



SOMERFIELD

NEIGHBOURHOOD

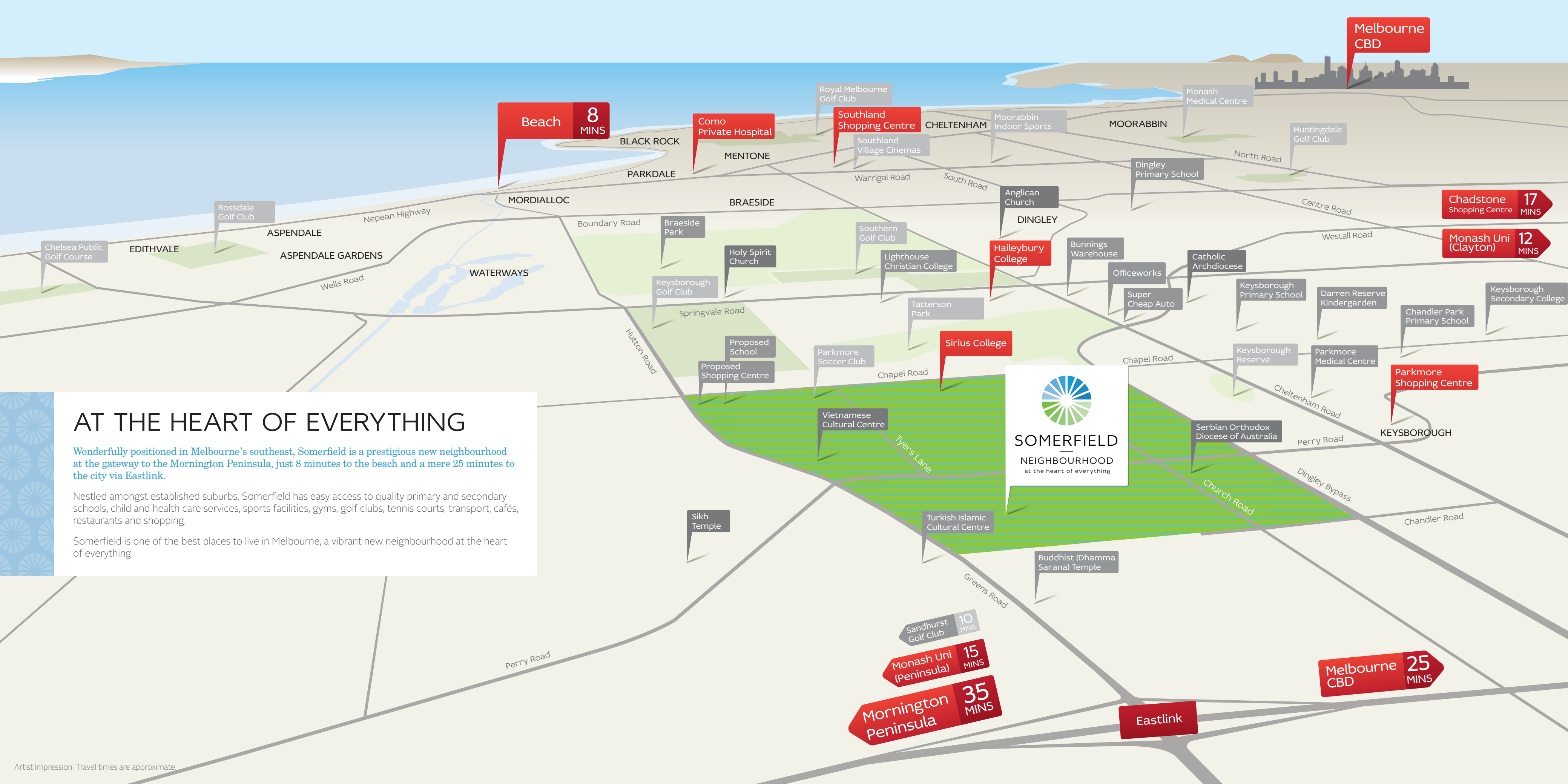
at the heart of everything

AT THE HEART OF EVERYTHING

Wonderfully positioned in Melbourne's southeast, Somerfield is a prestigious new neighbourhood at the gateway to the Mornington Peninsula, just 8 minutes to the beach and a mere 25 minutes to the city via Eastlink.

Nestled amongst established suburbs, Somerfield has easy access to quality primary and secondary schools, child and health care services, sports facilities, gyms, golf clubs, tennis courts, transport, cafés, restaurants and shopping.

Somerfield is one of the best places to live in Melbourne, a vibrant new neighbourhood at the heart of everything.



Walking Trail



Wetland



Pirate Park



Wetland



“a beautiful place
to come home to”

Pirate Park



AWARD WINNING LANDSCAPE DESIGN

Somerfield has perfected the art of uniting landscape design with Australia's finest urban design consultants to create a prestigious neighbourhood.

Beautiful homes are set in a stunning environment with tree-lined boulevards and secluded streets. With almost 20% of land dedicated to open space, every home is within 400 metres of parkland or wetland.

You can take a walk through the wetlands or enjoy the feature garden designed by Wes Fleming - one of the world's finest landscape designers and part of a team that won Best in Show at the Chelsea Flower Show in London in 2013.

Victorian Landscaping Awards 2012:
- Winner of 'Best Commercial Landscape'
- Winner of 'Feature in the Landscape'

Wes Fleming 'Reflections Garden'





A WONDERFUL PLACE TO LIVE

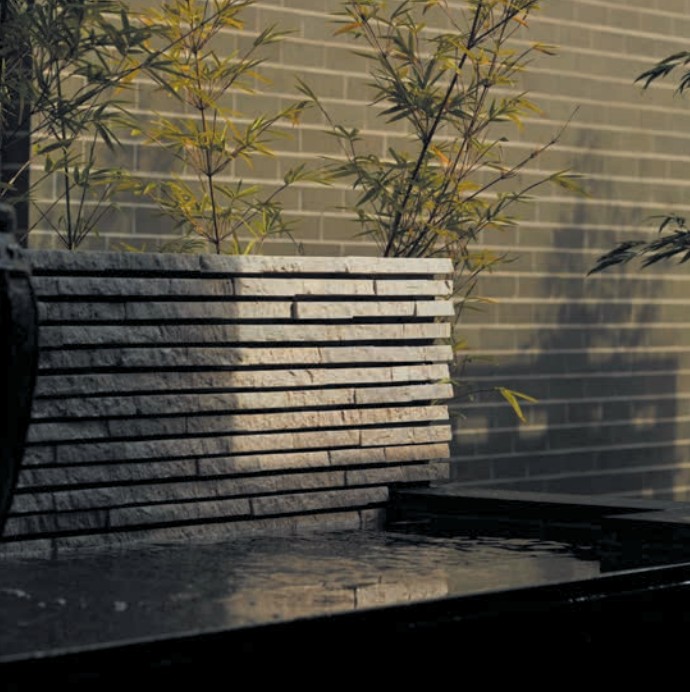
You can spend the morning shopping at Chadstone or Southland, both a short drive away, and then return home and relax amongst beautiful surrounds.

Enjoy a stroll along the many pathways, or catch up with friends and have a barbeque while the kids play. There's a pirate playground, basketball and soccer court, bike trails, and swimming at the beach, which is just 8 minutes away.

Back indoors you will find high-speed broadband internet access to every home, ideal for efficient work, study and play.

“so much to do”





BEAUTIFUL HOMES

Build your brand new dream home in the perfect location, with a wide variety of lot sizes and layouts to suit every need and budget. You can use your own architect and builder, or choose from one of the leading, prestige builders that have partnered with Somerfield.

Design guidelines ensure that only high quality homes are built at Somerfield, protecting both the heritage of the neighbourhood and the value of your investment.

“all brand new”



Images of homes may include examples of upgrade items and other items not supplied by builders, such as landscaping, water features, pools, pool fences, decorative lighting, and furniture.

“our
residents
love it”

MEET THE NEIGHBOURS

The White Family

“We have the best of both worlds! We live in a beautiful new area with lovely parks, bike tracks and homes, as well as being close to existing services like shops transport and our son's school.”

The Hao Family

“We love living at Somerfield because some of our friends are living here and they reckon this is a beautiful place to live and raise our kids. Besides, it is currently the largest new estate in Melbourne's southeast and close to many freeways that can get you almost anywhere.”

The Drivas Family

“We couldn't have asked for a nicer and more practical place to live. 8 minutes drive to the beautiful Mordialloc precinct with amazing cafés and beach culture. Eastlink being so close makes it easy to travel into the city and to work. Mornington Peninsula is just a stone's throw away. All the shops we need for our day to day living are also very accessible. Just perfect.”

The J Singh Family

“We love being part of Somerfield because it's close to all utilities - full of greenery and parks and, above all, it's a multicultural community.”

The Navas Family

“We have been living in Somerfield for almost two years and have been very impressed with the lifestyle.

The gardens, lakes and parks make it such a beautiful place to come home to and our daughter has spent many, many hours playing in the fantastic park. The facilities there are handy for the adults too, with BBQ areas, undercover eating areas and great scenery for a leisurely stroll. Our daughter also loves visiting the ducks at the lake, which can also be good entertainment for the adults.

The neighbours are friendly and it is like living in a small country town, saying hello and having a quick chat with people at the parks or going for the evening walk around the estate. We certainly are lucky with the atmosphere we have and the easy access to shops, as well as the freeway to link us with the city within 20 minutes.

We are extremely pleased with our decision to move to Somerfield and look forward to many more years here.”



SUSTAINABLE ENVIRONMENT

Somerfield is committed to the highest standards when it comes to design, planning and the environment. That's why we're proud to have been accredited as an EnviroDevelopment by the Urban Development Institute of Australia in three categories.

Our community

- Accessibility to local employment opportunities
- Availability of services such as: shops, schools, universities and community centres
- Commitment to creating a cohesive community within Somerfield
- Retention and protection of the heritage of the area – including buildings and design features

Our ecosystems

- Protection of native fauna and their habitats
- Retention and maintenance of native trees and vegetation
- Incorporation of natural features such as wetlands, parklands and other natural green spaces
- Promotion of biodiversity and rehabilitation of the ecology of the area
- Use of native grasses and indigenous plants in landscaping elements

Our water

- Connection of recycled water to every home via a "third pipe" system
- Use of drought-tolerant plants and grasses which require less water and stay greener for longer
- Reduction of potable water usage for irrigation purposes
- Incorporation of cutting edge natural filtration systems into wetlands and drainage channels

enviro
DEVELOPMENT™



INTRAPAC – THE COMPANY BEHIND SOMERFIELD

At Intrapac we specialise in creating inspiring environments - places where individuals and families want to spend time, work and live.

First we identify and select premium sites with access to amenities such as schools, transport links, shopping and community facilities. Next, we commission Australia's finest urban planning and landscape design specialists to ensure that the streetscapes, parklands, water features, roads and cycle paths create a cohesive, desirable setting. We then partner with the nation's finest contractors to ensure that our grand vision is brought into reality.

Intrapac was established in 1984 by Executive Chairman, David Payes, and has since developed a reputation for creating high quality, liveable neighbourhoods, winning some of Australia's most prestigious awards in the process.



Multiple Urban Development
Institute of Australia (UDIA)
excellence award-winner:
2008: The Quay
2002: Lorikeet Ridge
1997: Oak Tree Rise
1996: Churchill Park

Brencorp Properties - Solid Financial Backing

Brencorp Properties, a wholly owned subsidiary of the Taverners Group, was established in 1990. Acting principally as a land development partner, Brencorp has been involved in creating residential communities in Queensland, Australian Capital Territory, Victoria and South Australia.

Under the guidance of its Managing Director, John Crosby, since its inception, Brencorp works by establishing key partnerships with experienced local developers. Intrapac has been a key partner in Victoria, with the Brencorp/Intrapac team having completed a number of highly successful developments together.





SOMERFIELD

NEIGHBOURHOOD

at the heart of everything



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INTRAPAC
PROPERTY

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