



Discover a life of fullness at Livingston, a fresh and exciting new destination in beautiful Benalla.



# Where real living begins

Be welcomed by nature and soak in the scenery of majestic red gums and teeming wetlands amongst the openness of the High Country. Experience this unique sense of paradise every day at Livingston.

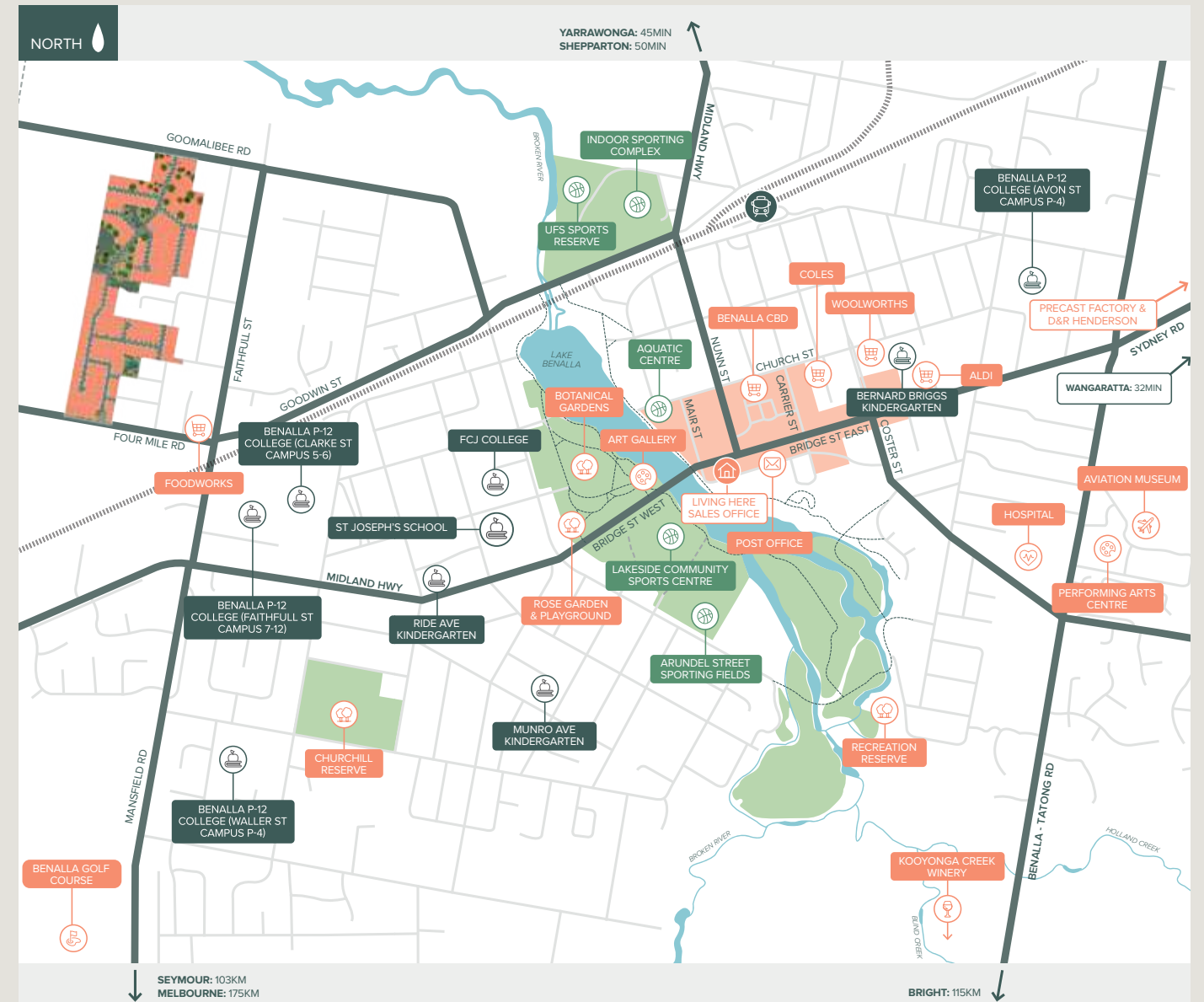
You will find everything within your reach. Ideally landscaped homes, surrounding parks

and playgrounds, only minutes away from the central Benalla township. It is the perfect place to build your dream home. Never without opportunity, Benalla offers a myriad of work, play and relaxation options to enhance your lifestyle. You will truly thrive within this bustling and growing community.



## Amenity map

Perfectly located, experience the peace and tranquility of Livingston while having the convenience of Benalla's established township on your doorstep.





# Master Plan

Discover Victoria's best kept secret



Nestled at the gateway to the High Country, the city of Benalla enjoys a year round temperate climate, ideal for the local community's love of the outdoors and all things sport.



## A community with a bright future

Just a 2-hour drive north of Melbourne along the Hume Highway, and with easy access to the train station and airport, the City of Benalla enjoys a prime position within central Victoria.

Benalla is currently experiencing **unprecedented growth** in local employment opportunities which is expected to extend well into the future. These new or expanding businesses have injected a significant amount of capital into the local area.

One such example being the **brand-new concrete precast factory**, the largest in the Southern Hemisphere which supplies precast elements for high profile infrastructure projects in Victoria and NSW.

**Reliable employment** for your future.

There is a unique opportunity for investors considering this booming Benalla location with **low vacancy rates** and **high rental yields**.



A vibrant arts and cultural scene flourishes, with Benalla home to one of Victoria's premier galleries and the Benalla Performing Arts and Convention Centre. With the wine regions of King Valley in one direction and Rutherglen to the other, Benalla is well placed along the established food and wine trail.

Whether you're a motor fan catching the action at the nearby Winton Raceway or want to take in the natural surrounds while walking or cycling the trails around Lake Benalla and beyond, life here is overflowing with activity. Watch your family go from strength to strength with the many places to enjoy at your leisure.

