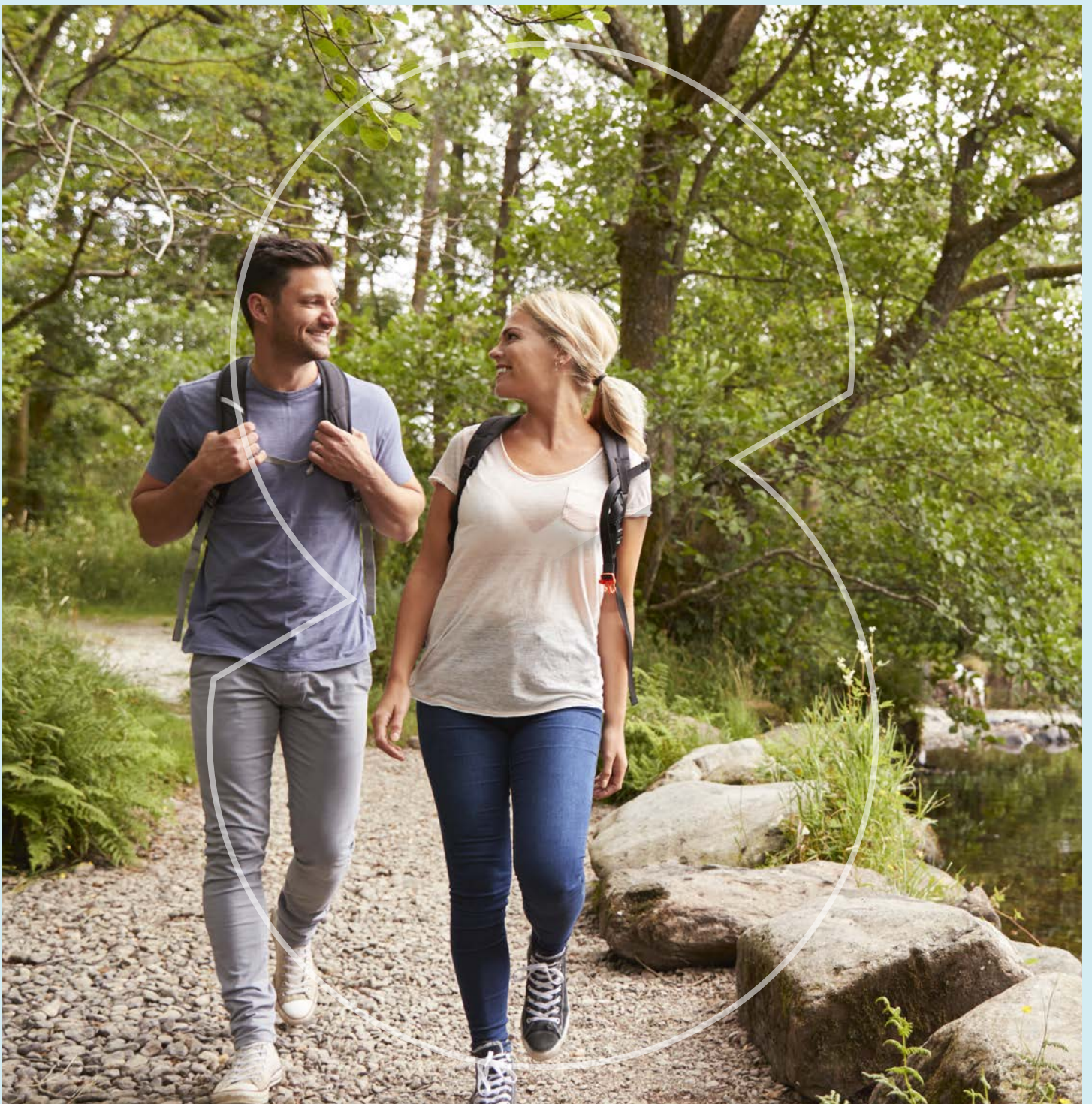


# Masterplan





## The place you belong

**Welcome to Averley. From the moment  
you move in, you'll feel at home.**

You'll join a welcoming community with a deep connection to nature. You'll live the way you were meant to live, surrounded by parks and bushland in classic Australian homes.

Averley is made up of about 1,500 lots with a wide choice of sizes and elevations. It's part of the exciting new Pakenham East Precinct Structure Plan (PSP), 65km\* south-east of Melbourne's CBD – comfortably in the country but convenient for the city.

With the Dandenong Ranges and Mornington Peninsula nearby, there's plenty of natural beauty to explore.

Most of all, you'll enjoy the unforgettable feeling that makes your neighbourhood your home – a sense of belonging.



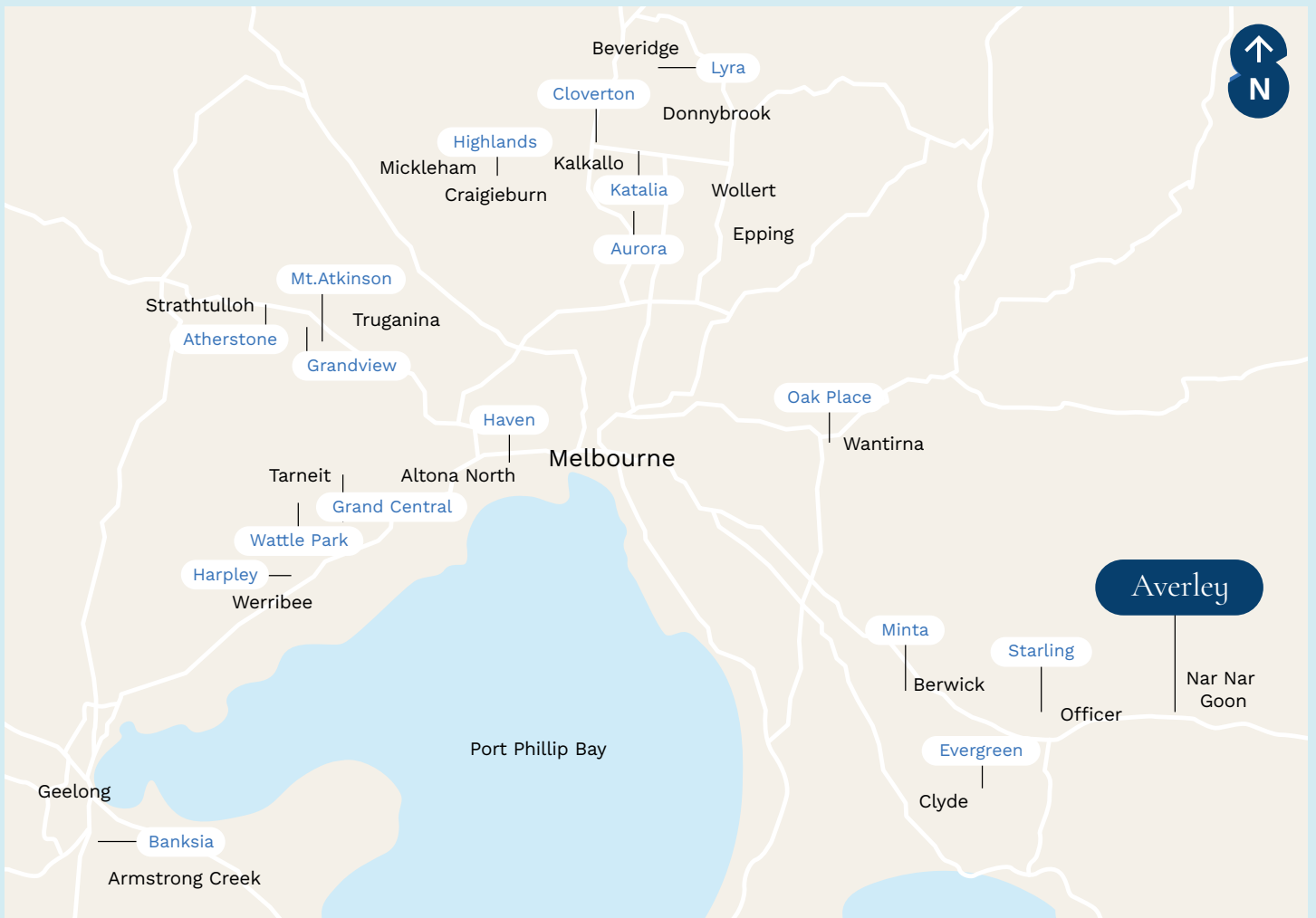


- Sales & Information Centre**
- Display Village**
- Education and Childcare Centres**
  - Proposed Primary School<sup>^</sup>
  - Aspire Childcare Pakenham – 5.6km
  - Pakenham Twinklekids Early Learning Centre – 6.2km
  - The Learning Sanctuary Pakenham – 6.3km
  - Pakenham Primary School – 3.2km
  - Pakenham Lakeside Primary School – 9.9km
  - John Henry Primary School – 10.4km
  - Pakenham Secondary College – 6.4km
  - Beaconhills College – 7.2km
  - Lakeside College – 7.9km
- Shopping and Amenities**
  - Future Town Centre<sup>^</sup>
  - Cardinia Lakes Shopping Centre – 3km
  - Pakenham Central Marketplace – 5.4km
  - Pakenham Place Shopping Centre – 5.8km
  - The Drake Tavern/Railway Hotel Pakenham – 5.8km
  - The Cornerstone Cafe – 6.1km
  - Village Lakeside Shopping Centre – 7.8km
  - Bunnings Pakenham – 8km
- Public Transport and Accesses**
  - Princes Freeway entry – 3.3km
  - East Pakenham Station – 4.1km
  - Nar Nar Goon Railway Station – 4.6km
  - Pakenham Train Station – 6km
- Leisure and Sporting Clubs**
  - Pakenham & District Golf Club – 5.7km
- Parks and Open Spaces**
  - Future Hilltop Park
  - Future Local Parks
  - Eastone Reserve – 3.5km
  - Vantage Drive Reserve – 4.2km
  - Toomuc Reserve – 7.5km
  - Lakeside Pakenham – 8.2km
- Attractions**
  - Proposed Community Centre<sup>^</sup>
  - Pakenham Main Street Cafes & Restaurants – 6.2km
  - Gumbuya World – 11.4km
  - D'Angelo Estate Vineyard – 13.1km
  - Mornington Peninsula – 60km

- Legend**
- Released Land
  - Future Release
  - Display Village
  - Proposed Primary School<sup>^</sup>
  - Proposed Community Centre<sup>^</sup>

Masterplan supplied for the purpose of providing an impression of Stockland Averley and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Any future infrastructure referenced in this brochure is proposed for Stockland Averley as at May 2025. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (May 2025). <sup>^</sup>Subject to planning approval.

Averley Sales & Information Centre  
55 Apsley Parkway  
Nar Nar Goon North Vic 3812



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