For a hundred years Fraser's Property Australia has created stronger, smarter, happier neighbourhoods that enhance the way people live life together.

Since 1924 we have built more than 145,000 homes and won over 400 awards for our many and varied developments, all over Australia. In Victoria, these communities include Berwick Waters, Five Farms, Bradmill Yarraville, The Grove, Burwood Brickworks and Mambourin.

We design, develop, build, manage and provide clean energy to the properties and communities we create, and remain long after the last sold sign has been placed, to see the vision take shape.

Our commitment to you is ongoing, with Care & Rewards, our industry-leading customer service and loyalty rewards program. At Fraser's Property we want your home buying journey with us to be easy and enjoyable, and we'll be there for you every step of the way. When you purchase, you will have access to our dedicated Customer Care Team, myFraser'sProperty app, and Property Trackers so you can feel proud and confident of your choice to buy now and into the future.

International in scale but local at heart, we understand the human side of property. For years at Mambourin we have watched as residents built and moved in, wetlands, parks and playgrounds grew into favourite spaces, the aroma of fresh coffee wafted, youngsters started school with so many precious memories already made and more to come in the future.

Now at Mambourin Green, thousands of families will be able to experience that same Fraser's Property pride in a community that quite simply has more of what matters.



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[mambouringreen.com.au](http://mambouringreen.com.au)

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