

# NEAR-TITLED LAND OPPORTUNITY TRUGANINA

OLIVIA ESTATE



# The location



Located in Truganina's newest community, Olivia. Easily accessible from the Western Freeway via Grieg's Road. Minutes away from a variety of proposed schools, large scale shopping centres, parks, medical facilities and more.



**Melbourne CBD**  
35 minute drive



**Caroline Springs**  
8 minute drive



**Melbourne Airport**  
25 minute drive



**Rockbank Station**  
4 minute drive



**Western Freeway**  
4 minute drive



**Sunshine Hospital**  
17 minute drive



**Rockbank Primary School**  
4 minute drive



**Westbourne Grammar**  
20 minute drive



# The amenity.





**Melbourne  
Business Park**  
5 minute drive



**Westfield Shopping  
Centre**  
5 minute drive



**Mt. Atkinson Station**  
1.5km



**Proposed Primary  
School**  
5 minute walk



**Proposed Secondary  
School**  
5 minute drive

# Proposed amenity.



Western Fwy

Sri Durga Temple

Watergardens Shopping Centre

Proposed train station

Proposed park

Proposed Westfield Shopping Centre

Melbourne CBD

Grandvue Estate

Mt Atkinson Estate

Proposed State Primary School

Lot 114

Lot 142

Lot 141



# The property.

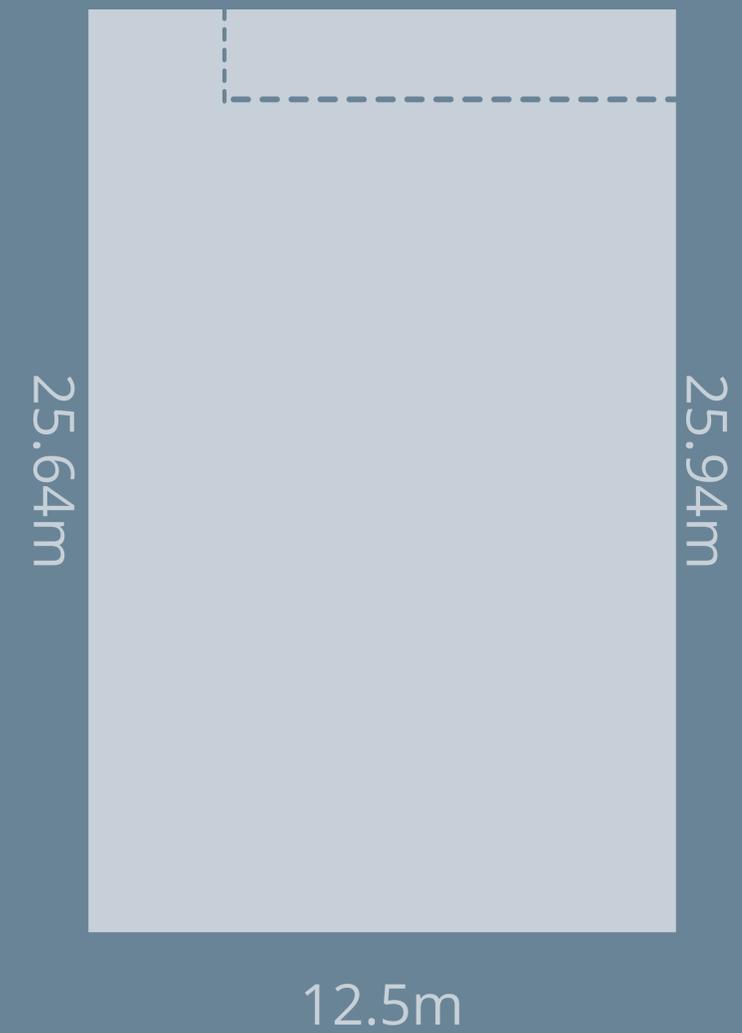
Lot 141



Lot 142



Lot 114



Park fronting



Greigs Road

Western Fwy  
3.4km



**Lot 114**

Proposed park

Melbourne CBD  
35km



**Lot 142**

**Lot 141**

Future Primary School





Melbourne CBD  
via Western Fwy.



**Lot 114**



Proposed park

An interactive feature park will be located on your doorstep, with a state-of-the-art inclusive playground for all ages and abilities

# The lifestyle



Enjoy weekends relaxing at Witchmount Estate Winery with friends, or take the kids to one of the many playgrounds and enjoy a coffee at a local cafe. There are an abundance of activities and sights to see within a short drive.

# The timeline

## Stage 1

Under construction



**Registration of titles / settlement**

Expected July 2020

# The deal

## **Sale terms**

10% deposit on signing an unconditional contract, balance payable 14 days after land title registration is complete.

## **Further documents available (upon request)**

Olivia Estate Masterplan  
Location Video  
Plan of Subdivision  
Engineering

