

Address.

Edition No.4



AVJennings®

This edition of Address showcases our communities. Each has its own name, identity and personality, distinctly suited to its location and style. While the tendency is to see each one as independent, they're united in that they are all AVJennings neighbourhoods, built around common principles that help people live the way they want to live today.



The following pages celebrate our commitment to developing vibrant, connected communities, something we have been doing for more than 80 years. We have chosen three prominent AVJennings identities to express some of the principles that are at the heart of every AVJennings community development.

John Eckert is our National Design Manager and knows how to connect communities for better living. Tony Rufo AVJennings Building Supervisor

shows the diversity which keeps our developments fresh and varied. And our Corporate Ambassador Steve Waugh shows how we help communities, live, play, relax and stay active outside the home. Take a look on the following pages.

Whether you're looking for a family home, townhome, or apartment, rely on AVJennings not just for quality of construction, but quality of life.

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A celebration of community.

Connecting communities for better living.

“A sense of community pride and belonging can’t be built through bricks and mortar, or fixtures and finishes. These things matter of course, but it’s people that build happy, safe communities. What we do is try to plant the seeds to help that happen.”

It’s why we develop our communities with plenty of ways to connect, so people can meet, play, explore, relax, socialise and exercise. We deliberately don’t grid out streets, because we want there to be more interesting ways to get around than simply turning corners. Networks of pathways, cycleways

and short-cuts join up the communities and connect them to the wider neighbourhood and local services.

We encourage home building with windows that open to the street, rather than just a double garage because that makes the houses more open and inviting.

And where we can we cluster groups of homes around shared green spaces. In this way neighbours can get to know each other, look out for each other.

John Eckert

National Design
Manager
AVJennings



Tony Rufo

Building Supervisor
AVJennings



Variety is the spice of community life.

“I’ve worked in the building industry for over 40 years – two thirds of my own life and half of AVJennings entire history. People are kind and say I don’t look like I’ve been around that long! The reason I stick around is I love what I do and I enjoy helping create happy, sociable communities.”

A big part of how that happens is encouraging diversity. People are individuals, so naturally they don’t want their houses to be all the same. I’ve built thousands of homes and every single one is different. Even those with the same floor plan have little differences in the way the properties finally

come together that make them unique and give them their own personality. Large family homes stand alongside smaller townhomes or apartments. This brings different types of people – different ages, different cultures, and different backgrounds – to help keep our communities interesting.

Of course, not every home in an AVJennings development is built by us. Many landowners bring in their own builders – something we can help and advise on if you wish – to give an even greater diversity. Because different ingredients make more exciting recipes.

Active communities are happier communities.

“As a professional athlete for so many years, training and fitness was a central part of my life. Of course, most people don’t make their living playing sport and a lot of jobs these days now require people to sit around for long periods – and that’s not great for our health.”

Even if you’re a tradie or have other work that keeps you physically active, the way we tend to relax now often involves a screen of some kind. And there’s nothing wrong with that, technology is making our lives richer for the most part, but

there does need to be the opportunity to get outside and fill your lungs too.

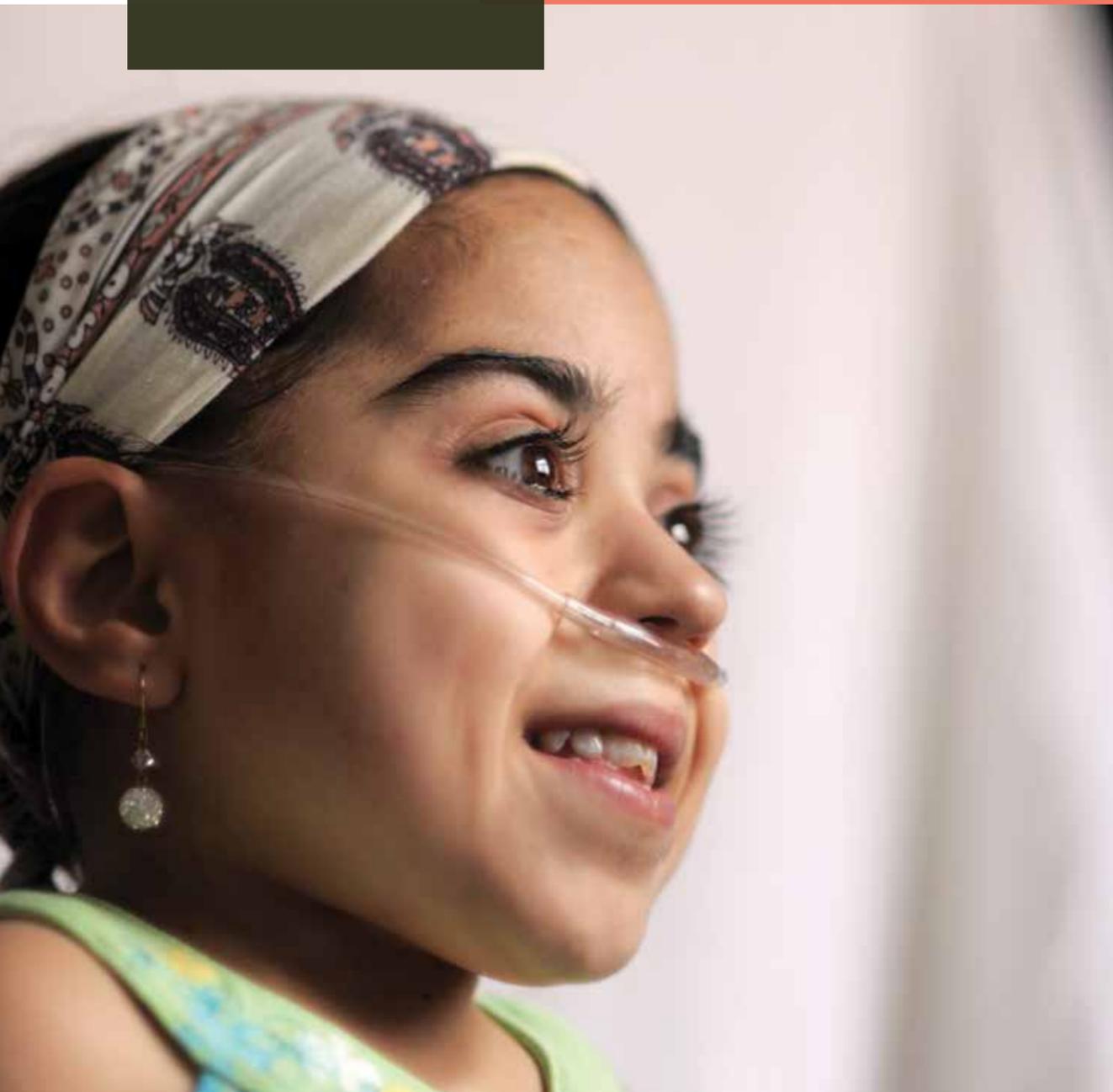
That’s why AVJennings design communities where there’s plenty of parks, pathways and playing fields for families to get out and have fun.

Not every backyard may be big enough for its own game of cricket, but you know there’s somewhere nearby where the kids can have a hit – and maybe mum and dad can join in too!

**Steve
Waugh AO**

Corporate
Ambassador
AVJennings





The Renee Series - homes filled with hope.

AVJennings, our employees and the Steve Waugh Foundation are working together to improve the lives of children and their families who live with a rare disease. One of our initiatives is 'The Renee' series of homes, branded in honor of Renee Eliades, a special young lady with the very rare disease Geleophysic Dysplasia, which affects bone development. At age 23, Renee is often mistaken for a 3 year old.

The Renee homes are sold just as any other home and the profits from each donated to the Steve Waugh Foundation. The funds provide grants, respite camps and research into the effects of rare diseases, providing hope and somewhere to turn for the children affected.

The Renee homes have been built with the co-operation and commitment of over 100 AVJennings suppliers, who donate labour and materials. AVJennings' CEO, Mr Peter Summers, said "We are thrilled by how many suppliers and friends have raised their hands to help out with

this special project - it's just fantastic and we are thrilled with the results to date".

The third Renee home, which is at Hazelcroft in Victoria has now been sold and Steve Waugh and Renee personally handed over the keys to the excited new owner. The Renee 4, which is at

Big Sky in Queensland, has now been completed, beautifully furnished by Coco Republic and will be open for inspection. For enquiries please call 131 878.

South Australia.



Key:

A	APARTMENTS
H	HOUSES
L	LAND
T	TOWNHOUSES

H L T

Eyre Penfield

Eyre is situated on flat, fertile land, 40 minutes north of Adelaide CBD and 40 minutes away from the beautiful Barossa Valley. The 121 hectare site consists of 25 hectares of open space and wetlands with a nature trail following Smith Creek for walking, jogging and riding bikes. The outdoor lifestyle continues with a Central Park at the centre of the community which provides a leafy, cool place to relax, exercise or walk the dog. A shopping centre and sporting complex are in development.

Eyre is close to Elizabeth and Munno Para shopping centres and public transport. The Display Village is now open with 15 different home designs to explore.

L

Pathways Murray Bridge

Perched on a hillside and five minutes away from the historic town of Murray Bridge, Pathways overlooks rich, farming land producing crops such as tomatoes and peas. The Murray River is an important part of this community and tourists hire house boats and ride the paddle steamer while locals fish off the jetty or launch their boats for an afternoon on the water.

The name of the development was inspired by the paths and boardwalks that connect the open green spaces, parks, playgrounds and walking trails yet the bustle of Adelaide CBD is a mere 45 minutes to the west.

L

River Breeze Goolwa North

Like the idea of living near a lake? But also drawn towards the beach? At River Breeze, you can have the best of both worlds. Like many coastal towns, Goolwa is a tourist destination and the famous Steam Ranger Cockle Train offers panoramic ocean views as it runs along the south coast beaches to Victor Harbour.

From the historic wharf, you can windsurf, jet ski, fish and take a boat out. Landlubbers head to the golf courses while nature lovers retreat to Coorong National Park. River Breeze is situated on Lake Alexandrina, one hour south of Adelaide, on 13 hectares of land with a landscaped reserve.

A L T

St Clair St Clair

Imagine your home surrounded by a beautiful 22 hectare native sanctuary of parklands, waterways and lagoons, where specially constructed viewing platforms allow you to observe birds, frogs and fish in their natural habitat and walking and biking trails give you the freedom to exercise and enjoy the fresh air. At St Clair you don't have to imagine.

As well as parklands, your extended garden includes cricket pitches, soccer grounds and picnic areas to foster a relaxed family environment. The purpose-built St Clair train station is now complete and lies just eight kilometres to the west of Adelaide CBD. The recently opened village square provide everyday facilities you need including a Coles supermarket and cafes.



Western Australia.



Perth • Subiaco



- Artists impression

A **Indigo China Green** Subiaco

On the Hay Street side of the Subiaco Common, close to tree lined walkways, a park, lake and gardens yet minutes from cafes, theatres, shopping and markets, lies Indigo China Green.

Named after the historic Australia Fine China site, on which it has been built, these apartments have been designed to create a sense of community within the building. You can meet your new neighbours working out in the gym, relaxing in the steam room, enjoying cocktails on the rooftop terrace, or cooking up a feast at the BBQ and Teppanyaki Bar. Each spacious apartment includes secure basement parking and an individual storeroom.

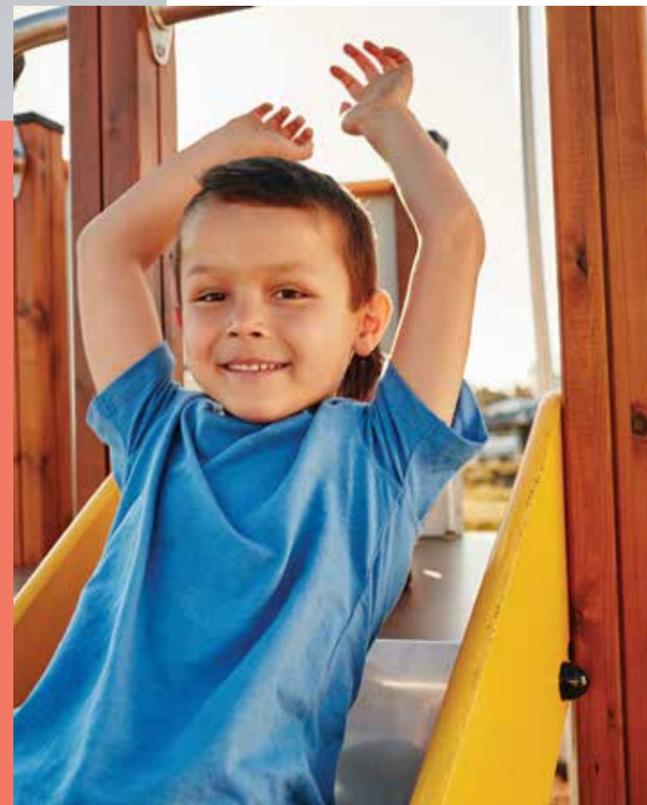
A **Viridian China Green** Subiaco

Located on the historic Australia Fine China site in the affluent suburb of Subiaco, Viridian is only five kilometres away from Perth CBD and minutes away from the beach.

Award winning architects, Hames Sharley, have cleverly fused heritage elements with a contemporary design to create a unique boutique development with one, two and three bedroom designs. Each spacious apartment includes secure basement parking and an individual storeroom. Viridian also has a fully equipped gym, steam room, rooftop terrace, BBQ area and a Teppanyaki Bar.

Queensland.

In addition to the developments featured here, AVJennings is also creating communities at Nottingham Square – Calamvale, Essington Rise – Leichhardt, Glenrowan – Walkerston and Elysium at Noosa Heads.



- Walkerston
- Noosa Heads
- Meridan Plains
- Brisbane
- Coomera
- Calamvale
- Leichhardt
- Richlands
- Mango Hill

H L

Big Sky Coomera

Brisbane or the Gold Coast? It's a decision facing so many SE Queensland homebuyers. But why not have both? With easy access north and south on the M1 motorway, Big Sky at Coomera sits perfectly between the two, 25 minutes from the beaches of the Gold Coast, and just 45 minutes from the Brisbane CBD. No wonder it's among Australia's fastest-growing areas.

Not that Big Sky will become crowded. No less than 40% of the area is designated as public space, with parkland, green spaces and kids play area, criss-crossed by a network of bikeways and walkways that promote a fresh-air family lifestyle.

Coomera itself is benefitting from strong and sustainable development that puts primary schools close by, together with Coomera Rail Station, shopping centres, colleges and the future Town Centre.

H L

Creekwood Meridan Plains

Lying midway between the beaches of the Sunshine Coast and the Queensland hinterland Creekwood is the perfect spot for home buyers torn between sea change and tree change, because it grants easy access to both. Midway between the glorious beaches of the Sunshine Coast and the scenic hinterland of the Glass House Mountains, Creekwood's tree-lined entrance alongside the three hectare park leads to a quiet network of residential streets.

75 minutes from the Brisbane CBD, Creekwood at Meridan Plains offers a wide selection of lot sizes and home styles. Schools (over 10 to choose from), childcare, shopping and transport links are all in the neighbourhood. Just down the road is the soon to open Kawana Health Campus, plus golf, wineries, fishing and forests are all nearby.

T

Halpine Central Mango Hill

Just 25 kilometres north of the bustling Brisbane CBD, yet 15 minutes away from the wild dolphins, turtles and marine life in Moreton Bay, Mango Hill is perfectly positioned between the city and coast.

Residents can kick back in their own swimming pool and a community BBQ pavilion which offers alfresco dining and the chance to relax and catch up with neighbours and friends after a busy week. Just grab some groceries from nearby Mango Hill Market Place or Westfield North Lakes.

With a Childcare Centre, Library, railway station and schools close by, and surrounded by the beautiful North Lakes Gold Course, Halpine Central is a unique and beautiful place to call home.

T

Villaggio Richlands

Villaggio provides comfortable, contemporary living. With cleverly planned spaces and quality finishes from bathroom to benchtop, our design team have detailed every home tastefully. Even the streetscapes are manicured, with charming plantings and landscaped verges.

Part of the Richlands community, Villaggio has prime access to schools and early childhood centres, as well as tennis, golf and bowling. And of course, plenty of cafés, restaurants and a new shopping centre.

Zip down the M5 or M7 and you're in the CBD in minutes. With all the conveniences of modern life without the city crowds Villaggio lives up to its name – village in Italian.



New South Wales.

In addition to the developments featured here, AVJennings is also creating communities at Lakes Edge – The Ponds and Seacrest – Sandy Beach.



H L T

Arcadian Hills Cobbitty

Arcadian Hills offers the tranquillity of the country for city commuters. The community nestles among the rolling green hills of Cobbitty and contains unique historic features that recall two hundred years of Australian rural history, such as a Village Green as the centre point among its open spaces.

The neighbourhood has been painstakingly designed to capture the charm of quiet, country living but to bring city conveniences close to hand. Transport is at your door and shopping and schools just minutes away. Parklands with an outdoor fitness circuit, children's playground and an off leash dog area give everyone a reason to spend more time enjoying the fresh air.

H L T

Argyle Elderslie

Argyle is a community on the rise in every sense. Set in a peaceful, established suburb, it attracts young families who love the parks, open green spaces and picnic spots. Surrounded by local farms, several golf courses and boutique vineyards, means there's plenty to do on the weekends too.

Schools, shopping precincts, services and public transport are nearby and so are the charming country villages of Camden and Narellan.

From Elderslie, the Sydney CBD is less than an hour away and the beaches of Wollongong a mere 45 minutes away – perfect for weekend Nippers or a surf.

H L T

Magnolia Hamlyn Terrace

Living by the coast is the great Australian dream and you can live it now.

The first release of Magnolia sold out. This is unsurprising when you consider you're just minutes away from calm lakes or surf beaches and surrounded by hectares of open green spaces, perfect for exploring on foot or along meandering bike paths.

Spend lazy weekends discovering the Central Coast and reduce midweek stress by keeping life simple. Drop into the local shops or visit Westfield with its department stores and cinema complex. Pick up the kids from school and head off to the sports fields or the lake for a sailing class.

Magnolia is 80 minutes drive north of Sydney's CBD and 7 minutes from the nearest railway station.

H L

Ravensthorpe Heights Goulburn

As Australia's first inland city, Goulburn has a historic grandeur unlike any other. With its central location in town, Ravensthorpe Heights puts these charms together with modern city convenience close to your doorstep. There's a choice of high quality schools, with local speciality shopping tucked among the major national stores, plus national parks and wineries nearby.

As it's set in an elevated part of town, many of the home sites at Ravensthorpe Heights have district views of the town or nearby hills. Each low maintenance home sits within a generously sized lot, which adds to the feeling of spaciousness.

Just 40 minutes from Canberra and less than an hour to the Illawarra coast, through Ravensthorpe Heights, Goulburn is fast recapturing its regional significance.

Victoria.

In addition to the developments featured here, AVJennings is also creating communities at Arlington Rise - Portarlington.



T

Ellery Williamstown

Ellery townhouses are a rare, boutique development of only seven residences.

Their contemporary design, using natural products such as stone, glass and timber, pays tribute to the nautical and post-industrial location of Williamstown before it evolved into a haven for those searching for a waterfront lifestyle near the city.

Designed by award winning SJB architects, these three storey residences look like they belong inside the pages of a glossy architectural magazine. Yet the interiors have been carefully designed to create a relaxed lifestyle. The city has never felt so far away.

H L

Hazelcroft Doreen

Hazelcroft is only 27km from Melbourne and nestles between the foothills of the beautiful Yarra Ranges and the lush banks of the Plenty River.

The area has a rich agricultural history which has been preserved in the form of wide, open spaces. In fact, almost half of this community is devoted to green space, with tree-lined streets. Even the playground equipment is unique. Made of wood to blend in with the environment and custom built, it's the only one in Australia.

In the nearby centre of Doreen, you'll find a range of family-friendly facilities—including schools, shops, restaurants and medical services.

L T

Lyndarum Wollert

Boasting three prestigious awards for excellence and an award winning local primary school, the masterplanned community at Lyndarum is a winning combination in every sense.

Surrounded by 16 hectares of Environmental Conservation Zones which protect rare native fauna and flora such as the Matted Flax Lily and Red River Gums, locals walk on the wild side or stroll in style in one of 29 manicured parks.

With a shopping centre, Health Care facilities, playgrounds, public BBQ's and even a direct bus route to Epping train station two kilometres away, an idyllic lifestyle awaits you.

A

Rosny Williamstown

Designed by award winning SJB Architects, Rosny is situated in a beautiful waterside location and every apartment has either a private balcony or terrace to maximise outdoor living space.

A contemporary neutral colour scheme using elements such as wood, glass and metal offer a contemporary, elegant feel and natural light flows into the living areas.

Positioned on the tip of a peninsula and just 9kms south west of Melbourne CBD, Williamstown is surrounded by Port Philip Bay. It has a swimming beach, yacht club and you can ride a bike along the Coastal Trail to discover beaches, wetlands, parks and cafes.

New Zealand.



Hobsonville Point • Auckland

H L

Hobsonville Point Auckland

On sparkling Waitemata Harbour in Auckland's west, Hobsonville Point has fast become the choice of people seeking an escape from the bustle of city life. Set in a beautiful and calm 167 hectare sanctuary, each home is architecturally designed with a pleasant aspect as well as breathing space from its neighbours.

In keeping with the surroundings, homes at Hobsonville Point have sustainability and environmental responsibility top of mind. The community is ideal for families, with two schools as well as parks and play areas, plus cafes, shops, even a farmers market.

Just 25 minutes from Auckland CBD by the ferry or 20 minutes by motorway in off-peak, Hobsonville Point puts affordable, tranquil living within easy reach.



Words and pictures in magazines and websites can never do justice to the experience of stepping into a new home in a new neighbourhood. So please, join us at one of our communities soon and get that feeling first hand.

Disclaimer:

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