

★ **Aspect**
Mernda

An **AVJennings** community.

AVJennings[®]



Aspect. Your natural connection.

Imagine the tranquility of being surrounded by green rolling hills, yet still close enough to the city and everything it has to offer. Whether you love the scent of clean country air or the aroma of your morning café fix, at Aspect you don't have to choose. It's all here.

With 1,000 hectares of picturesque parkland just beyond your back yard, Aspect offers a playground big enough for the most active family. Ride bikes instead of trams and share the extensive walking trails with birds and other wildlife.

Plus, a walk is always worthwhile when you can enjoy stunning views of the city, mountains and Port Phillip Bay. You can live life near nature, yet still be closely connected to the city. Melbourne CBD is just 28kms away to the south west and the convenient roads and public transport links put everything within easy reach.

AVJennings. Your community developer.

For over 90 years, we've created communities where people want to belong. Where it's easy to get to know your neighbours and to find shared interests.

You may know our name from more established communities in northern Melbourne, such as Hazelcroft in Doreen, Riverdale on Plenty in Mernda, Bellevue in South Morang and Lyndarum and Lyndarum North in Wollert. Building on our core values of quality, trust and reliability, Aspect has a range of homes you'll love.

Choose from land with views where you can create your own dream home or the liberating, low-maintenance lifestyle offered by a townhome. Why not make life super-easy with one of our beautifully designed free standing homes, complete down to the clothes line and ready for you to move into?





Choose the home that fits your family.

Whether you're first time buyers, a growing family looking for more room, or empty nesters searching for lower maintenance living, Aspect has you covered with its broad range of new homes and land to choose from.

Expertly-designed AVJennings homes.

Take the stress out of building a home and minimise the amount of decisions you need to make by choosing a turn-key solution. Just move in, unpack and relax.

Cleverly designed, with thoughtful floorplans that maximise living space and bring the outdoors in, these homes work beautifully for all family types.

- 3 and 4 bedroom floorplans - choose the design that suits your family life.
- Choose your aesthetic - from a traditional pitched roof to a more contemporary exterior.
- Designer style internal specifications and colour schemes.
- Fully landscaped front and back gardens.
- Spacious open plan living.
- Luxurious master bedroom with ensuite.
- Ample storage throughout.

Choose your own block of land.

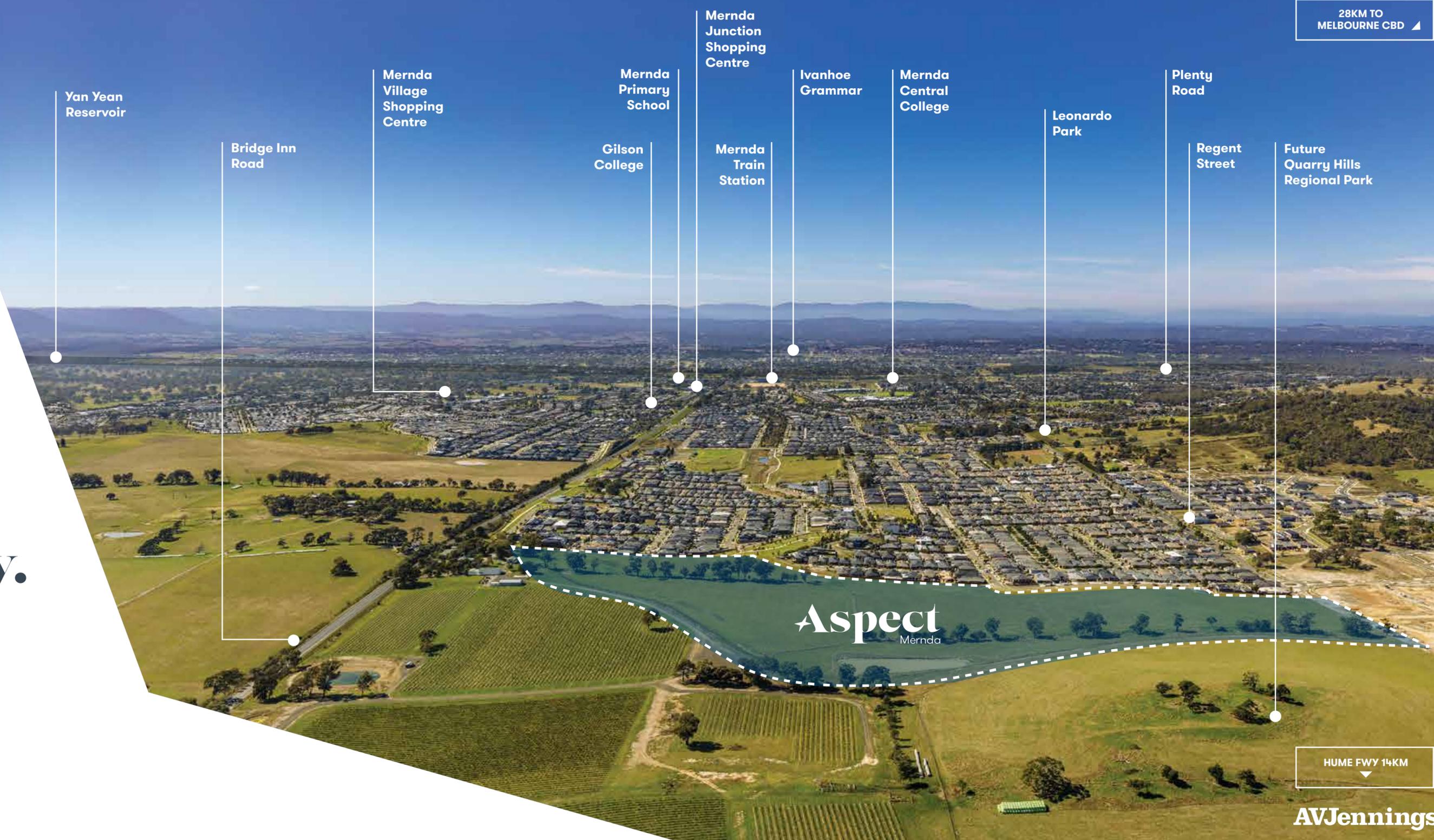
Aspect offers a diverse range of land lots to build your new dream home using the builder of your choice. Whether you're building your first home, upsizing or downsizing, you'll find the ideal allotment for you and your family. Select your preferred lot orientation and customise to your heart's content making the most of the beautiful surrounds.

Low maintenance townhomes.

Choose from a limited number of expertly designed townhomes. Perched in a premium location at the top of the community, overlooking the beautiful green reserve, this low maintenance living option is perfect for those with busier lifestyles.

Connected to nature, yet close to the city.

By road, rail, foot or bike, from Aspect it's easy to get where you want to go. No matter where you work or play, you'll love returning to your home surrounded by green, rolling parkland.



Stunning views at your doorstep.

The 5km Quarry Hills Park Circuit is a beautiful walk that takes you through natural bushland and grassland, where you can spot wildflowers and wildlife.

At the highest point of the walk there's a viewing platform with 360 degree views of the city, Yarra Ranges and Macedon Ranges. Stop at the Foothills Playground for a well-deserved rest and enjoy a picnic or fire up the electric barbecues.

Connnected to a thriving community.

🏠 Education

Childcare centres, Mernda Primary School, Mernda Central College, RMIT University, La Trobe University and libraries. They're all close by and easy to reach.

🛒 Shopping

At Mernda Junction Shopping Centre you'll find Coles, Chemist Warehouse, Liquorland, a butcher selling free range and organic meat, bakery, coffee shop, dentist, fresh fruit market, cafés and restaurants. Epping Plaza and Westfield Plenty Valley give you a choice of larger centres, both are just a 20 minute drive away.

🏥 Health

Taking care of your family's health couldn't be easier. There are 3 medical centres in Mernda, two private hospitals close by and Northern Hospital in Epping which is a 400 bed community hospital with maternity, acute and specialist services.

🎁 Entertainment

Enjoy a long leisurely weekend breakfast with wood fired bread at Turners Bakehouse Eatery or grab a takeaway coffee on the school run. What about Saturday night dinner at Two Beans and a Farm, a homestead built in the 1860s? Relax in the dog-friendly garden as the sun sets and give the kids another chance to play outside before heading home. Or, if you love live music, you'll soon become a Friday night regular at the famous, some would say infamous, Bridge Inn Hotel.

📍 Transport

Aspect is just 5 minutes from Mernda Station, a new transport hub which connects to the South Morang train line. It has a linked bus interchange, a cycling and walking path, taxi and private car drop off zones, plus parking for 1,000 cars. The station also connects to Mernda Town Centre, providing easy access to shopping, cafés and entertainment.

Bridge Inn Hotel - 3.6km



Mernda Junction Shopping Centre - 5.2km



Two Beans and a Farm - 5.3km



Pacific Epping - 11.7km



Mernda Station - 4.2km



Mernda Central College - 2.6km





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