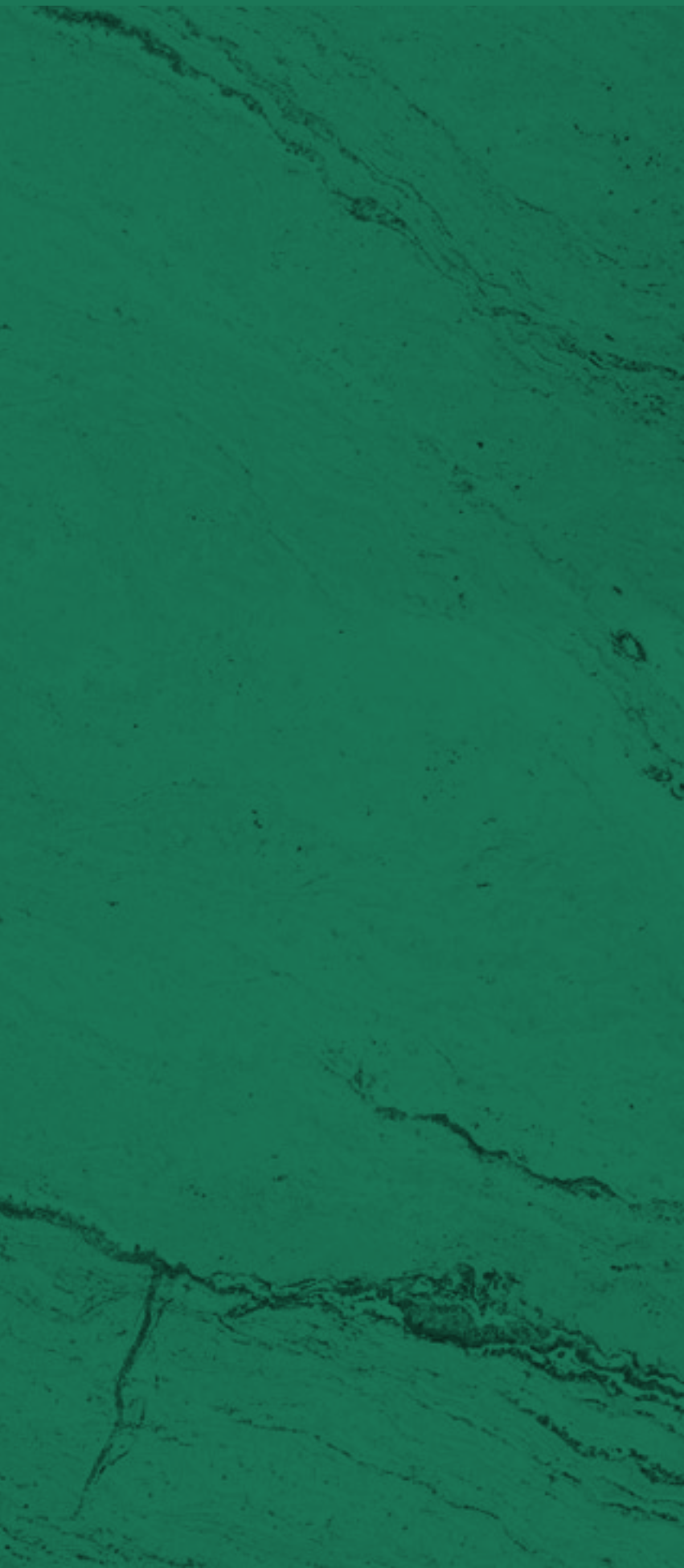




# Maplestone

SUNBURY

A NATURAL LIFE



## DISCOVER A NATURAL LIFE

Inspired by the surrounding natural beauty of Sunbury, city vistas and the wider landscape, Maplestone promises an effortlessly connected lifestyle through the wealth of amenity and established infrastructure in the immediate area.

Future sporting fields, a town centre, primary and secondary schools and retail precincts will shape a rich, vibrant neighbourhood. With the beauty of nearby creek trails and picturesque reserves on your doorstep, you and your family will be completely immersed in serene, tranquil living.

Discover a Natural Life at Maplestone, Sunbury.





Artist Impression



## A NEW BEGINNING

Discover serenity at Sunbury's newest master-planned community. Set over 90 hectares, a limited collection of homesites and 40 acres of open space invite a balanced lifestyle for young families and first home buyers.

Embraced by nature and boasting a close connection to the conveniences of bustling Sunbury, Maplestone provides move-in-ready living. In addition, the future town centre, schools, community services, retail and recreation makes Maplestone the perfect home for your family to grow and thrive.

Framed by open green spaces, conservation areas and the tranquillity of Jacksons Creek, living at Maplestone is enhanced by its connectivity to major road networks and the Sunbury train service direct to the centre of Melbourne.

This warm and welcoming community of only 887 homesites is a valuable investment for families looking for the best in modern living.



### Exclusive

A boutique community of only 887 homesites, set on over 90 hectares



### Convenient

Just 5 minutes to Sunbury Train Station, or 10 minutes to Tullamarine Int. Airport



### Natural

Adjacent to the future Jacksons Creek Conservation Area



### Central

5 minutes to Sunbury Town Centre and an abundance of existing amenities



## A CRAFTED COMMUNITY

Maplestone is just a hop, skip and jump away from the quality shopping, schools and recreation that Sunbury offers, where you'll find everyday living will be a breeze.

Featuring park facing lots, blocks backing on to beautiful wetlands and vast conservation spaces, this exclusive community of 887 homesites is a rare opportunity to secure premium land in Sunbury.



Little Goat Café

**An incredible lifestyle is on offer at Maplestone - just a stone's throw to the future local sports reserve, town and retail centre, schools, cafés and dining.**







Positioned near a future park and sporting fields — and surrounded by vast open spaces, wetlands and walking trails, Maplestone is the perfect place for an active lifestyle.



### A VISION REALISED

Maplestone is an exciting living destination. This master-planned community has been created by leading urban designers and planners with a thoughtful design that gently integrates its beautiful surroundings.

Maplestone is moments from the serenity of Jacksons Creek, with its winding paths, historic bluestone bridge and a plethora of local wildlife also calling the area home. It truly is a nature lover's paradise.



**Enjoy parklands on your doorstep,  
while being around the corner  
from the Sunbury township –  
and an effortless commute away  
from Melbourne’s bustling CBD.**





Historic Bluestone Rail Bridge



Goona Warra Vineyard

Royal Hotel Sunbury



More than a natural oasis, Sunbury is bursting with great things to see and do.



Rupertswood Mansion

### A PROUD HISTORY

Sunbury locals are immensely proud of its history, being home to the magnificent Rupertswood Mansion – the birthplace of cricket’s prized trophy, The Ashes – as well as Emu Bottom Homestead – one of the oldest homesteads in Victoria.

Home to award-winning wineries and the historic Goona Warra and Craiglee Vineyards, Sunbury is also one of the earliest wine regions in Victoria, dating back to the 1860s.

Sunbury Aquatic and Leisure Centre



Vic’s Food & Wine







The Spotted Owl

Your family will relish the convenient, connected lifestyle that Sunbury has to offer.



Goonawarra Golf Club

Frequent V/Line & Metro Train Services



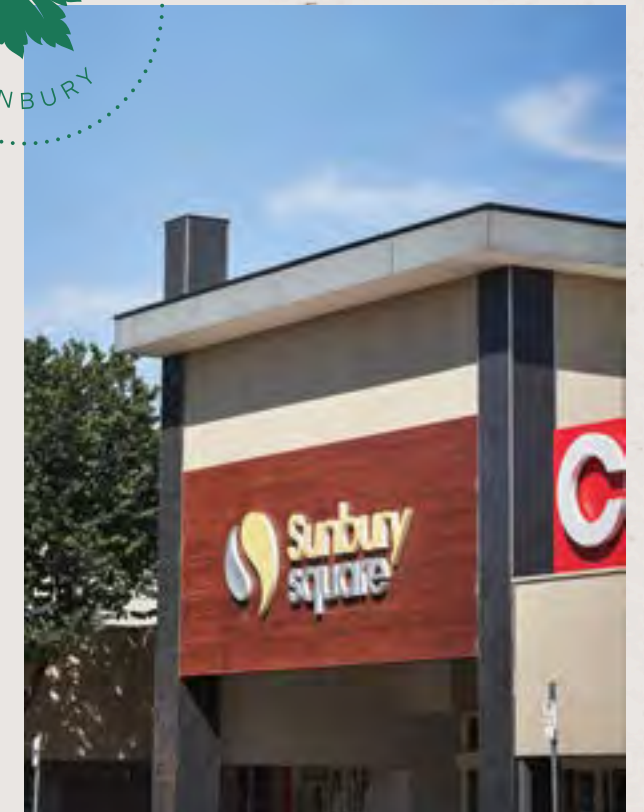
### A HUB OF ACTIVITY

Recreation and sports clubs cater to active living, and Sunbury offers some of the best in the state. Enjoy netball, cricket and football at the Clarke Oval, work out at the exercise pods at Sunbury Recreation Reserve or tee off at the glorious Goonawarra Golf Club. With tennis, softball, swimming and bowls, there's truly something for everyone.

If it's a relaxing Sunday brunch you're after, head down to The Spotted Owl or Vic's Food & Wine in O'Shanassy Street to enjoy some of Sunbury's flourishing café and restaurant scene.



Salesian College Sunbury



Sunbury Square Shopping Centre





NORTH



### A CONNECTED COMMUNITY

Leave the car at home and step out on foot - across the pedestrian link to the future park, school and sports reserves - or enjoy the convenience of regular bus services along Sunbury Road, taking you into the heart of Sunbury's shopping precinct.

Driving to Melbourne CBD is a breeze along the Tullamarine or Calder Freeway, or take the train from Sunbury Railway Station with services to Flinders Street Station.

Maplestone is 40 kilometres from the city, 15 minutes from the airport and only 5 minutes to Sunbury's thriving retail hub with great cafés, Sunbury Square Shopping Centre and public transport.

#### PARKS & RECREATION

- Golf Course
- Parks
- Sports Fields

#### ENTERTAINMENT, RETAIL & DINING

- Cafés & Dining
- Entertainment
- Cellar Doors & Vineyards
- Retail

#### EDUCATION & COMMUNITY FACILITIES

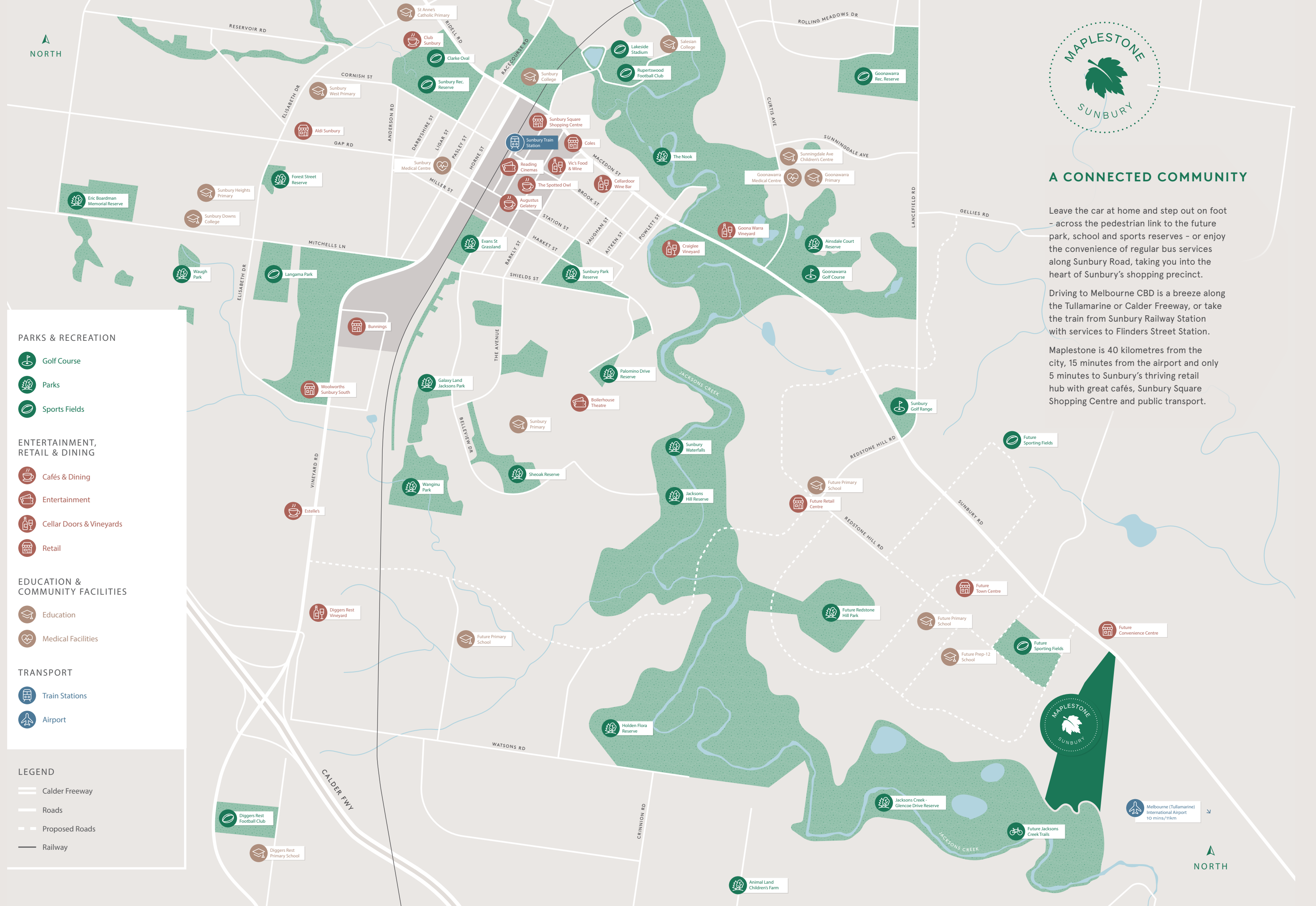
- Education
- Medical Facilities

#### TRANSPORT

- Train Stations
- Airport

#### LEGEND

- Calder Freeway
- Roads
- Proposed Roads
- Railway

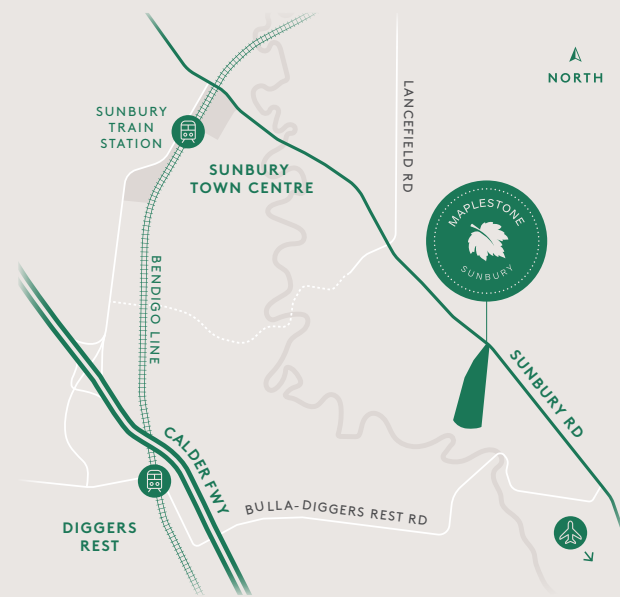


NORTH

Melbourne (Tullamarine) International Airport 10 mins/11km







## Pooja Tondon

ESTATE MANAGER

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