

# Timbarra Parkway Townhouses

17-Lot Project

Near Completion

Settle / Move in by Q1-2025



## Suburb Statistics Report

Wollert VIC 3750

CoreLogic

## Market Trends

### House: Market Trends

**385**

Properties Sold  
(12 Months)

**5.3**

Average Tenure Period  
(Years)

**\$580/w**

Median Asking Rent  
(12 Months)

**832**

New Sale Listings  
(12 Months)

**46**

Days on Market  
(12 Months)

**458**

Rental Rate Observations  
(12 Months)

# BEST OF THE NORTH

Timbarra Parkway Townhouse Project is perfectly positioned approximately 28km due north of Melbourne’s CBD. Discover the easy convenience of urban life, with the relaxed feel of a tight-knit community.

There’s the convenience of Aurora Village, with major supermarkets, cafés, medical and wellbeing services and other specialty stores. A wide choice of primary and secondary schools within easy reach. Enough parks and playgrounds for every day of the week, with fitness stations, bike trails and walking tracks.

Bus routes and train lines are close at hand, and Aurora’s proposed Town Centre train station and the new Hume Highway interchange make the city that much closer.

**Shopping**

- 1 Epping North Shopping Centre featuring Woolworths
- 2 Pacific Plaza Shopping Centre featuring Big W, Target, Kmart & JB-HiFi
- 3 Aurora Village featuring Coles & Australia Post
- 4 Craigieburn Central featuring Aldi, Kmart & United Cinema
- 5 Epping Hub featuring Harvey Norman & Officeworks
- 6 Epping Wholesale F&V Market
- 7 Bunnings Warehouse
- 8 Costco

- Green Space
- Edgars Creek
- Sherwin Rise Over 55s Village
- Proposed Epping Metropolitan Activity Centre
- T Epping Station
- Main Roads
- + + + + Train Tracks
- Proposed Transportation Corridor
- Proposed Trian Station

**Education**

- 9 Edgars Creek Secondary College
- 10 Edgars Creek Primary School
- 11 Ganbu Gulinj Community Centre
- 12 Wallaby Childcare Wollert
- 13 YMCA Early Learning Centre
- 14 St Mary of the Cross MacKillop
- 15 Rose Garden Epping Early Learning Centre
- 16 Creeds Farm Living and Learning Centre
- 17 Epping Views Primary School
- 18 Saint Peter’s Primary School
- 19 Melbourne Polytechnic - Epping Campus
- 20 Harvest Home Primary School
- 21 St Monica’s College
- 22 Galada Community Centre

**Health & Wellbeing**

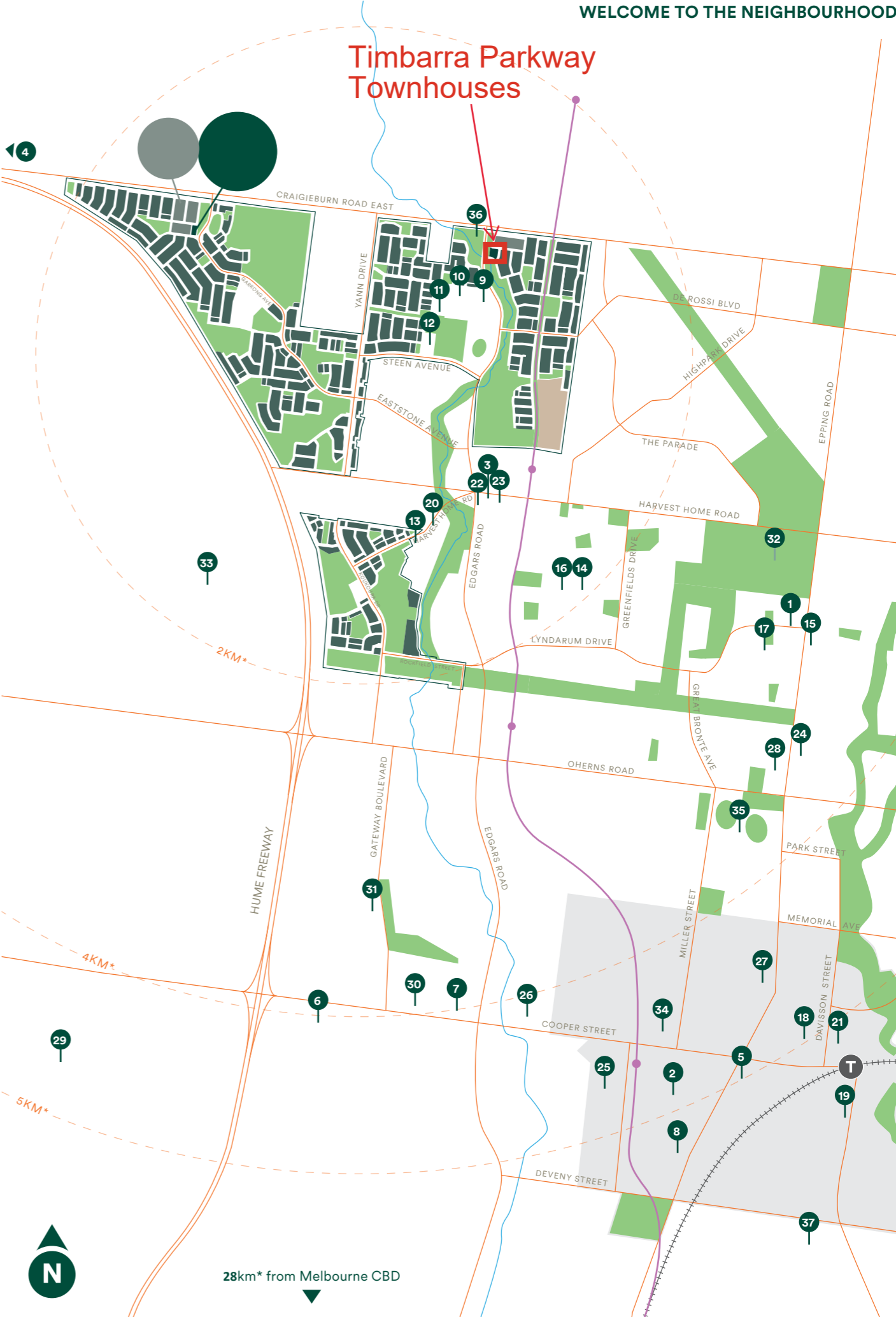
- 23 Aurora Village Medical Centre
- 24 Estia Health Epping VIC
- 25 Northern Hospital Epping
- 26 Epping Private Hospital
- 27 Police Station
- 28 Fire Station

**Employment**

- 29 Biodiversity Business Park
- 30 Northpoint Enterprise Park
- 31 Alliance Business Park


















**Recreation**

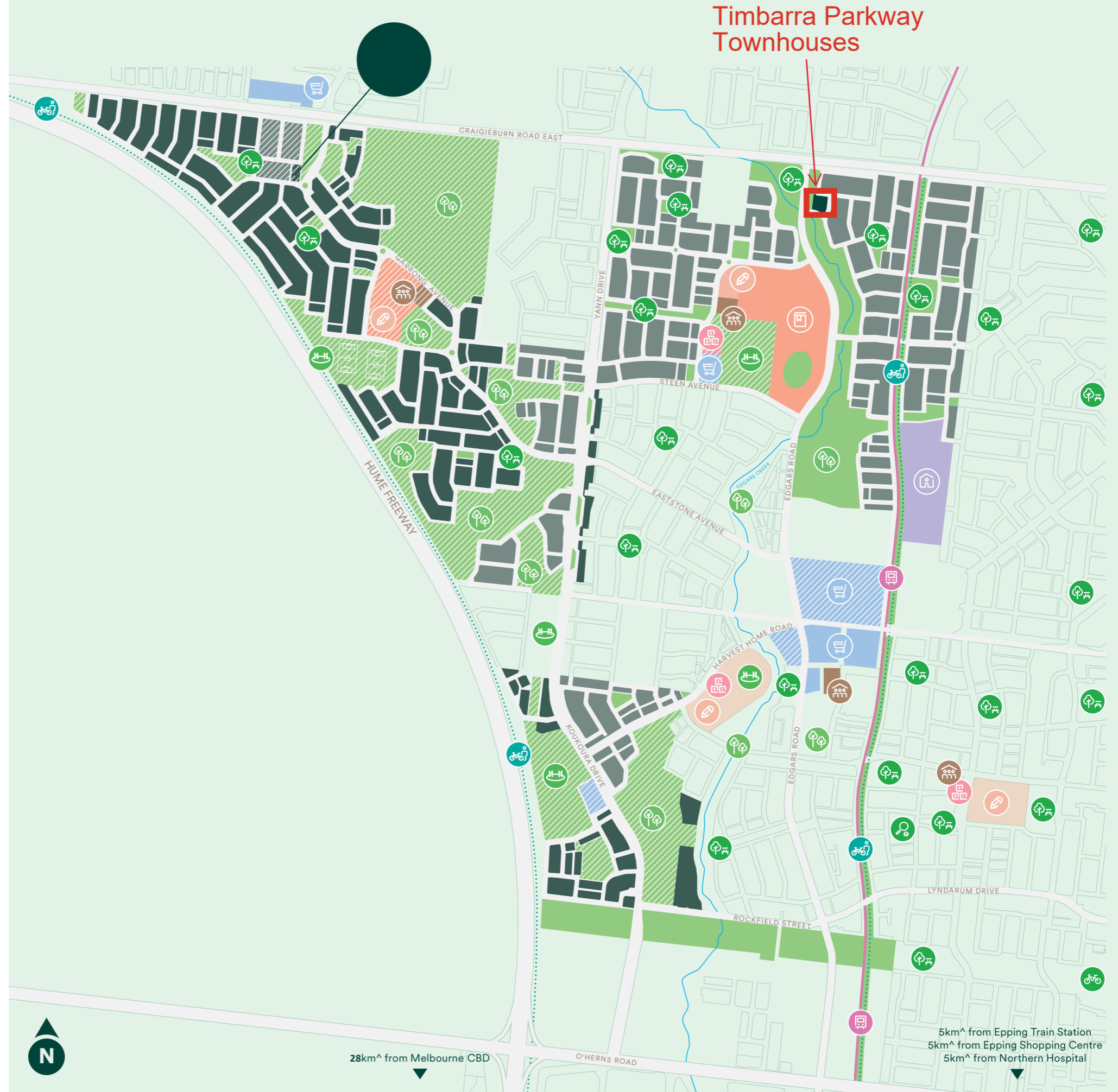
- 32 Harvest Home Recreation Reserve
- 33 Metropolitan Clay Target Club
- 34 YMCA Leisure City
- 35 Epping City FC
- 36 Aurora Adventure Park
- 37 Whittlesea Ranges Football Club



\*Indicative distances sourced from Google Maps

# Welcome to the neighbourhood

-  Future Aurora Lots
-  Developed Aurora Lots
-  Denotes future amenity
-  Established residential
-  Edgars Creek
  
-  Active open space
-  Sporting space\*
-  Conservation open space
-  Cycling paths
  
-  Child Care/Early Learning
-  Primary School
-  High School
  
-  Shopping & convenience
-  Community Centre
-  Sherwin Rise Over 55s Village
  
-  Future train station
-  Future transportation corridor



\* Subject to council's Active Open Space strategy  
 ^ Indicative distances sourced from Google Maps.



BARHAM WAY

3B 2B 2C

3B 2B 2C

2B 2B 1C

3B 2B 2C

3B 2B 2C

2B 2B 1C

3B 2B 2C

3B 2B 2C



4B 3B 2C

4B 3B 2C

4B 3B 2C

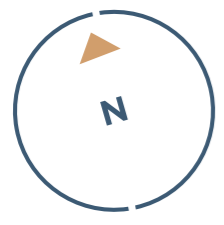
4B 3B 2C

4B 3B 2C

MERRI RISE

Rear-loaded

Reverse Living



3B 2B 2C

3B 2B 2C

3B 2B 2C

3B 2B 2C

TIMBARRA PARKWAY

Reverse Living

Lots 9-13



Lots 14-17







Photos taken late Aug 2024



# Lot 11

5 Merri Rise,  
Wollert VIC

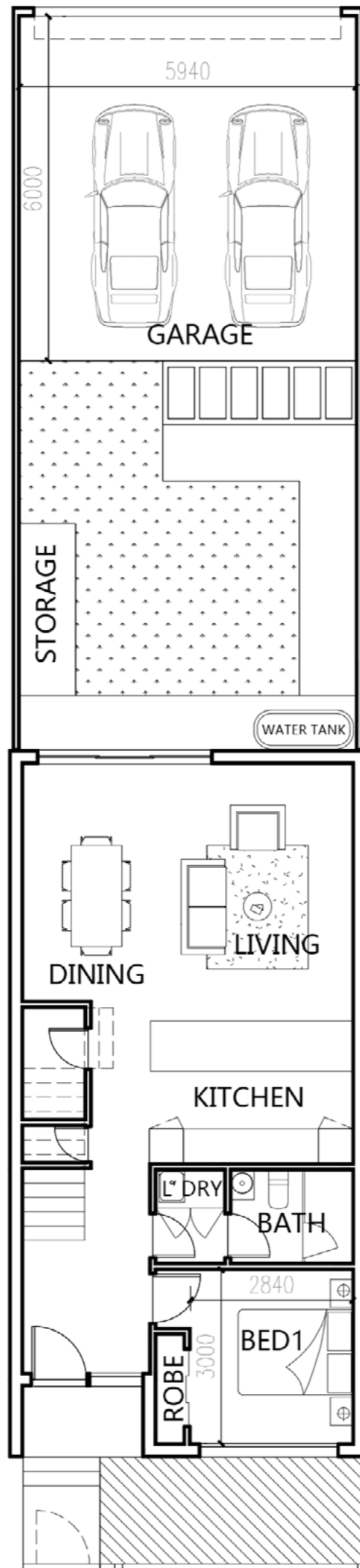
- 4 
- 3 
- 3 
- 2 

Ground Floor	108.09 m <sup>2</sup>
First Floor	61.13 m <sup>2</sup>
<b>Total Area</b>	<b>169.22 m<sup>2</sup></b>

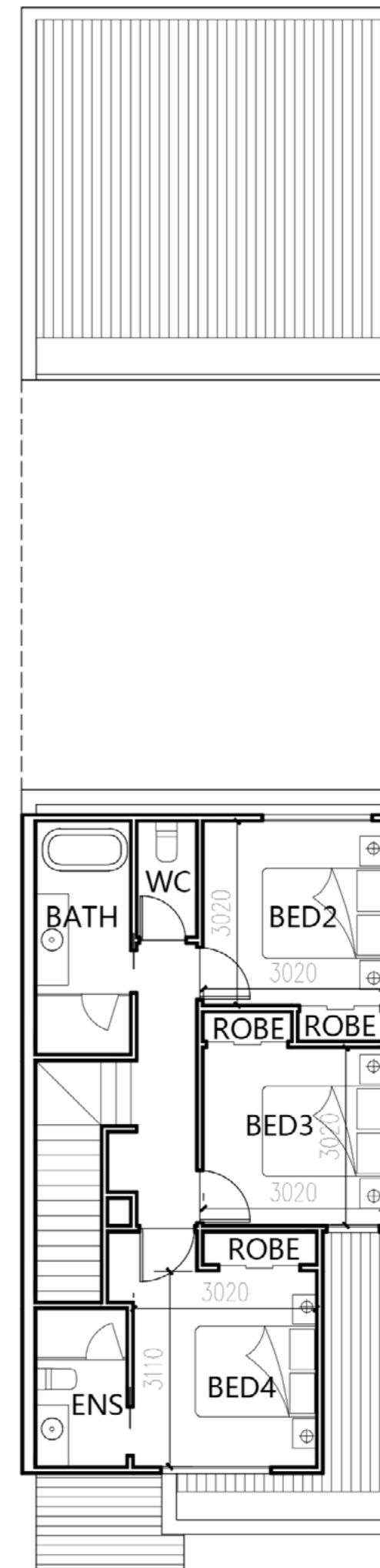


**Disclaimer**

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Ground Floor



First Floor

# Lot 12

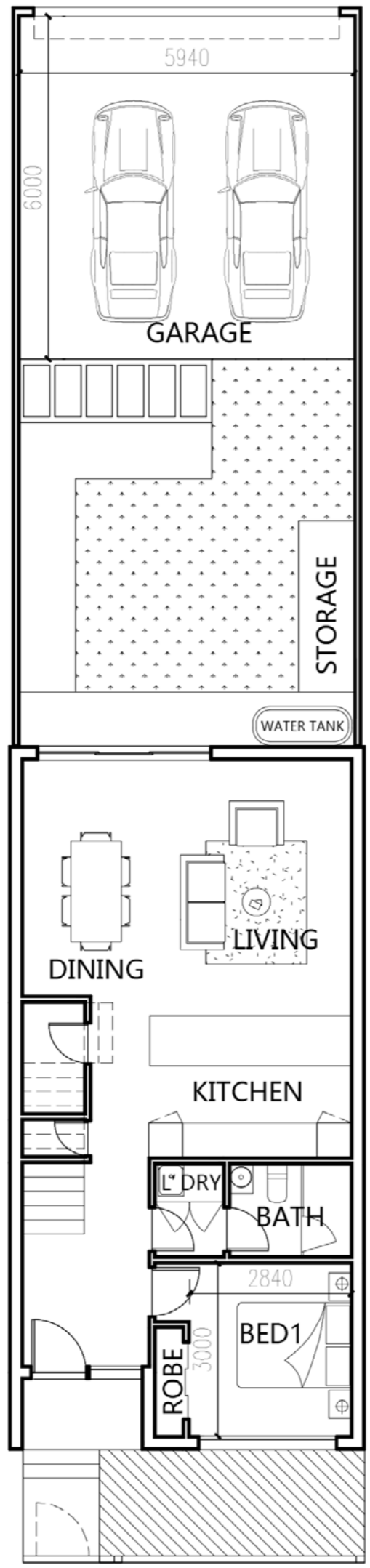
3 Merri Rise,  
Wollert VIC

- 4 
- 3 
- 3 
- 2 

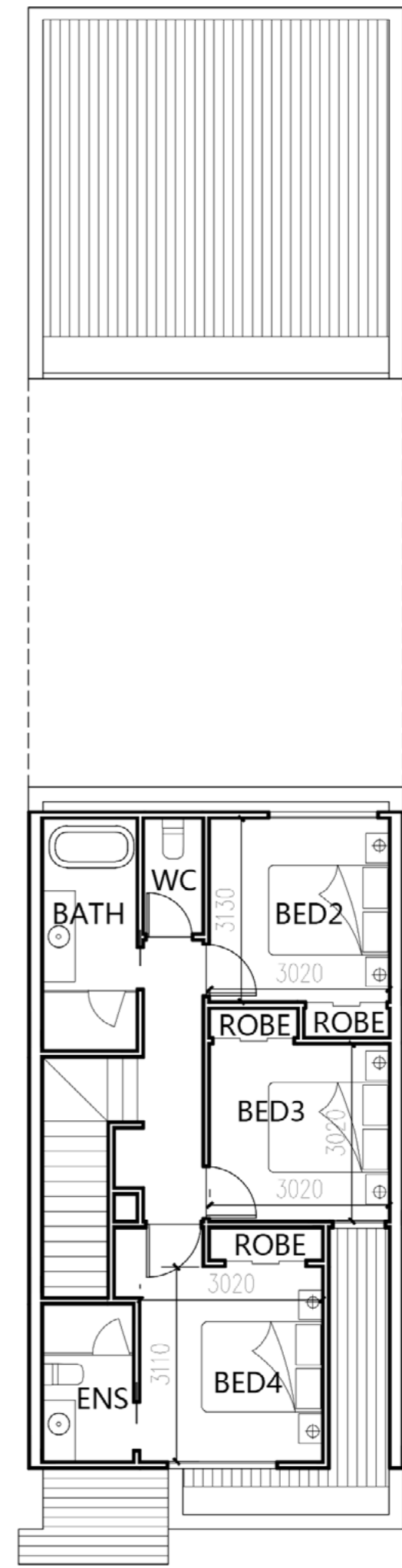
Ground Floor	108.09 m <sup>2</sup>
First Floor	61.25 m <sup>2</sup>
<b>Total Area</b>	<b>169.34 m<sup>2</sup></b>



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Ground Floor



First Floor

# Lot 13

**1 Merri Rise,  
Wollert VIC**

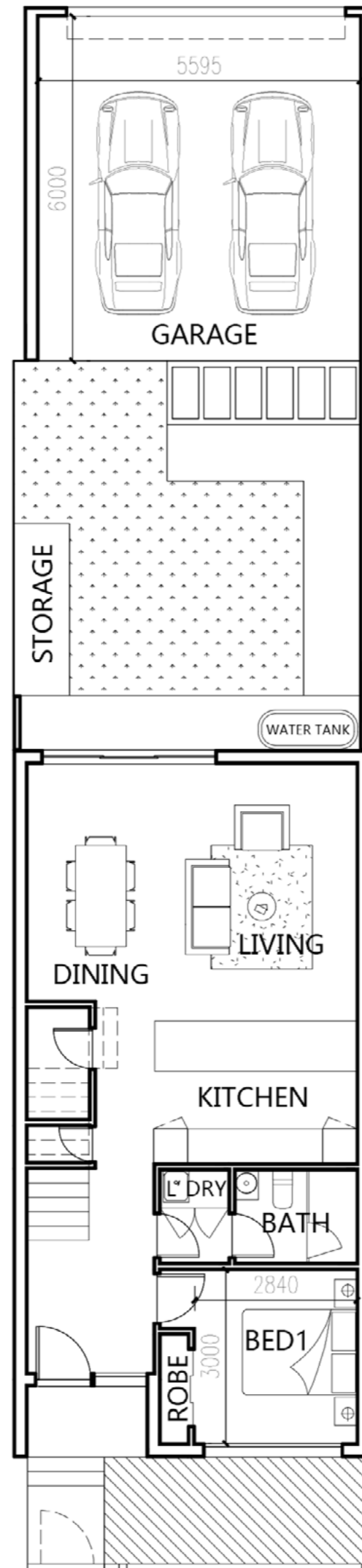
- 4  3 
- 3  2 

Ground Floor	108.66 m <sup>2</sup>
First Floor	61.35 m <sup>2</sup>
<b>Total Area</b>	<b>170.00 m<sup>2</sup></b>

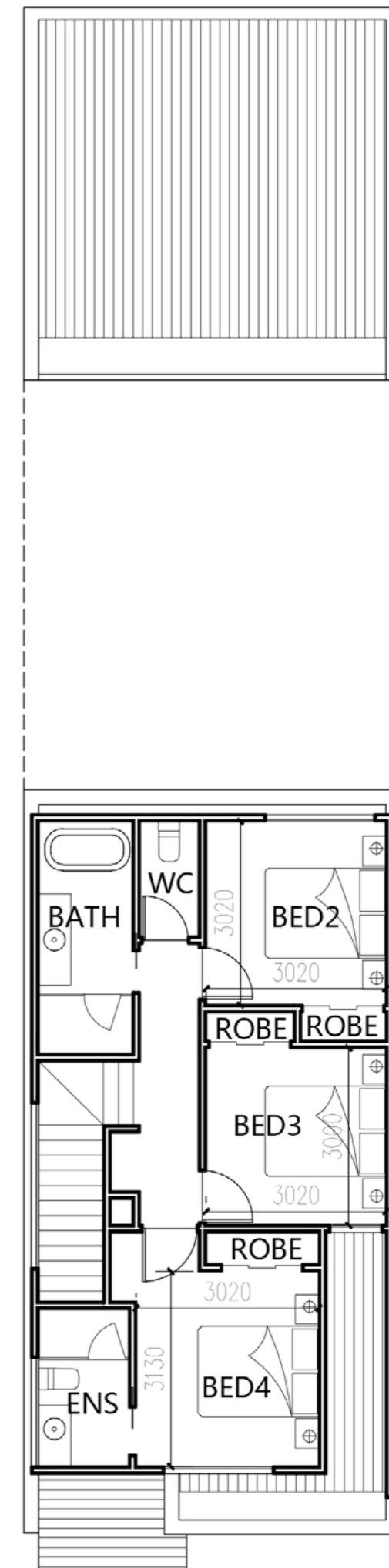


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Ground Floor

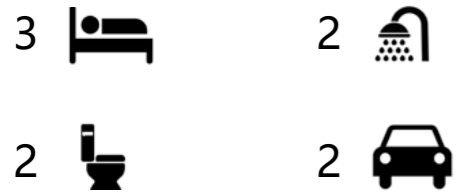


First Floor

# Lot 14

Reverse Living

5B Timbarra Parkway,  
Wollert VIC

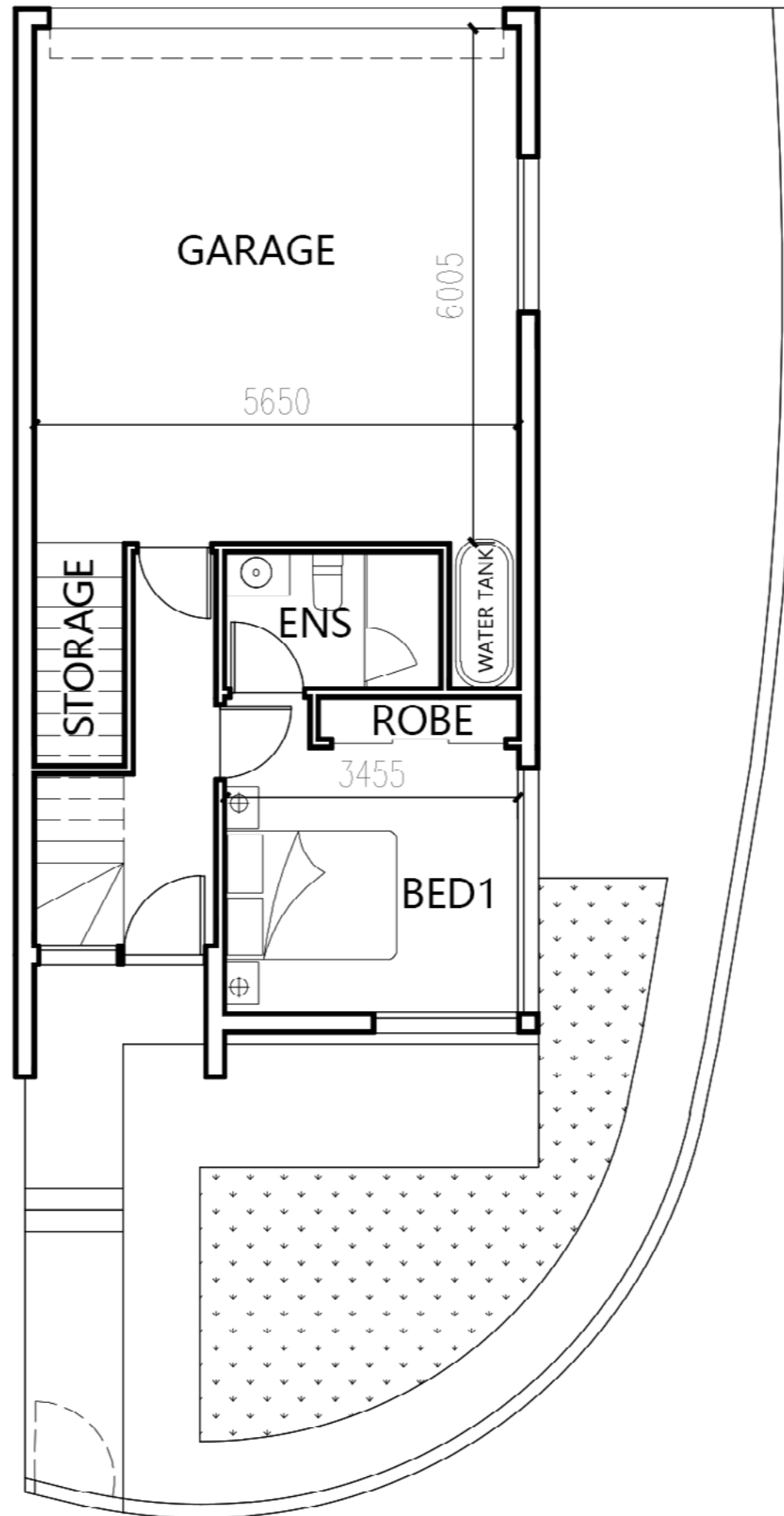


Ground Floor	70.76 m <sup>2</sup>
First Floor	73.19 m <sup>2</sup>
Balcony	10.66 m <sup>2</sup>
<b>Total Area</b>	<b>154.61 m<sup>2</sup></b>

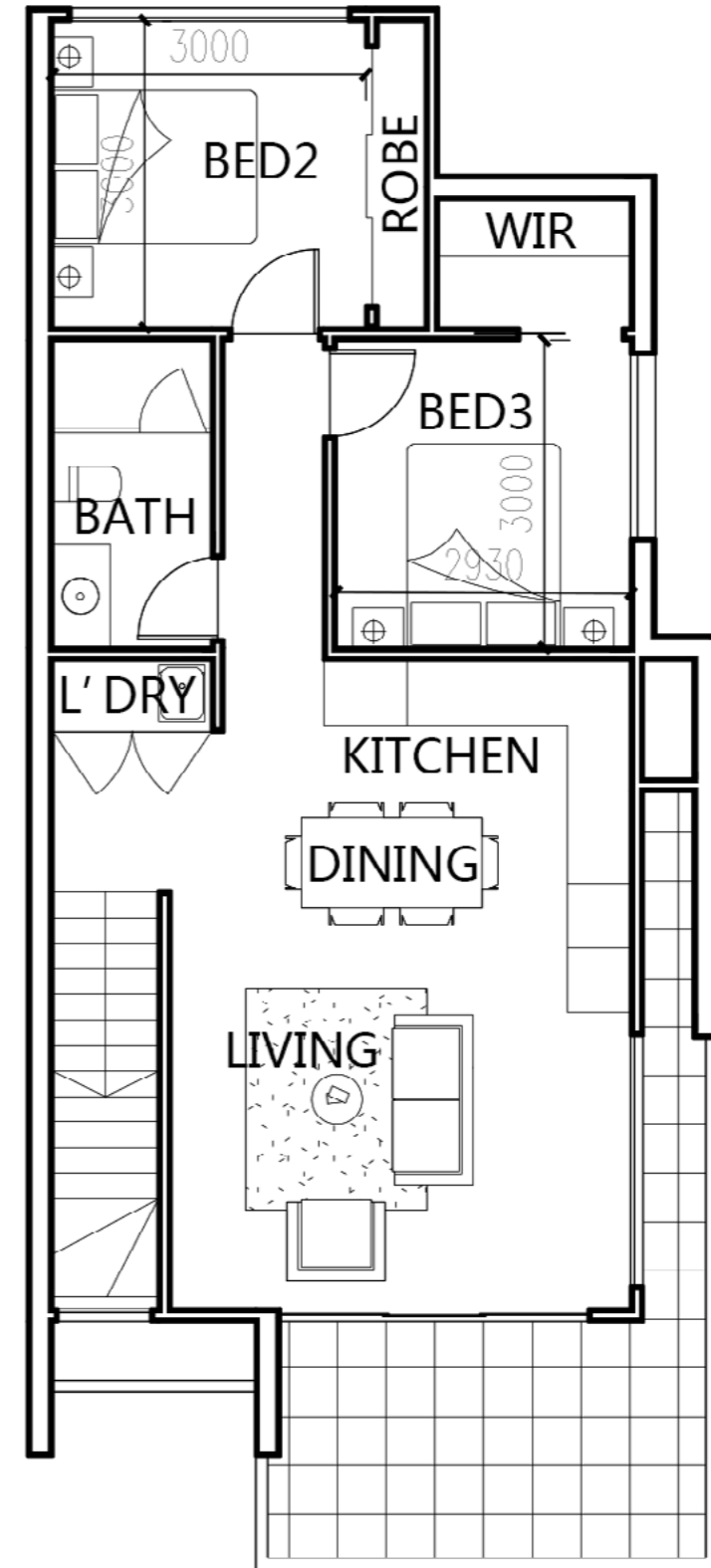


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Ground Floor







First Floor



# Lot 15

Reverse Living

5A Timbarra Parkway,  
Wollert VIC

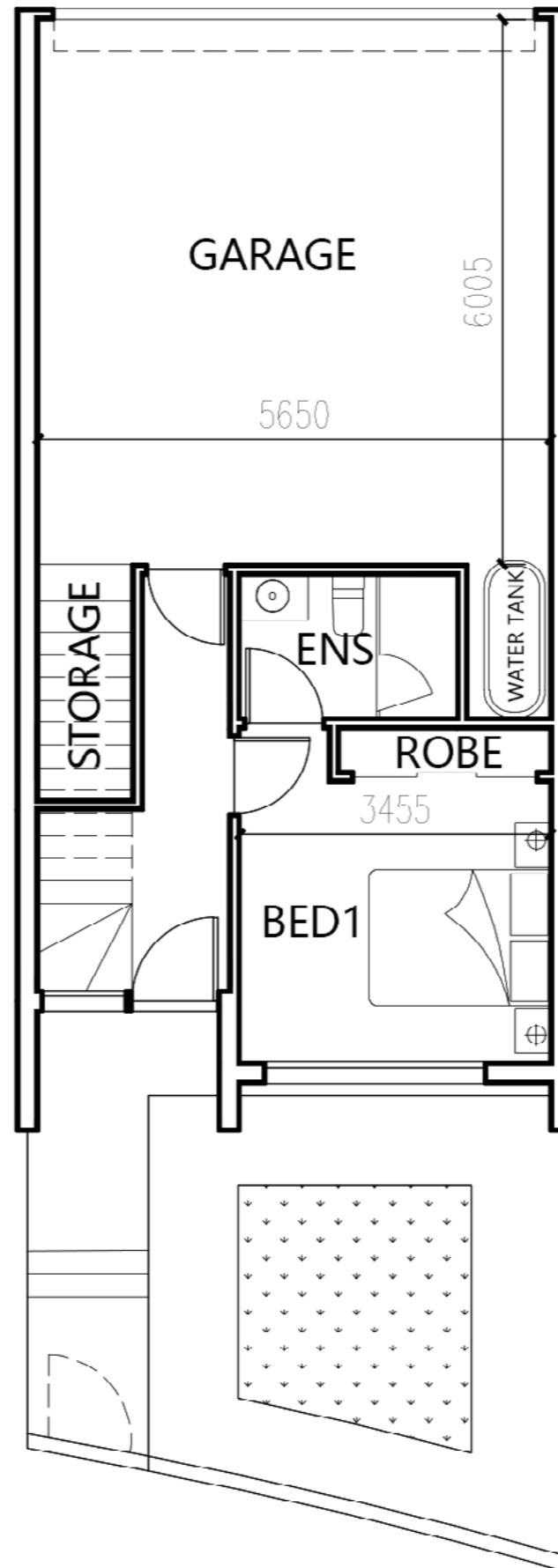
3  2   
2  2 

Ground Floor	68.63 m <sup>2</sup>
First Floor	72.48 m <sup>2</sup>
Balcony	9.46 m <sup>2</sup>
<b>Total Area</b>	<b>150.57 m<sup>2</sup></b>

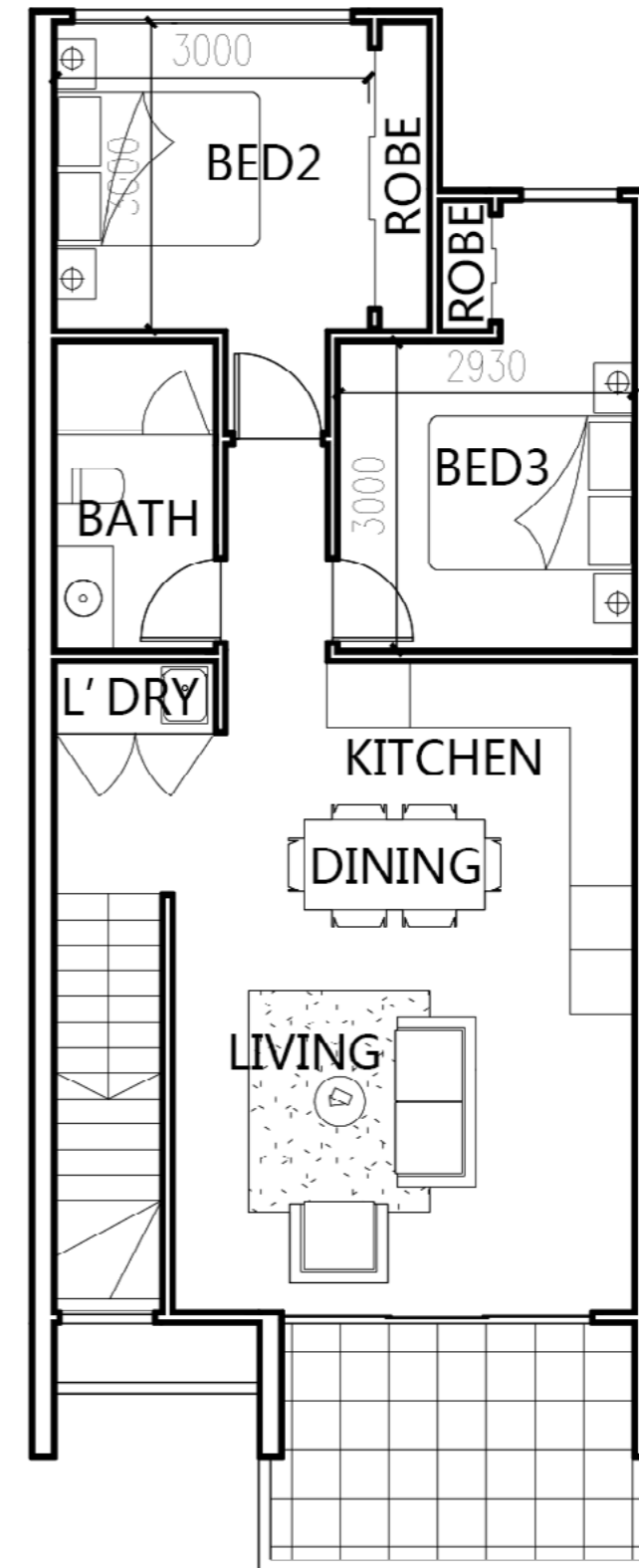


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Ground Floor



First Floor

# Lot 16

Reverse Living

**3B Timbarra Parkway,  
Wollert VIC**

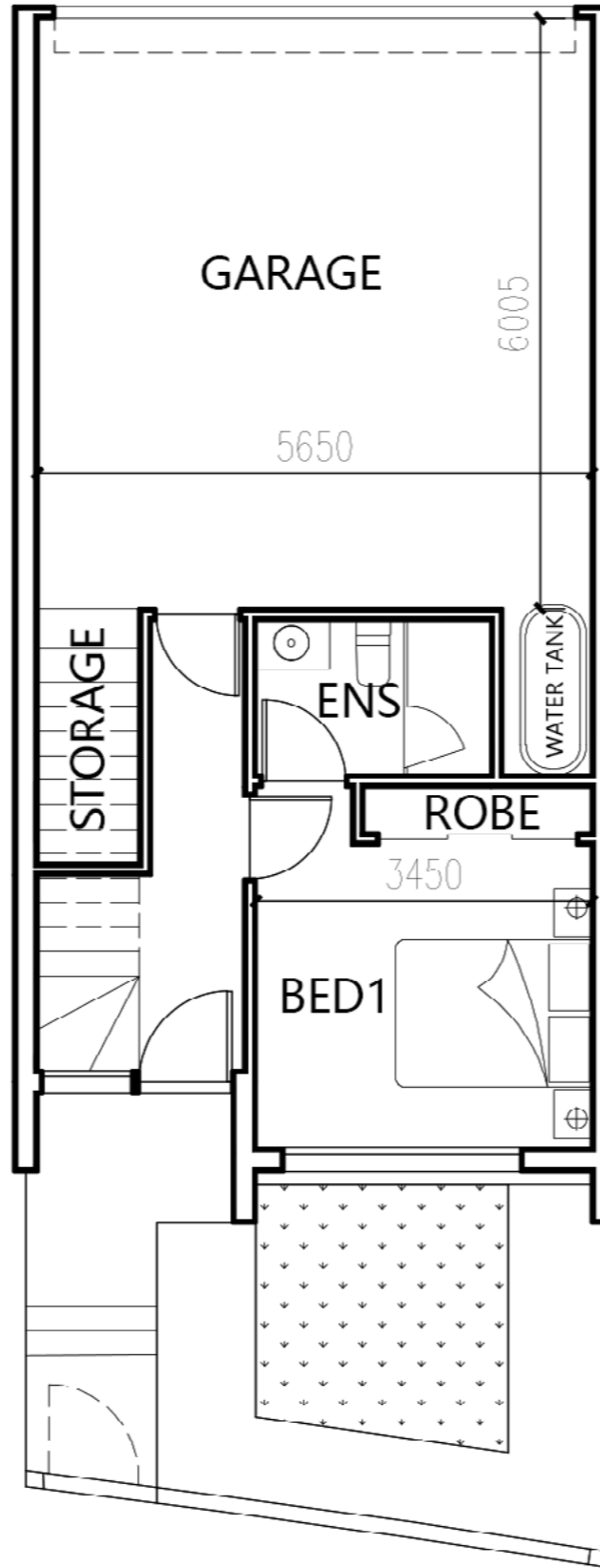
3 2   
2 2

Ground Floor	68.54 m <sup>2</sup>
First Floor	72.41 m <sup>2</sup>
Balcony	9.46 m <sup>2</sup>
<b>Total Area</b>	<b>150.41 m<sup>2</sup></b>

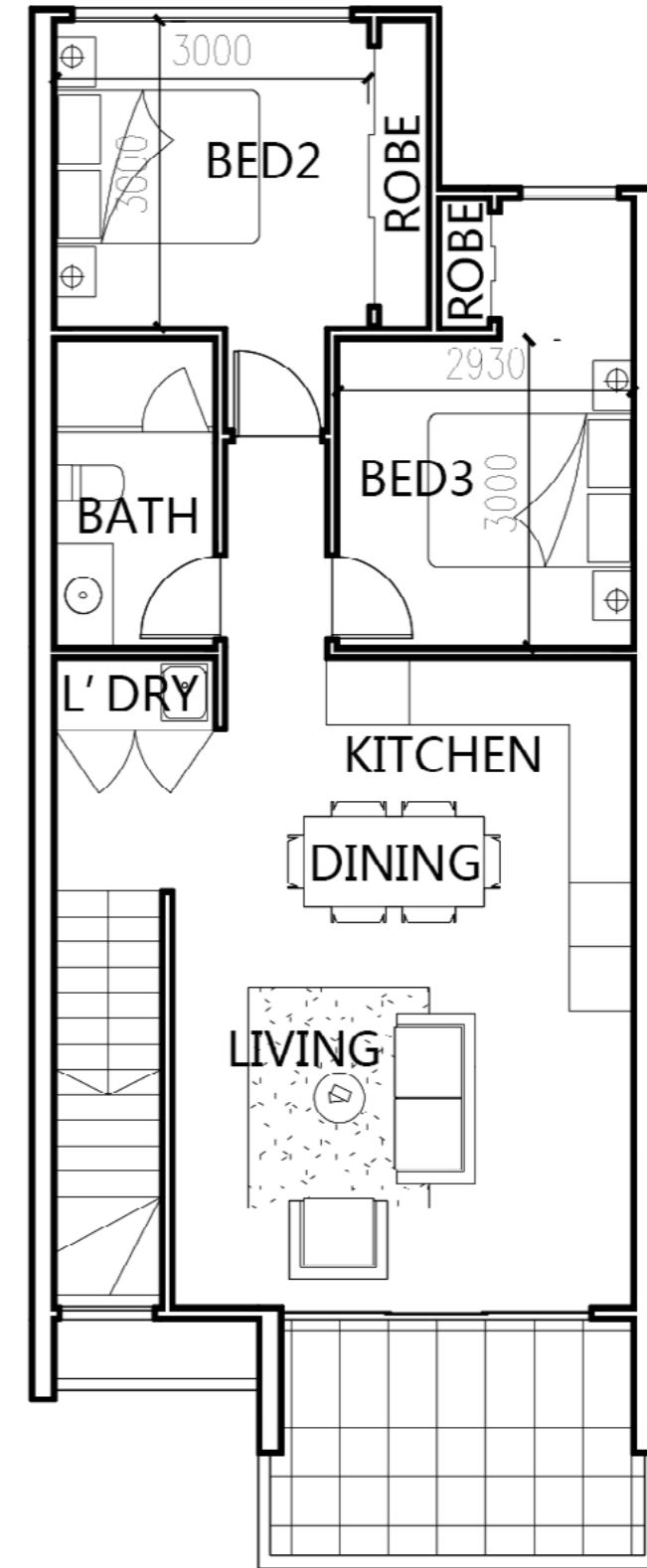


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Ground Floor







First Floor

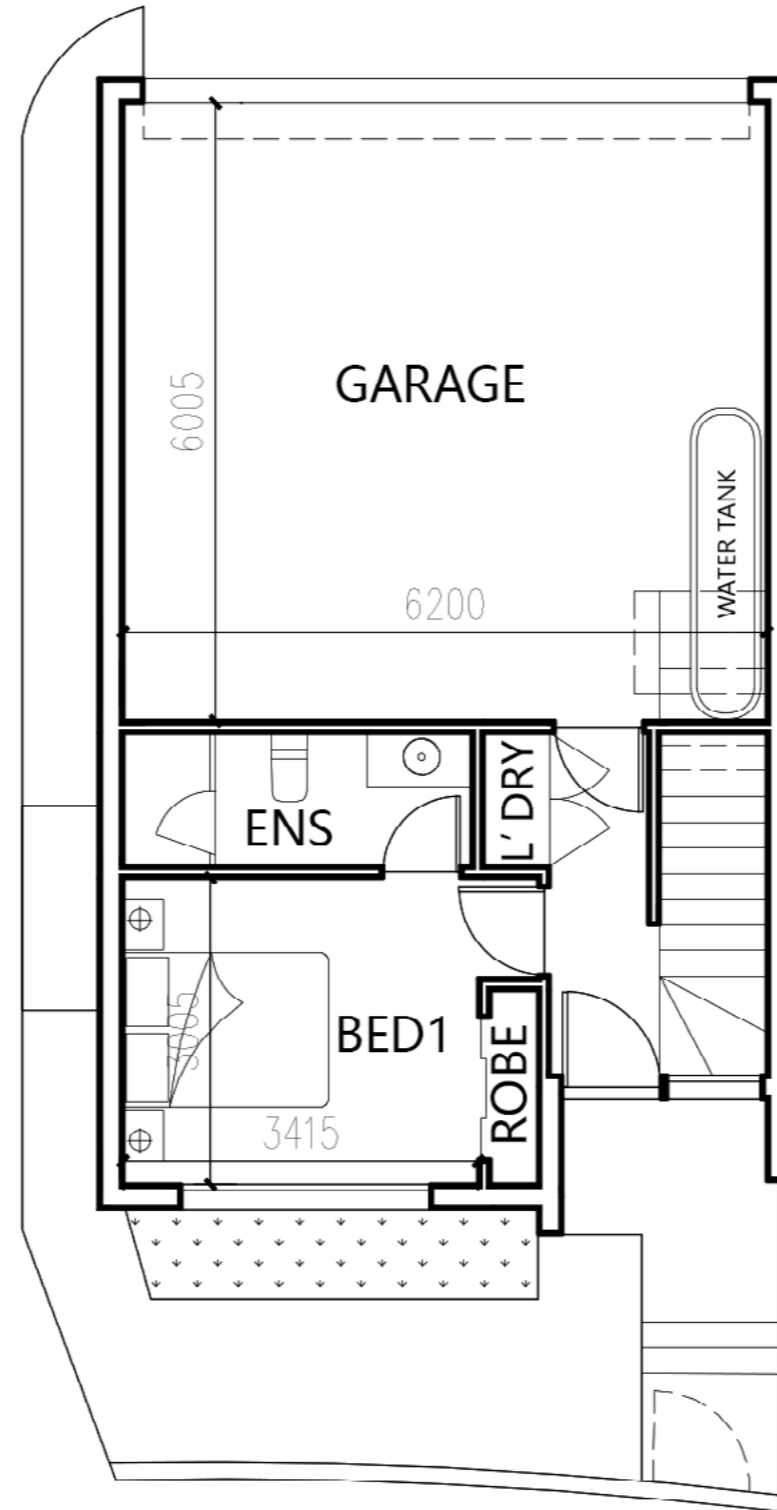
# Lot 17

Reverse Living

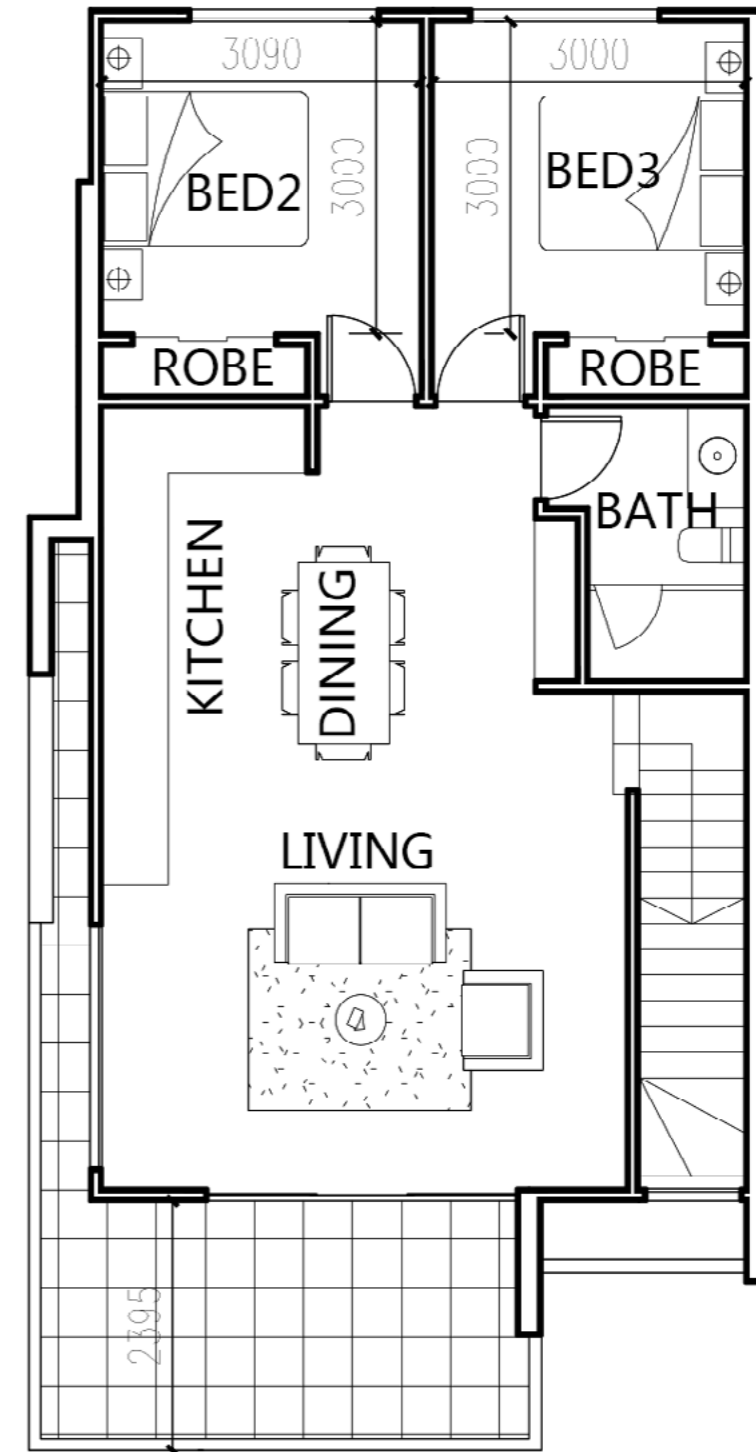
3A Timbarra Parkway,  
Wollert VIC

3  2   
2  2 

Ground Floor	70.42 m <sup>2</sup>
First Floor	75.38 m <sup>2</sup>
Balcony	11.98 m <sup>2</sup>
<b>Total Area</b>	<b>157.78 m<sup>2</sup></b>



Ground Floor



First Floor

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# Developer's Past Projects



Reservoir VIC



Preston VIC

