

Where life comes naturally



# Averley





# 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.

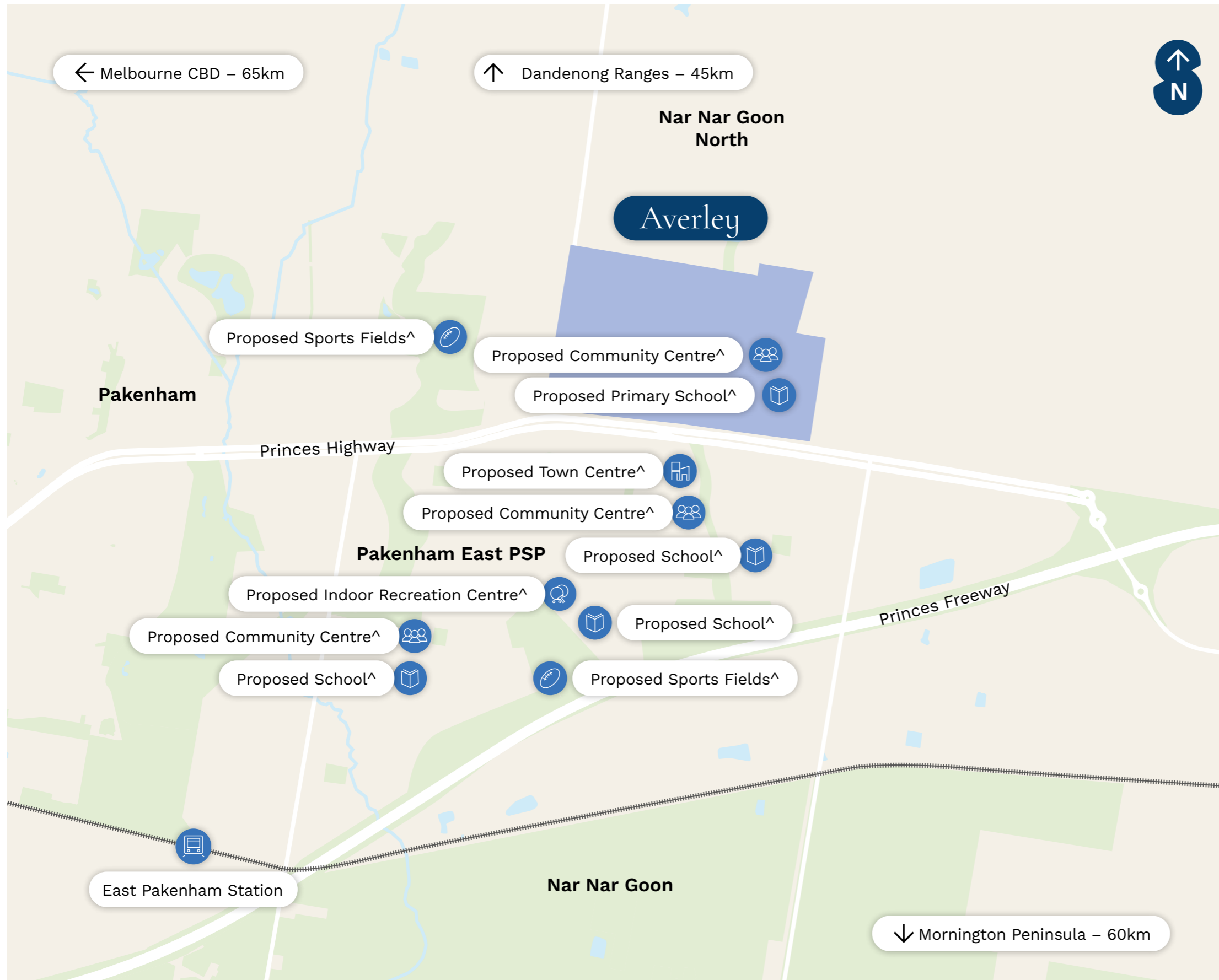
With the Dandenong Ranges and Mornington Peninsula nearby, there's plenty of natural beauty to explore.

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





Map 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. Distances calculated by car travel and sourced from Google Maps (May 2025). Subject to change. Not to scale. <sup>^</sup>Subject to planning approval.



# Convenience is king

**With everything you need right at your doorstep, life is easy at Averley.**

At Averley, you're just 5km from Pakenham Town Centre and train station, and there's now a train station at East Pakenham.

It will be a breeze to pick up groceries and other essentials at the proposed Pakenham East PSP town centre, an easy bike ride or walk at just 800m from Averley. You'll find all your favourite shops at Pakenham Central Marketplace, or you can head up to the mall at Village Lakeside Shopping Centre for an easy local alternative.

Get together with friends and family on the weekend in one of the welcoming local pubs, or treat yourself at the many restaurants and cafés around Pakenham's Main Street.

You'll never want to leave – and you'll never need to.



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Here's your chance to live a more balanced life, your way.

# When healthy living comes naturally

**It's only natural to lead a healthy, fit and connected life at Averley, where every home is just a short walk to a park, nature reserve or wetlands.**

You can explore the outdoors with a hike or a jog through future nature trails, or let the kids burn off energy at the playground while you catch up with friends for a picnic in a park.

You'll want to take a moment to simply enjoy some peace and quiet, with more than 20 hectares of wetlands threaded with walking trails. Twenty percent of the project is dedicated to parks and open space. And you'll feed your soul with soothing views of rolling hills from the future Hilltop Park.

At local community centres, you'll get to know your neighbours and form friendships that last a lifetime.

It's time for you and your family to enjoy the things that matter most.





# A world of learning

**There are seven existing schools and early learning centres within a short drive from Averley.**

This includes Pakenham Primary School, Pakenham Secondary College and Beaconhills College. A primary school is also proposed within the community, as well as three other proposed schools for nearby Pakenham East.



“  
When it comes to education opportunities, Averley is spoilt for choice.  
”



# Get ready for a world of *adventure*



Deep Creek Reserve, Pakenham.

At Averley, you'll live at the gateway to the best of Melbourne and regional Victoria. In just over an hour's drive, you could be exploring Phillip Island, or spending the day fishing at Western Port.

You'll enjoy the refreshing sea breeze, sample stunning local seafood and explore wines from some of the 50 cellar doors in the vibrant but relaxing Mornington Peninsula.

And, only 45km\* away from Averley, another day of wonder awaits in the Dandenong Ranges, where you can lose yourself in the storybook villages, secret fern glades and towering forests.

You can immerse yourself in nature, spotting southern emu wrens and swamp bush-peas on your way to a hidden waterfall. Or feed your inner thrill-seeker with four-wheel driving or trail biking at the Bunyip State Park.

For a bit of fun and excitement, treat the kids to a day at Gumbuya World, the only theme park in Victoria with rollercoasters, waterslides and wildlife. Practise your swing at the Pakenham and District Golf Club, or get in on the action at your local community sports club.

Proposed amenities let you kick a ball at the kickabout spaces, or let off some steam on the sports fields. In the adventure playgrounds, your kids can run wild to their heart's content. And cyclists will love the planned cycle tracks.

\*Distances are indicative and sourced from Google Maps.



- Sales & Information Centre**
  - Display Village**
  - Education and Childcare Centres**
    - Proposed Primary School<sup>^</sup>
    - Aspire Childcare Pakenham – 5.6km
    - Pakenham Twinklkids 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
    - Morningson 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.



# Your home buying options



## House & Land

In this instance, a trusted Stockland builder partner has designed a house and land package for an exclusive land lot. With this purchase, you will typically enter into two contracts; one with Stockland to buy the land and another with the builder to construct the house.

While the floor plan is set, you still have the option to choose your interior and exterior finishes, which can give you a head start and reduce the number of decisions you need to make along the way.



## Land

This option allows you to choose your own builder and home design. Select one of the builders featured in Averley's Display Village or use your own. If you're considering this option, you're encouraged to register on our database, so you're the first to know about new land releases.



## Townhomes

Townhomes are increasingly popular with first home buyers, downsizers and investors. When you buy an off-the-plan townhouse, your brand new, beautifully designed home will have everything you need to start living life in comfort and style. That includes all the fencing and landscaping – even the front door. You also get your choice of paintwork, flooring, lighting and other top-quality inclusions.





Artist's impression. Subject to change.

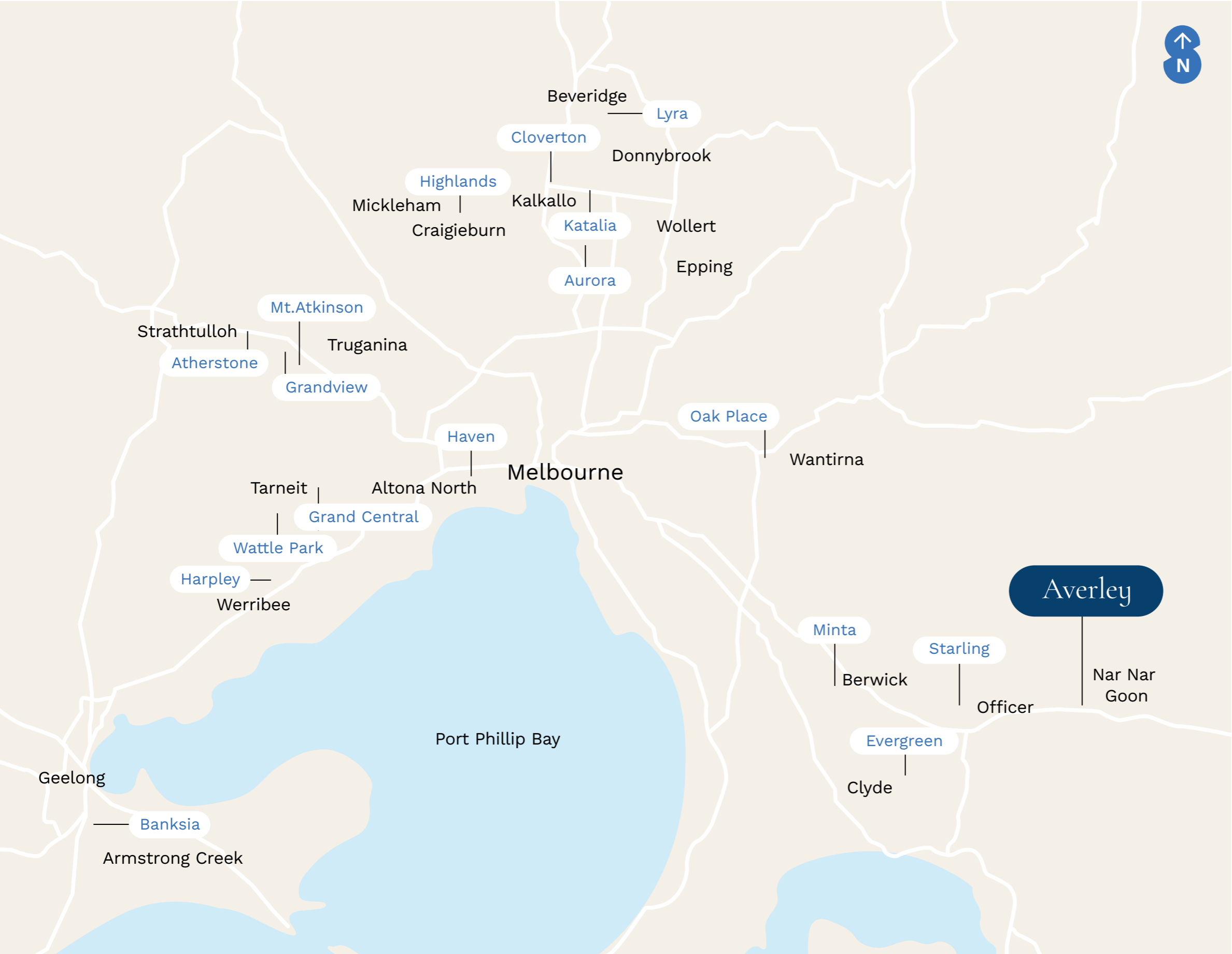


# Creating *award-winning* communities



## Here are a few of our prestigious awards for excellence:

- Edgebrook, Vic awarded Park of the Year Award by Parks & Leisure Australia (2021)
- Oceanside, Qld awarded UDIA Best National Masterplanned Development (2020)
- Willowdale, NSW awarded UDIA Best Masterplanned Community (2019)
- Aura, Qld awarded UDIA Environmental Excellence Award (2018)
- Selandra Rise, Vic awarded UDIA Best Masterplanned Development in Victoria (2017)
- Brightwater, Qld awarded UDIA Best Masterplanned Development in Queensland (2017)
- Vale Aveley, WA awarded UDIA Best Masterplanned Development in Western Australia (2017)
- Mernda Villages, Vic awarded UDIA Best Masterplanned Development in Victoria (2015)
- Highlands, Vic awarded PCA Best Masterplanned Community (2015)
- Highlands, Vic awarded UDIA Best Masterplanned Development (2013)



# Inspired by *possibility*



For more than 70 years, we have been creating and curating communities with people at the heart of the places we create. As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities through to retail town centres, workplaces and logistics assets.

Our purpose – a better way to live – is central to everything we do.



55 Apsley Parkway  
Nar Nar Goon North Vic 3812

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