

# CEDUNA

CLYDE NORTH





# A PLACE TO FEEL AT HOME.

We're all looking for that perfect place.  
A place where you can feel safe and secluded, yet  
are enveloped by a true sense of community and a  
wealth of established amenity.

Welcome to Ceduna Clyde North, where everything  
you need to live an exceptional life is at your  
fingertips from day one. From retail, dining and  
education to recreation and transport, all you  
need to do is step outside the estate to enjoy the  
connected community you now call home.

This diverse collection of homes features premium  
options by leading builders. You've earned it -  
now the choice is yours.

---

# EVERYTHING YOU NEED & MORE.



Living at Ceduna, Clyde North is all about connection and convenience. All your daily needs can be taken of at the neighbouring St Germain Central, featuring a Coles supermarket, Anytime Fitness and a range of specialty retailers. Major town centres like Clyde, Cranbourne and Berwick are only moments away by car, offering a world of amenity, while the iconic

destinations of the Mornington Peninsula are within easy reach for a day trip to the beach.

For those looking to commute into the heart of Melbourne, Cranbourne train station is only 13 minutes away, while it will only take you 7 minutes to reach the Monash Freeway.

# POSITIONED PERFECTLY.



# EVERYTHING YOU NEED & MORE.





# LIFE IN A WELCOMING, INCLUSIVE COMMUNITY.

Located just 50 minutes from Melbourne's CBD, in the thriving southeastern corridor, Ceduna has been carefully designed to provide residents with high quality homes in a vibrant, connected community.

It's the perfect place to create the foundation for you and your family: amongst like-minded neighbours, connected to the best amenity the region has to offer, and with the continuing growth of the area set to provide even more amenity and opportunity in the future. It's a place you'll be proud to call home.



WESTFIELD FOUNTAIN GATE

GERMAIN CENTRAL SHOPPING CENTRE-5MIN ↗



**LEGEND:**

- MEDIUM DENSITY LOTS FOR RELEASE
- FUTURE RESIDENTIAL
- FUTURE RETAIL

THERE'S MORE  
CHOICE AT CEDUNA.

Whether you're looking to create your first home or trade up to a place with more space for your growing family, you'll find the perfect spot at Ceduna with 170 lots on offer. Choose from our

diverse collection of townhomes and home and land packages, crafted by a selection of highly regarded builders. You're sure to find the option that will make you feel right at home.

# A HOME YOU CAN BE PROUD OF.



ILLUSTRATIVE PURPOSES

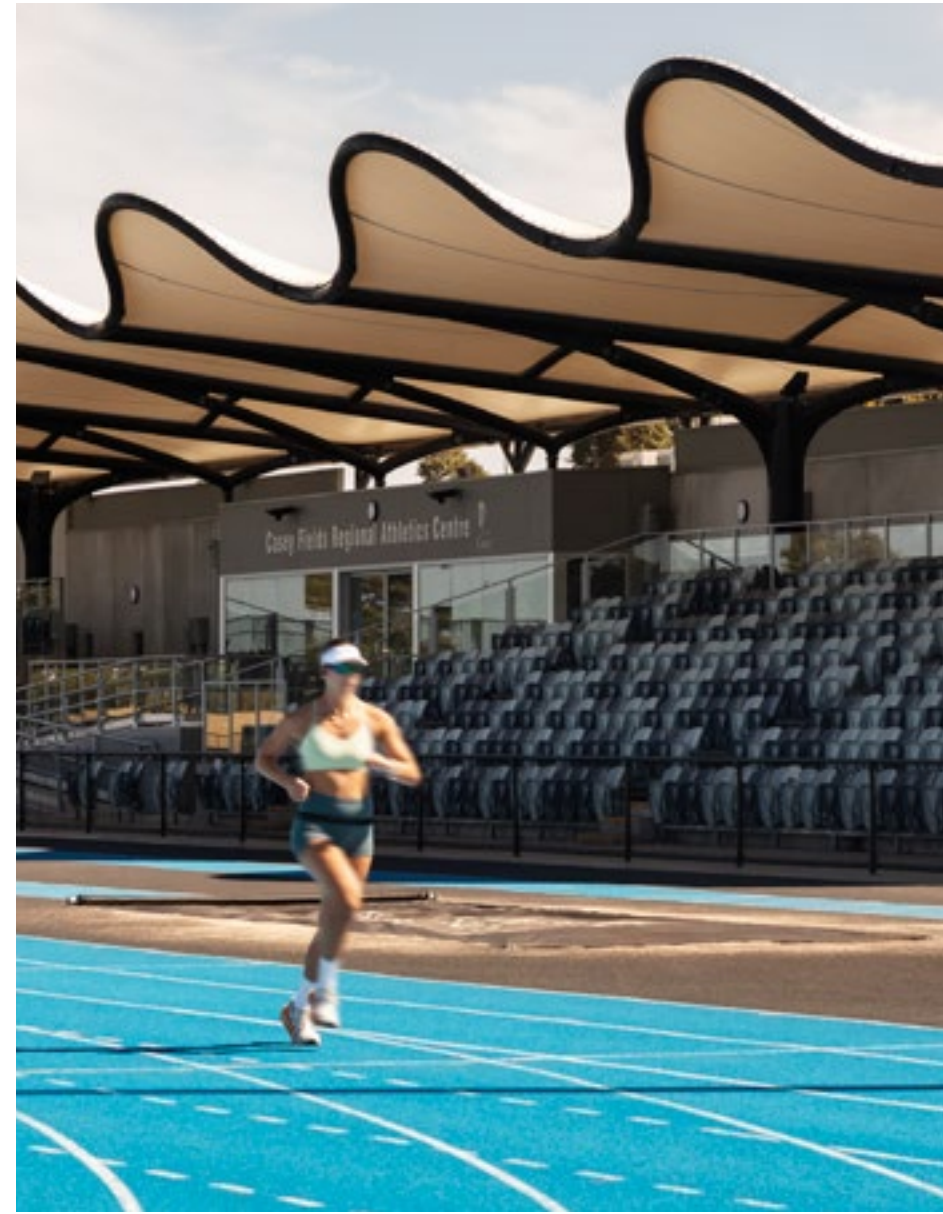
# HEALTHY MIND. HEALTHY BODY.

EDUCATION AND EXERCISE AMENITY ABOUNDS IN CLYDE NORTH AND SURROUNDS.

CITY FOOTBALL ACADEMY MELBOURNE



RAMLEIGH PARK PRIMARY SCHOOL



CASEY FIELDS ATHLETIC CENTRE

CRANBOURNE ROYAL BOTANIC GARDENS



CLYDE SECONDARY COLLEGE



There is no shortage of outdoor spaces around Ceduna to relax, play or exercise. Pocket parks can be found throughout the surrounding streets, or if you're looking for something a little grander, the Clyde Recreation Reserve and Casey Fields are nearby offering facilities for cricket, soccer, AFL, athletics and even BMX riding.

The area is also home to a diverse range of primary and secondary schools, both private and public, as well as an abundance of childcare and early learning facilities.

# WHERE LIFE TASTES BETTER.

SHOPPING, DINING & ENTERTAINMENT AT YOUR FINGERTIPS.

Whether you're looking to pick up some fresh food and groceries at St Germain Central or indulging in a little retail therapy at Westfield Fountain Gate, there are no shortage of shopping destinations around Ceduna.

If you're looking for a great coffee or even a casual Sunday brunch, you'll find many nearby cafes and restaurants that will quench that thirst, including the St Germain Café which is walking distance from Ceduna.



ZEPP0 RESTAURANT

ST GERMAIN CENTRAL



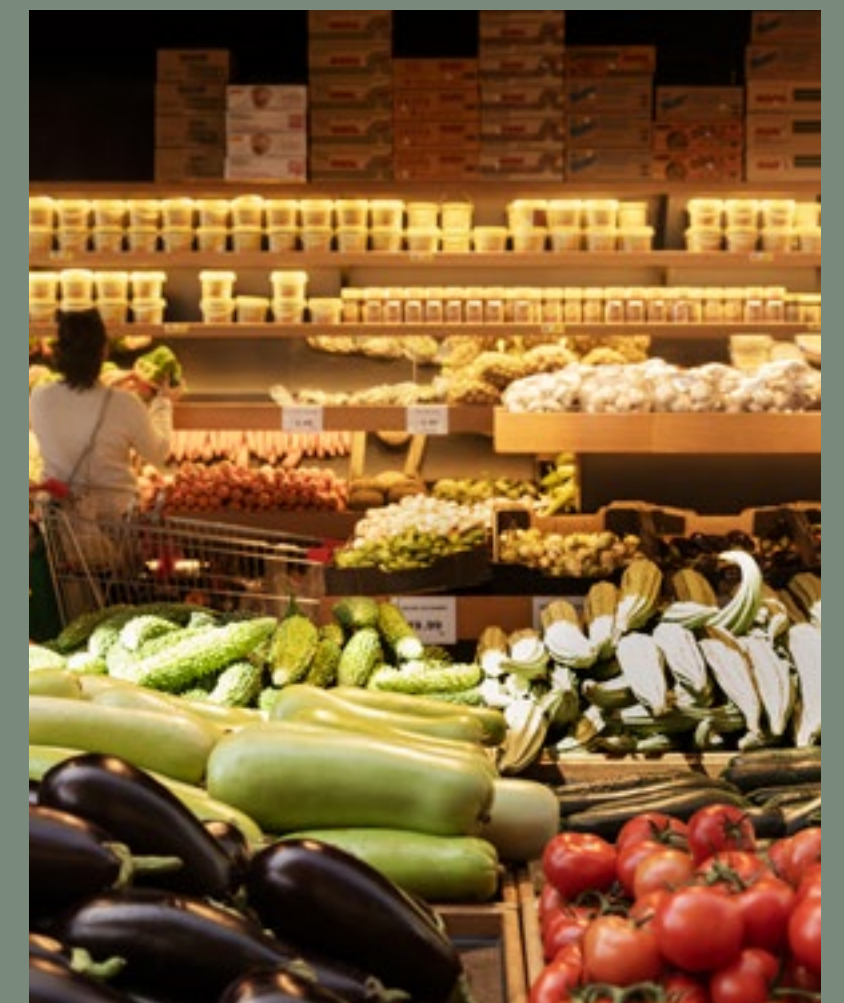
VOLT CAFE



FOUNTAIN GATE



TIMMY'S FRESH





---

DEVELOPER

MunCorp is a collection of Australia's most forward-thinking property professionals, specialising in townhome, apartment and land development across Melbourne. They aim to create high quality, attainable developments where people can rest assured that they are buying from a trusted brand.

---



BLACKBURN QUARTER, BLACKBURN

PARKSIDE COLLECTIVE, DEANSIDE



DISCLAIMER

Plans, illustrations and images are depictions for presentation purposes and are indicative only and believed to be correct at the time of print. This should not be relied upon by purchasers, as no warranty or representation is given or to be construed. Areas and dimensions are subject to survey and proposed facilities are subject to regulatory approval and change without notice. This does not form part of any contract and purchasers should review the contract carefully, make their own enquiries and obtain independent advice before proceeding. Brand & Communications by tomorrow.

[CEDUNACLYDENORTH.COM.AU](http://CEDUNACLYDENORTH.COM.AU)

PROUDLY DEVELOPED BY

MunCorp.