



Address.

Edition No.10



AVJennings®

Enjoy the journey!

Welcome to Address Number 10

Thank you for picking up a copy of Address. Hopefully you've done so because you are on the exciting journey to buying a home site or a new home.

The housing markets move in cycles – always have. In particular, we saw prices in Melbourne and Sydney escalate and then we had the inevitable correction. There is almost universal agreement that we have now seen the end of this correction in those cities and things are on the way up again.

No one is predicting another boom in the foreseeable future, but a range of indicators show buyer confidence has returned. You might be familiar with the phrase, "there's never been a better time to buy". Right now, I think it's true.

In addition to lower prices, interest rates are at all-time lows; the banks have started to loosen their lending criteria; employment levels are steady; and there is a greater level of certainty about government policies that affect the 'hip pocket'.

Owning your home is more than just putting a roof over your head, it is a chance to join a community and feel like you really belong.

It also gives you a sense of achievement, and for many people, security. Your new home can also be an expression of your personality as you decide on colour schemes and furnishings. Then there's location, location, location!

There are lots of decisions to make which is exciting. But it can also appear a bit daunting, so we hope this magazine will help by providing you with a range of housing options. And we are only a phone call, an email, or a chat away, with one of our friendly sales consultants to help with any other questions. We've been helping Australians fulfil their dream of owning their own home since 1932.

We already knew the AVJennings name is one of the most trusted because our customers tell us, but it was pleasing for the entire AVJennings team to receive formal recognition in an independent public survey of Australia's most trusted brands. You can read more about our award on page 2.

Whether you ultimately decide to buy with AVJennings or someone else, enjoy the journey!



Peter Summers
CEO and Managing Director

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Winning the trust of generations.



AVJennings has been recognised as a 'most trusted' brand in the 2019 Reader's Digest awards.

Every business, whether a global corporation or a small family business, wants to be trusted. By their customers. By their partners, suppliers and employees. By the broader community. Trust is a highly valuable commodity in business because it cannot be bought, it can only be earned. This is especially important in today's world where trust in many institutions and organisations has been called into question. Which is why, in this rising tide of mistrust, AVJennings is delighted to be recognised by the Reader's Digest, through its independent consumer research study, as one of the most trusted brands in Australia in 2019.

The Reader's Digest survey gathers the opinions of over 3,000 Australians, so the results are representative of the broader community. One of the most pleasing findings from the awards is that AVJennings continues to win the trust of a new generation of home buyers.

While people over 50; who grew up with the AVJennings brand and remember the days when Sir Albert himself was in our ads; always think of us fondly and score us highly for trust, it is exciting to have confirmation that we are equally trusted by people in their 20s.

We're delighted that our reputation for quality, reliability and excellent service continues to be passed down the generations.

AVJennings®

Inclusive communities are stronger communities.

St Kilda leads the way in helping kids with autism enjoy their football

For most footy fans, the roar of the crowd, the sirens, chants and barracking, and of course the smell of meat pies or hot dogs, are all essential parts of the match day experience. But for people with autism – and there are estimated to be 164,000 Australians with autism – any of these things can lead to sensory overload and spoil their enjoyment of the game.

We truly believe Housing Matters, Community

Matters. As a company that fosters community spirit, we recognise the importance of lending a helping hand. And true to that, we continue to invest in our relationships with the wider community, whether that be supporting our staff in their own community endeavours, or our more direct partnerships with great organisations such as the Steve Waugh Foundation and sporting teams that share our values.

AVJennings has a long association with the St Kilda Football Club as one of our community partners. The Saints decided something should be done to ensure their young fans with special needs, and their families, could participate comfortably in the match day excitement. The club established a calming 'sensory room' for their home games at Marvel Stadium before the start of the 2019 season. This is a safe space away from

the commotion of the crowd, for the use of those kids and their families who need a break from the noise and activity. The sensory room gives families the opportunity to sit in a quiet, dimly lit space and follow the match on a big screen. St Kilda coloured, noise-reducing headphones and football shaped stress balls are available. There are also bean bags in club colours and lounges, plus activities such as colouring in and blocks.

“Community matters. It matters because feeling like you belong to a community is so important for every individual’s wellbeing.”
— Peter Summers, CEO and Managing Director

Inside the St Kilda 'sensory room' at Marvel Stadium

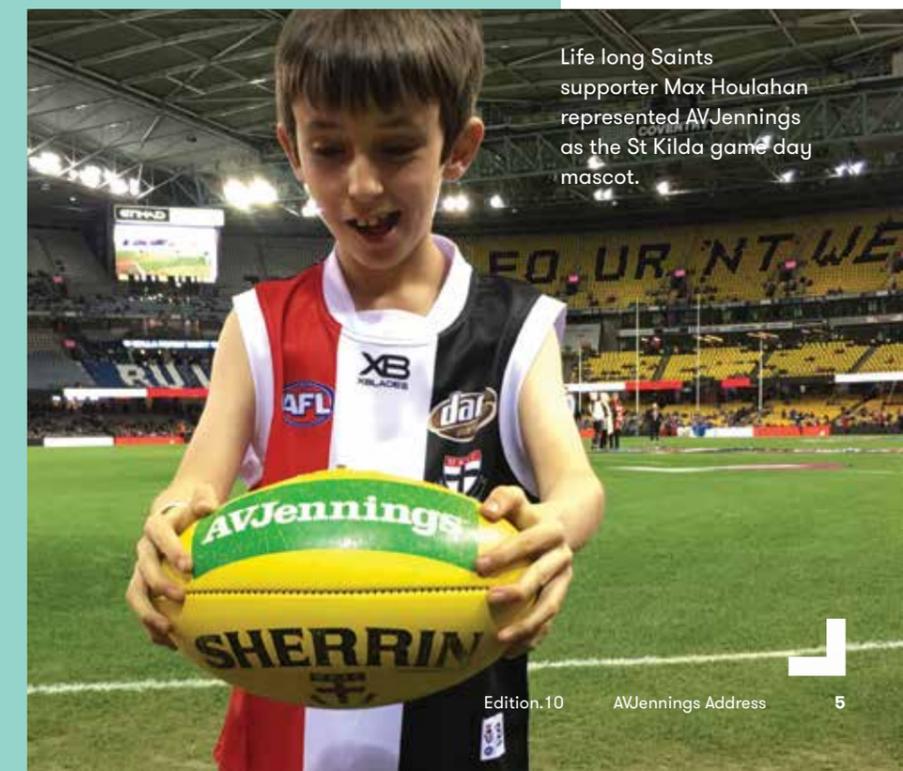


St Kilda’s idea of inclusion extends beyond the match day experience.

The benefits of playing sport, both physical and mental, are well documented, but of course playing sport comes more easily to some than others. St Kilda has also successfully launched SaintsPlay which forms part of the broader Allplay program. Allplay is a modified form of AFL that provides children with developmental challenges, who are not always readily able to compete, the chance to enjoy the thrill of sport

at a level appropriate to them. For those kids who wish to progress, Allplay is an important bridge in AFL development to Auskick. Good on you Saints for showing sport is for all members of our community.

Life long Saints supporter Max Houlahan represented AVJennings as the St Kilda game day mascot.



Queensland.

In addition to the developments featured here, we're also creating communities at Deebing Springs – Deebing Heights and Creekwood – Meridan Plains



T

Anise Bridgeman Downs

Nestled in sought-after Bridgeman Downs and only a 30 minute drive from the Brisbane CBD, Anise is a boutique community of just 63 exceptional townhomes. You can choose from a range of six different home styles, offering the perfect combination of spacious entertaining and low-maintenance living.

All homes are designed to take advantage of the Queensland climate – step onto the balcony straight from your bedroom. Dine with friends on your wraparound verandah or steal an hour with a book in your private retreat.

You can get together with your friends and neighbours in the undercover recreation and BBQ area, get active around the kick and play lawn or relax and cool off in the sparkling pool.

L T

Arbor Rochedale

Arbor is a new neighbourhood in the well-established and sought-after suburb of Rochedale.

At the heart of an already vibrant precinct, you can walk to nearby shops and the brand new Rochedale Town Centre with supermarket and restaurants, whilst only being minutes from some of Brisbane's best schools and scenic parks.

At just 17km from the Brisbane CBD, if you like the idea of moving in to a brand-new home, with a lifestyle of convenience and excellent transport links, Arbor is an outstanding choice.

Choose from a range of townhomes, or buy land to create your own unique place.

L

Cadence Ripley

Cadence is tucked into the Ripley Valley, less than 10km south of Ipswich and 3km west of Ripley town centre. The community is well served by major roads to connect you to work to Ipswich, Springfield, Brisbane and to all points in between. Schools, shopping centres, cafes, restaurants and public transport are all within easy reach.

Peaceful seclusion and playful inclusion are both important at Cadence. We've worked hard to fit in with the natural environment, not stand out from it. Inspired by its name, Cadence has been designed with movement in mind and features kick-about spaces and fitness stations in the park areas, as well as a sensory 'natural playground' that encourages all-inclusive play.

L

Riverton Jimboomba

Finding the perfect balance of work and play has never been easier. Riverton Jimboomba is situated on the banks of the Logan River offering a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit.

Just a stone's throw from the heart of Jimboomba, you will enjoy an address of convenience and lifestyle opportunities. In as little as three minutes you're in the middle of the Jimboomba township, where you find all of life's modern conveniences.

Further afield, it's an easy commute to the major employment hubs of Logan, Springfield, Springwood and Browns Plains. The Mount Lindesay Highway will link you to the major road networks connecting you to Ipswich in 50 minutes, Brisbane in 50 minutes and the Gold Coast in 66 minutes.

Key:

- A APARTMENTS
- H HOUSES
- L LAND
- T TOWNHOUSES



New South Wales.

In addition to the developments featured here, we're also creating communities at Seacrest – Sandy Beach, Arcadian Grove – Cobbitty and Warnervale.



H L T

Arcadian Hills Cobbitty

Arcadian Hills offers the tranquility of the country for city commuters. The community nestles in 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 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 are 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 as 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

Evergreen Spring Farm

Evergreen continues AVJennings' tradition of community building in south-western Sydney.

The Evergreen masterplan combines two precincts: Village South and Village East. They are interlinked by distinctive streetscapes, expansive parklands, bushland corridors and shared connections to local amenities.

Evergreen is well served by existing roads, transport, and local commercial centres. Historical Camden is a few minutes drive away, just a little further is the City of Campbelltown, complete with a newly enhanced hospital and the conveniences of a major centre. There are great public transport links within the area and into the city of Sydney, via bus and train.

H L

Magnolia Hamlyn Terrace

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

Magnolia continues to be one of our most popular communities. 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 to the nearest railway station.

Victoria.



Wollert •
Williamstown • Melbourne



Artists impression.

T

Lyndarum Wollert

We're pleased to be able to extend our established community at Lyndarum with a new boutique precinct of just 35 townhomes, in a choice of two and three bedroom configurations.

These contemporary homes have been designed to maximise light and space in style. Open plan living and dining areas feature glass sliding doors, leading to a private courtyard to make indoor/outdoor entertaining easy. Large kitchens come complete with quality appliances to create the perfect hub for entertaining family and friends.

This new precinct at Lyndarum is located next to the upcoming neighbourhood activity centre, with a supermarket and a range of specialty shops. There is also an abundance of other amenities nearby that make it the perfect place to build your future.

L T

Lyndarum North Wollert

Located in Melbourne's thriving northern corridor Lyndarum North is part of the burgeoning suburb of Wollert.

Approximately 1,800 lots will comprise a mix of land and housing options. A proposed town centre, independent school and train station located within Lyndarum North will be completed over the coming years.

Innovative urban design, colour chromatic guidelines and NBN enabled technology are only some of the unique aspects of Lyndarum North that make it so special.

Lyndarum North townhomes will be coming soon.

A T

Waterline Place Williamstown

In Melbourne's bayside suburb of Williamstown, Waterline Place will contain around 500 residences consisting of apartments and townhomes, bringing a new neighbourhood to the area.

Williamstown is 9kms south west of Melbourne's CBD and is a bright, picturesque waterfront suburb with a maritime history. Waterline Place itself is located close to Williamstown Beach and is only minutes from the shopping and café strips. Within a 10 minute walk are schools, day care centres, train stations and parkland - everything for convenient local living.

South Australia.



H L T

Eyre

Eyre

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 with plans for a nature trail following Smith Creek for walking, jogging and riding bikes. The outdoor lifestyle continues with a Central Park which provides a leafy, cool place to relax, exercise or walk the dog. A shopping centre and sporting complex are already complete within the development.

Sports fans will enjoy the Eyre District Sports Precinct which offers rugby and soccer pitches, as well as cricket ovals for all-year round activities. Eyre is also close to Elizabeth and Munno Para shopping centres and public transport.

L T

St Clair

St Clair

Imagine your new home surrounded by a beautiful 22 hectare sanctuary of parklands, waterways and lagoons, where viewing platforms allow you to observe birds, frogs and fish in their native habitat. This is St Clair – access to nature combined with walking and biking trails for an active lifestyle. As well as parklands, your extended garden includes a dedicated dog park, soccer and cricket pitches and plenty of picnic spaces for the family to relax.

Services are close by at the St Clair Village Square, which includes a Coles supermarket, specialty stores and several cafes. St Clair is just 8kms to the city and 5kms to the beach. If you prefer not to drive to town, the St Clair railway station offers an easy commute to the CBD.



Western Australia.

In addition to the developments featured here, we're also creating communities at Viridian China Green – Subiaco.*



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 cafés, 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.

T Parkview Ferndale

Whether you are looking for a great place to live or invest, Parkview ticks all the boxes!

This boutique development has been designed to include just 46 contemporary residences, including a mix of single and double storey homes, plus inviting lifestyle facilities.

Parkview provides a secure, low maintenance and hassle free lifestyle within minutes of a huge range of transport, retail, entertainment and educational facilities.

L The Crescent Viveash

Located just metres from the banks of the iconic Swan River, The Crescent promises the perfect canvas on which to build the home you have always dreamt of.

Situated 18km from the Perth CBD and on the doorstep of the vibrant Guildford and Midland hubs, The Crescent boasts a wide range of lot sizes and provides a peaceful sanctuary with the convenience of all modern amenities just a stone's throw away – perfectly suited to families, first home buyers, downsizers and investors alike.

T The Heights Kardinya

The Heights, Kardinya offers a meticulously planned precinct of elevated homes overlooking Alan Edwards Park.

With striking landscaping and low-maintenance courtyard gardens, The Heights means less time tending to lawns and more time for living.

The Heights puts you in the centre of everything great about this area. You're minutes from Fremantle's cappuccino strip and Garden City is even closer, offering some of the best shopping in Perth.

*AVJennings is an equity partner with Pindan Capital in these projects.

New Zealand.



Artists impression.

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 cafés, shops and 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.

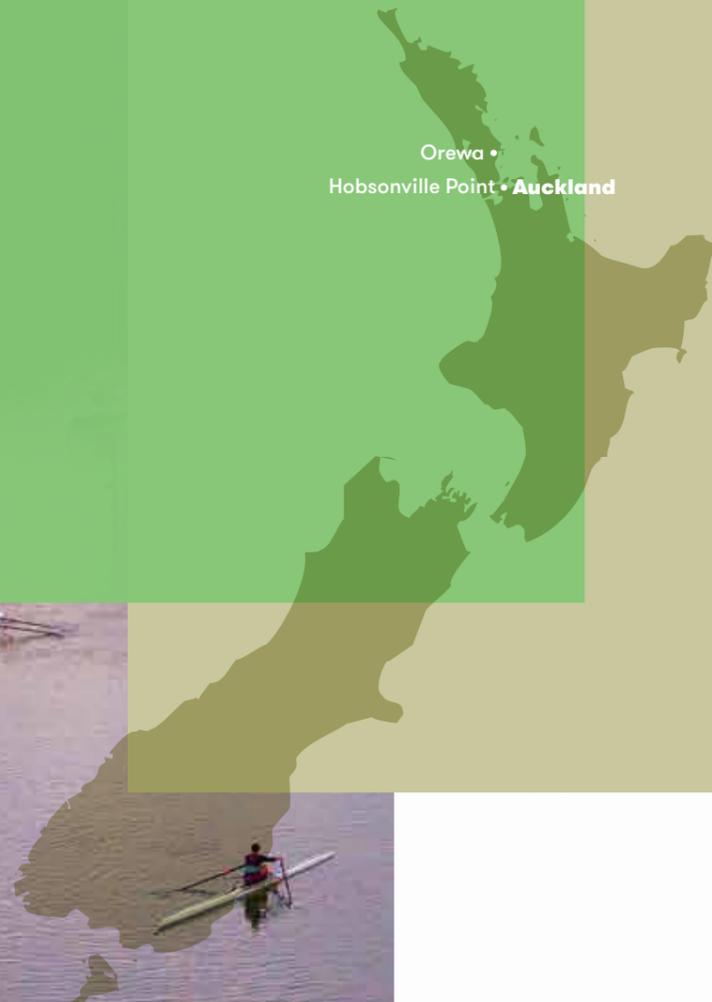
T H A

Ara Hills Orewa

Less than 30 minutes north of Auckland CBD, Ara Hills is the perfect antidote to the pressures of modern life. With the bush at your back and the beach down the road, you'll find it easy to unwind and rebalance yourself. To the west is Nukumea Reserve, 172 hectares of Department of Conservation-owned land filled with pristine native flora.

Ara Hills neighbourhoods are connected via picturesque tracks and streets that weave through a range of public spaces, including 35 hectares of pocket parks and reserves. The retail centre and adjacent central park are a natural focal point for the community.

Orewa •
Hobsonville Point • Auckland



Disclaimer:

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「Your community developer.

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.

Call 131 878 or
visit avjennings.com.au


AVJennings®