



43A 44A 44B

43B

42B 43C

42A

46A

SOLD

SOLD

SOLD

BEVERIDGE

PRIMARY SCHOOL

COMMUNITY CENTRE AND CHILDCARE

CLUB MANDALAY

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

FAIRWAYS LAKE

POETS PARK

MANDALAY STREET

PATTERSON STREET

CAMERONS LANE

MANDALAY LANE

MANDALAY CIRCUIT

MANDALAY CIRCUIT

MANDALAY CIRCUIT

MANDALAY CIRCUIT

GOLF LINKS DRIVE

GOLF LINKS DRIVE

GOLF LINKS DRIVE

MANDALAY CIRCUIT

MANDALAY CIRCUIT

MANDALAY CIRCUIT

MANDALAY CIRCUIT

MANDALAY CIRCUIT

LIBERTY CRESCENT

PALLADIUM CIRCLE

ACOVE WAY

BOURNETT DRIVE

COMPLACE

MANDALAY

LIBERTY CRESCENT

MILCHERY ROAD

BOURNETT DRIVE

COMPLACE

MANDALAY

LIBERTY CRESCENT

ACOVE WAY

BOURNETT DRIVE

COMPLACE

MANDALAY

LIBERTY CRESCENT

MILCHERY ROAD

BOURNETT DRIVE

COMPLACE

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COMPLACE

MANDALAY

LIBERTY CRESCENT

*Resort living, every day.*



mandalay

# Why settle for less?



*The signature 18-hole golf course, designed by 5 times British Open winner, Peter Thomson is just waiting for you to tee-off. Offering championship, womens', juniors' and beginners' teeing options, the course's carefully undulating fairways and integrated greens will enable players of all levels to hone their skills on a course specially built for strategic play.*

Welcome to Mandalay, a lifestyle resort-living development quite unlike any other in the north of Melbourne. Just forty minutes drive from the centre of the City, and within easy reach of public transport, shopping, healthcare, quality education and more, Mandalay offers an idyllic resort lifestyle with wide-open spaces and walkways, a signature 18 hole golf course and the exclusive Club Mandalay lying at the very heart of this fabulous new community. Read on and discover more!





# Come home to so much more.

*Enjoy a millionaire lifestyle every day.*



Of course you want to live in a lovely home - that's a given. But imagine coming home to your very own exclusive bar and bistro right on your doorstep, too. Maybe you feel like a quick dip in your sparkling blue pool? Perhaps a friendly game of tennis with friends, or a workout in your private gym? Or maybe you just fancy a stroll along the walkways that wind their way through your own golf course, where you enjoy special membership privileges. And now imagine this paradise is nestled in a gorgeous natural landscape surrounded by rolling hills. That's right: now you're beginning to see why we say Mandalay is "Resort living, every day".

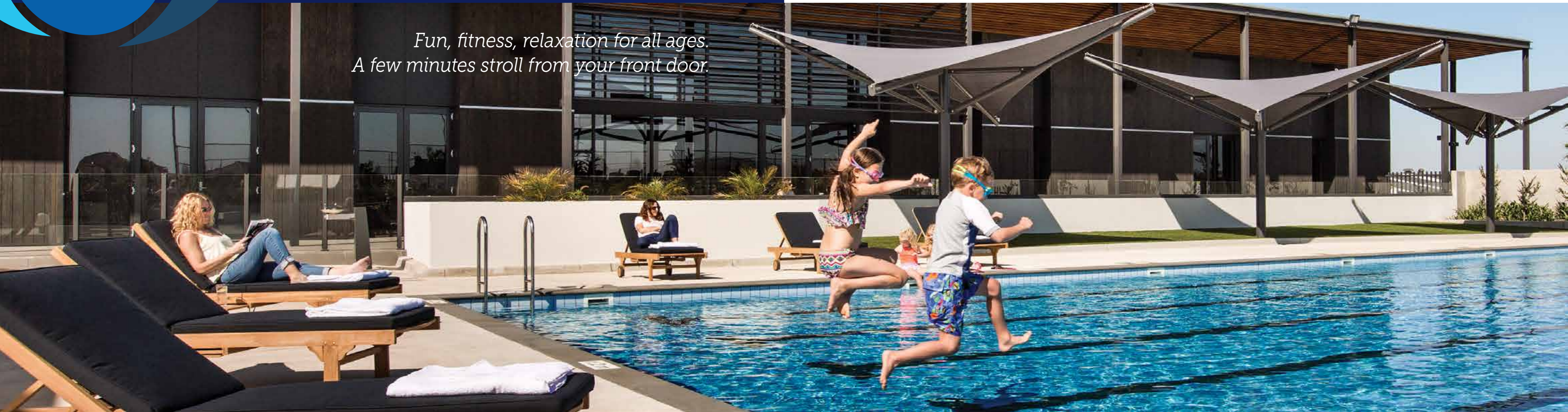


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## Own your own private facilities.

*Fun, fitness, relaxation for all ages.  
A few minutes stroll from your front door.*



Club Mandalay is the key to your perfect new lifestyle. The hub of our growing community, it offers a wealth of leisure facilities and provides a natural meeting point for you, your friends, family and neighbours. Simply hang with your besties and spend quality time together, play with the kids or enjoy the 25 metre heated swimming pool all year round. You'll also enjoy the fun trivia nights, Munchkins Club, special themed menus and events, Swingfit and more! Staying fit will never get boring in the Club's fully-equipped gym or out on the tennis courts. The knowledgeable and helpful staff that greet you at reception and the golf pro-shop ensure you enjoy it all, and the prestigious café bistro serves beautiful snacks, food and drinks. Even better, you don't just use the facilities – as a Mandalay resident, you own them!



mandalay



## *An idyllic location in the growing North.*



Mandalay nestles in a beautiful private valley in the heart of Melbourne's exciting northern corridor. Major urban centres such as Craigieburn, Epping and Wallan are just a few minutes drive away, offering a dizzying array of shopping and entertainment options. Medical centres, hospitals, and excellent schools such as Assumption College, Kilmore International School and Hume Anglican Grammar are close by, with more to come. Nearby Essendon and Tullamarine airports, employment hubs, and direct access to the Hume Freeway let you work nearby and then come home to your very own private resort lifestyle.



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*Mandalay offers you larger blocks that allow you to choose the resort lifestyle home of your dreams.*



*Melbourne's leading builders love Mandalay! It's the perfect environment to showcase their finest homes, many specially designed to take advantage of our gorgeous location. Some come "pre-packaged" with the right block, so you know you're getting a home that perfectly suits the land it sits on. You can choose from the many packages available, or simply decide on the perfect block for you and then decide on the builder of your choice. Whichever way you go, Mandalay stands ready to welcome you and your family!*

## Room to breathe. Room for life.



At Mandalay you can choose a block that offers stunning vistas of rolling hills, or nearby delightful Club Mandalay, or overlooking the magnificent fairways of the course. We offer a wide range of blocks that all give you and your family more space to live, and with more space, you can build a home you truly love. Your home should always be your sanctuary and a decent backyard is an essential for the kids or entertaining family and friends, especially with the "grand outdoor rooms" on offer today. Building your brand new dream home means you can shape your lifestyle exactly the way you want it.





# Surrounded by a green heart.

*More time spent together.  
And more quality time.*

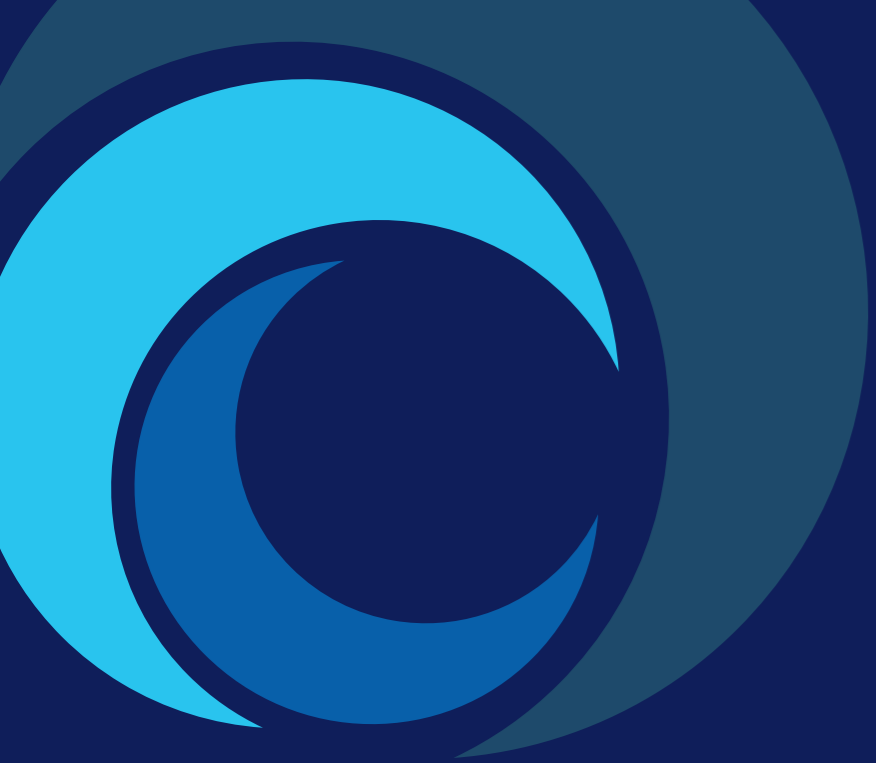


Wherever you are in Mandalay the achingly beautiful greens of the Peter Thomson-designed 18 hole golf course enrich your views. All Mandalay homes are within a two minute stroll to the stunning green fairways and for those lucky enough to live on the course itself there are stunning views from your backyard or balcony. You don't have to be a golfer to appreciate this unique environment. The whole course is threaded and complemented by walkways that connect you to; the neighbourhood parks designed to be enjoyed by kids of all ages, bike tracks, wetland vistas, and of course Club Mandalay. So step outside your front door, take a walk around and escape. Breathtaking.



mandalay





# The best in the North.

Mandalay nestles in the major growth corridors for Melbourne, and within easy reach of everything. But not all estates are created equal. Mandalay offers bigger blocks, bigger backyards, and more open space around you. Just forty minutes from the bustling centre of Melbourne, you'll be close to major existing and future urban development, offering exciting employment opportunities and an excellent commute around Melbourne's North, but in a quiet semi-rural environment that is quite unlike other areas. What's more lesser estates have a higher housing density, on smaller blocks. And yet our Mandalay homesites are priced very competitively, as well as offering you unique resort living, every day. Mitchell Shire's population to our north will grow by more than 100% in the next 20 years, and Hume to our South will grow by about 74%. Yet Mandalay will always remain a private green oasis in the middle of all this growth, for you to retreat to at the end of the day and on weekends. It truly is "the best of both worlds". So you really do owe it to yourself to ask yourself the question: why would you and your family settle for less?



