



CONROY'S GREEN

MAKE YOUR GREAT ESCAPE

WINTER VALLEY - BALLARAT

JellisCraig



MAKE YOUR
GREAT ESCAPE
AT CONROY'S GREEN.

YOUR DREAM HOME

Build your dream home in Conroy's Green, a thoughtfully planned and crafted community with over 6 acres of fully landscaped parkland and a range of lot sizes to suit every lifestyle.



ENJOY A **BALANCED** LIFESTYLE

Conroy's Green is nestled in idyllic and peaceful surrounds with seamless accessibility to established and future amenity.





A WELL CONNECTED RETREAT

Located in Conroy's Green, Conroy's Terrace is nestled in a quiet and picturesque part of Ballarat. Conroy's Green is located moments from Delacombe Town Centre and only 10 minutes from the Ballarat CBD and all it has to offer.



AN ENVIABLE LIFESTYLE

Life at Conroy's Terrace has been designed with families in mind. As you enjoy the landscaped open spaces, take pleasure in seeing your family blossom while enjoying the premium lifestyle opportunities on your doorstep.

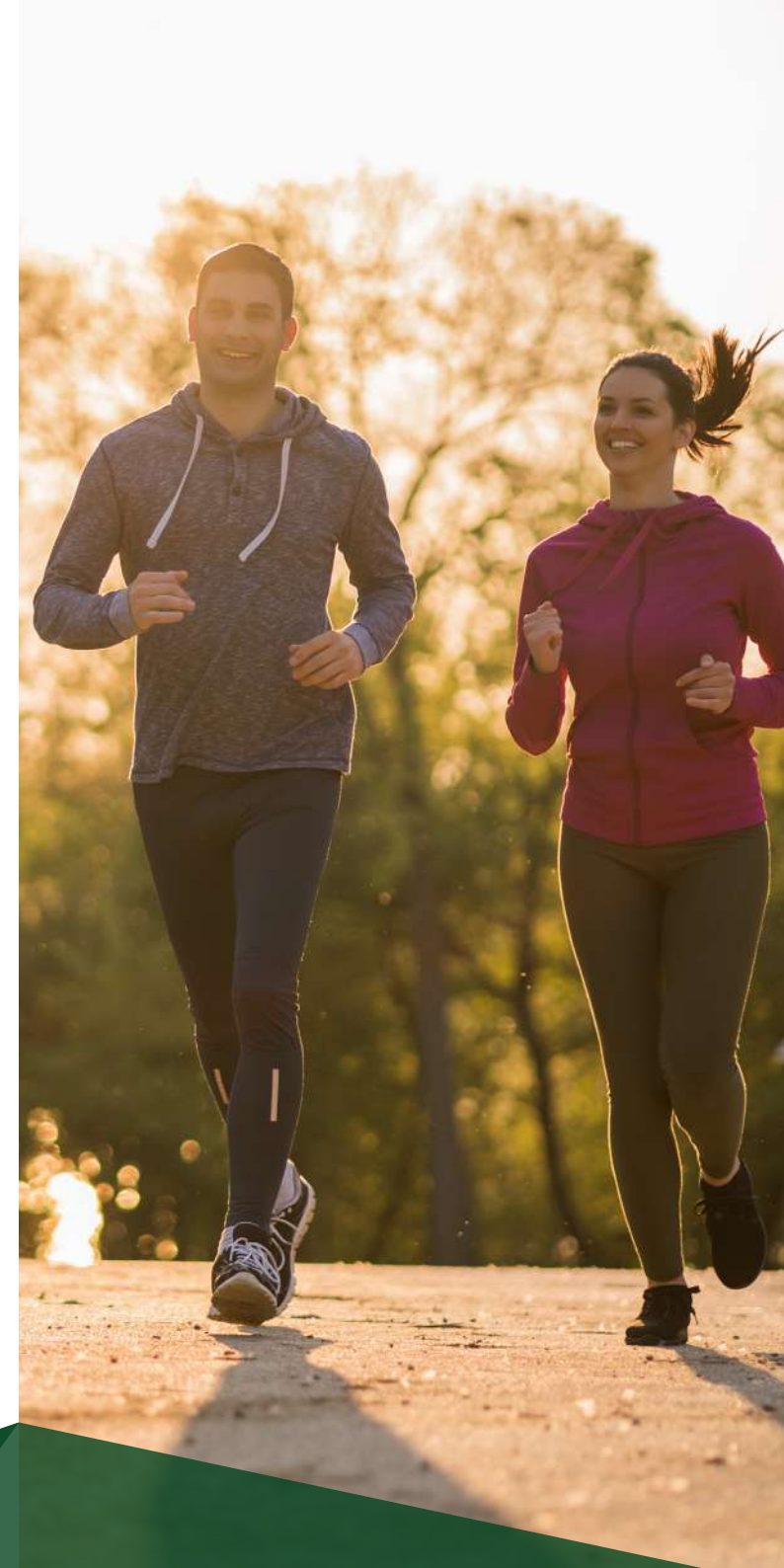


SHOP

Nearby Delacombe Town Centre has a range of eateries including Akita Sushi, Dr. Fill, Griffin Burger and Groove Train. Further afield you'll find award winning restaurants such as Underbar, Mitchell Harris Wines, Meigas and Mr Jones, along with dozens of other culinary options.

MOVE

Get your body moving with a brisk walk or jog along with extensive footpaths and open space throughout Conroy's Green. Transform your health at QuickFit Health Club at Delacombe Town Centre. Or enjoy the multitude of walking, running and cycling tracks throughout Ballarat.



DINE

Nearby Delacombe Town Centre has a range of eateries including Akita Sushi, Dr. Fill, Griffin Burger and Groove Train. Further afield you'll find award winning restaurants such as Underbar, Mitchell Harris Wines, Meigas and Mr Jones, along with dozens of other culinary options.

RELAX

Pamper yourself with a manicure, haircut or massage at Delacombe Town Centre. You can also rest easy knowing that your health will be well looked after at the dental clinic and medical centre just a few minutes away.





LIVING IN BALLARAT

Ballarat offers the best of regional Victoria. Located just over an hour from Melbourne and easily accessible by train, Ballarat has everything you need from exceptional schools, a rich heritage, outstanding parks and endless activities for families to enjoy.

Your weekends will be full of paddock to plate dining, amazing art, award-winning wineries, outdoor activities and long afternoons enjoying the city's culinary scene.



MARKETS

With more than 15 markets each month in the Ballarat region, you can spend your weekends discovering fresh food and produce, art and craft, contemporary designers and makers, collectables and secondhand treasures.

A WEALTH OF FAMILY ACTIVITIES

Ballarat is renowned for its unique visitor experiences and award-winning attractions. Visit the Ballarat Wildlife Park and meet meerkats, kangaroos, koalas, penguins and Sumatran Tigers: Maneki and Satu. Check out Kryal Castle, a replica medieval castle, pan for gold at the iconic Sovereign Hill or simply enjoy a picnic at one of the many incredible parks.



WALKING, RUNNING & CYCLING

Ballarat has countless walking, cycling and running options, including being conveniently located at the start of the Goldfields Track, a point-to-point 210km track for trail-runners, mountain bikers and bushwalkers that ends in Bendigo.

Ballarat is also fast becoming known as Australia's home of cycling thanks to the annual Cycling Australia Road National Championships at the many tracks for road and race cycling, mountain biking and cyclocross. From family-friendly cycling to the serious road-cyclists, Ballarat has options all abilities.

EXCEPTIONAL EDUCATION

Conroy's Green is located adjacent to Winter Valley's future school precinct which has a planned primary school and secondary school. It is also located just 10 minutes away from some of Ballarat's best schools, including Clarendon College, one of Victoria's highest achieving schools.



PROJECT TEAM

Porter Pelchen Properties is a Ballarat-based developer with decades of experience constructing vibrant and inspiring communities. They have a focus on new land estates in growth suburbs along with high-quality, medium density townhouse developments.

The team at Porter Pelchen Properties has a proven track record in the management, construction and successful delivery of communities of varying scale and complexity. They are committed to delivering projects that exceed customer, government and project partner



SPIIRE LANDSCAPE

Spiire Landscape's core design philosophy is to create places for people, bringing out the qualities that make the space unique. They use the public realm to narrate the history, social stories, cultural significance and eco-

logical attributes of the site. At the core of this is their respect for indigenous connection to place and working with Traditional Owners and their knowledge.

They bring together design champions in a collaborative process across all our disciplines. This integration of skills allows them to deliver holistic designs that unlock the social, cultural, environmental and economic value of projects.





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WWW.CONROYSGREEN.COM.AU

JellisCraig

Rebecca Stepnell
0423 050 864



PORTER PELCHEN PROPERTIES

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