
FEBRUARY 2017

ANOTHER DENNIS FAMILY COMMUNITY

ASHBURY

≡ NEIGHBOURHOOD NEWS ≡

ISSUE N°2



CONSTRUCTION IS WELL UNDERWAY

The construction of Ashbury Estate is well underway and visitors to the area will notice a number of new changes being made to the surrounding roads. Boundary Road is still undergoing an upgrade. Once works are completed in April 2017 Boundary Road will accommodate parking on both sides and significantly improve traffic flow in the area.

NEIGHBOURHOOD NEWS THE FIRST OF MANY BEAUTIFUL TREES AT ASHBURY

To celebrate the unique and beautiful location of Ashbury at Armstrong Creek, great care has been taken to conserve the native vegetation and retain as many standing trees as possible. Symbolic of growth in the area, the team at Ashbury have recently chosen a selection of beautiful new trees soon to be planted at Stage 1 Ashbury. The trees will be the first of many

planted at Ashbury to replace those that were unable to be preserved during construction.

Once completed the country estate will feature more than 30 hectares of gorgeous parklands, nature reserves, green belts and a stunning wetland.



WHY LIVING ON THE SURF COAST IS SO GREAT IN SUMMER!



Greater Geelong has been revealed as the Victoria's fastest growing regional property market. And it comes as no surprise that the area is becoming more popular, with the Surf Coast just around the corner and an amazing lifestyle available right on residents' front doorsteps.

Of course the best place to enjoy all the region's advantages is Ashbury. Located next to the future Town Centre at Armstrong Creek, and just a ten-minute drive from both the Geelong CBD and beaches at Torquay, Ashbury offers the perfect lifestyle balance between city, country and coast.

As summer nears its end we've compiled a list of the best things to do on the Bellarine Peninsula. Over the next few months start exploring the local area by taking an adventure down the coast.

Portarlington Market

The Portarlington Community Market is held in the charming seaside village of Portarlington, just a short drive from Ashbury Estate, and is held on the last Sunday of every month. You can browse or buy from the market stalls as you stroll through the beautiful parkland and take in the best views of Port Phillip Bay, while watching the local mussel boats and fishermen go about their trades.

Market stalls include local delicacies, farm fresh produce, toys, books, music, arts and crafts, home wares, and fashion.

More information: www.facebook.com/portarlingtonprimarieschoolmarket



Oakdene Vineyards

Located in Wallington just 20 minutes down the road from Ashbury, you'll find Oakdene Vineyards, an original 1920's homestead. Oakdene has been beautifully restored and boasts an eclectic, lush art garden setting offering dining, accommodation, wine tasting and tours of the vineyard.

The Cellar Door is open daily from 10:00am, offering wine tasting and sales, with wines sure to compliment a delicious lunch or dinner at the Oakdene Restaurant which is open each week from Wednesday to Sunday. And, if you'd like your visit to last a little longer, Oakdene also offers up luxurious boutique accommodation onsite.

More information: www.oakdene.com.au



Adventure Park Geelong

Adventure Park is a fun day out for the whole family at Victoria's biggest and most exciting theme park. Prepare to get wet, as the gates are open all summer long.

You can enjoy fast-paced and exciting rides like Aqua Speed Racers and Gold Rush Rapids, or relax and go with the flow as you cruise down Lazy River. Plus there's Tiny Tots Splashzone for the little ones too.

And for those looking to stay dry, Adventure Park also features go-karts, mini golf, archery and the wave swinger.

More information: www.adventurepark.com.au

NEW LOTS RELEASED AT ASHBURY ESTATE

Following the recent sales success at Ashbury new lots have been released in Ashbury Stage 6 and they're selling fast! Ashbury has had an incredible summer period to date, with Stages 1 - 5 completely sold out.

Don't miss out and make a plan to visit the friendly sales team today. To add excitement to the mix construction on Stages 1, 2, 3 is well underway with bulk earthworks complete and road construction about to commence on Stages 1 and 2.

For those who purchased in the first release, the Ashbury lifestyle is becoming increasingly closer, with Stages 1 and 2 titling in the coming months. Buying land and building your home can be a daunting time if you haven't built before. To help navigate the process Ashbury has developed a number of tips to help.

ASHBURY TIPS:

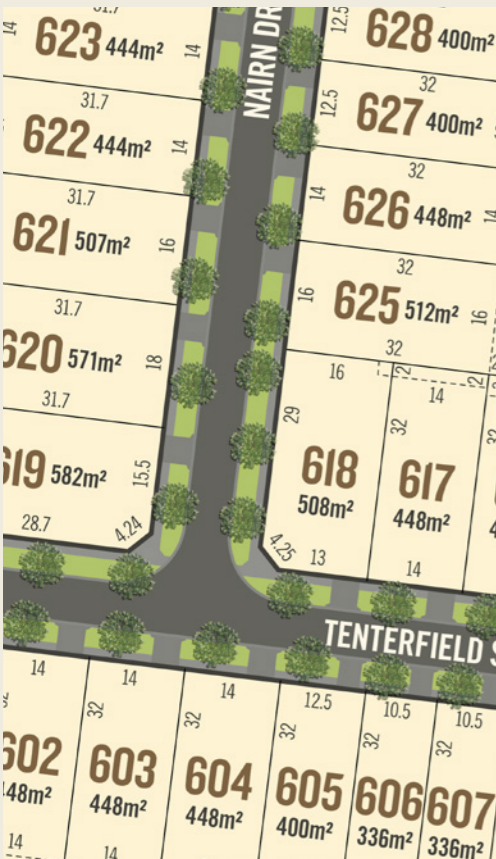
TEST YOUR SOIL

As soon as your land has titled your builder will arrange a soil test and site report. This helps determine the site costs so a Home Building Contract can be finalised.

SIGN YOUR CONTRACT

Once the contract is prepared, you'll need to sign it and pay the balance of your deposit. This is one of the most exciting steps in securing your new home.

For more tips and a step-by-step guide prepared by the professionals follow Ashbury Estate on Facebook, give the helpful sales team a call on 1300 303 460 or email info@ashburystate.com.au



COMMUNITY PARTNERS

CFA GROVEDALE VOLUNTEER BRIGADE

Fire safety at this time of year is incredibly important for everyone to consider when at home or travelling across the state. The safety of the community is our number one priority at Ashbury Estate.

To ensure that the local community receives support and education Ashbury is dedicated to contributing to the CFA Grovedale Volunteer Brigade who in turn supports the local community.

Bushfire season is still upon us and the importance to keep your fire plan up-to-date has never been more relevant. To ensure you are ready for all conditions



the CFA run the most comprehensive bushfire safety program - Community Fireguard.

Community Fireguard is all about taking control of your own bushfire safety. It's a practical program designed to help you:

- Plan for a range of scenarios;
- Make informed decisions when it counts;
- Maintain a fire smart house and garden; and
- Work together with your community to reduce everyone's bushfire risk.

For more info go to www.cfa.vic.gov.au/plan-prepare/community-fireguard



GEELONG SUPERCATS

Ashbury are proud sponsors of the Geelong Supercats basketball team. This year is an exciting time for the club with the newly appointed head coach Natalie Hughes leading the Geelong Supercats Division One Women's team into the season.

Natalie is a former Olympic team member for Great Britain and an ex-Australian Opal with a wealth of experience to bring to the team. 2017 is set to be an exciting year for the club. Rally your family and friends and come along to the Geelong Arena and show your support for Geelong Supercats by cheering the club on in 2017.



STYLING TIPS TAKE YOUR HOME FROM WINTER TO SUMMER

A Pop Of Colour Goes A Long Way. They say a change is as good as a holiday. And there's no doubt a few small and simple changes to your décor will make your home feel light and bright for the warm weather. But of course, when selecting your new homes colour palette, opt for nearly neutral so you can add colour using feature walls, cushions, throw rugs and accessories.

This way, as each new season rolls around, you can change just a few key pieces to give your room a bright fresh new feel. Change up your bed linen and throw on some new cushions. Or for a fun option, combine patterned cushions with straight colour cushions to mix up the look.

And if you need inspiration, check out some awesome new homewares at Adairs or House located just a 10-minute drive from Ashbury Estate at Waurn Ponds Shopping Centre.

PURCHASER TESTIMONIAL

We love to hear from the future residents and why they're so excited to soon call Ashbury home. Teresa Severi recently purchased land at Ashbury Estate so she could relocate from Melbourne. Teresa says:

"I chose Ashbury Estate because I want the lifestyle of living near the beach. I want to be able to jump in my car and arrive at the beach in minutes. I also like that the infrastructure is already in the area. The nearby train will allow me to commute and keep my job in Melbourne."



TO FIND OUT MORE ABOUT ASHBURY,
VISIT THE SALES TEAM

Maxwell Collins, 55 Myers Street, Geelong
Open 11am - 5pm Daily

CONTACT SHAREE HASE OR
JAYDEN McHENRY ON 1300 303 460



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ASHBURY

≡ ARMSTRONG CREEK ≡

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