





# The Story Continues

A rare opportunity for an aspirational lifestyle is yours at the exclusive Botanic Ridge estate, a vibrant masterplanned community already established in the City of Casey.

Don't miss the next chance to build your forever home nestled in an idyllic landscape steeped in natural beauty within a thriving community. Come home to neighbourhood parks, walking trails and wetlands in a tranquil haven where beautiful homes in established surrounds welcome. Join the many families who are already enjoying an abundance of space and everyday amenity at this premium address.

VISION

# The Original Story

In a prime location between the Royal Botanic Gardens Cranbourne and the world-class Settlers Run Golf & Country Club, Botanic Ridge boasts the utmost convenience and connection to the very best of Cranbourne and its surrounds. Be part of a one-of-a-kind community with an exceptional lifestyle and a rewarding future. The sprawling 325 hectares of undulating land, lush green open space and mature trees showcases a diverse collection of housing styles that cater for every family's needs. An active outdoor lifestyle is on the doorstep with the community's vast network of landscaped parks, recreation reserves, wetlands and 10km of walking trails integral to the living experience.



THE OPPORTUNITY

# Begin a New Story for Your Family

Join a dynamic thriving community where families are already taking full advantage of the exceptional lifestyle on offer at Botanic Ridge. Everything your family needs for a life that is extraordinary is ready and waiting for you to experience.



Artist impression

THE OPPORTUNITY



Artist impression

# A Community Finished to Perfection

A true reflection of its peaceful semi-rural location, developer Bayport's inspired vision has delivered an outstanding community where beautifully crafted homes finished to perfection are set in a natural wonderland with immediate access to city-style amenity and connection.

# Everyday Convenience is Yours

Located just moments from Cranbourne's booming array of shopping, dining, entertainment and recreation offerings, Botanic Ridge is the gateway to a lifestyle without compromise.



Mornington Peninsula (30min Drive)



DEVELOPED BY

**Bayport**





## LOCATION

Connect to the Melbourne CBD via the nearby M1 freeway and travel to surrounding suburbs on regular services from Cranbourne Station, just 15 minutes from home. In just 30 minutes you can be on the spectacular Mornington Peninsula with its famous wineries and mesmerising coastline.



### EDUCATION

- 01** Barton Primary School
- 02** St Peter's College
- 03** Cranbourne West Primary
- 04** Clarendon St Preschool
- 05** St Agatha's Primary
- 06** Cranbourne Primary School
- 07** Casey Grammar School
- 08** Marnebek School
- 09** Cranbourne East Primary School
- 10** Cranbourne East Secondary School
- 11** One Early Education Group
- 12** Bluebird Early Education Casey Fields
- 13** Lighthouse Christian College
- 14** Botanic Ridge Primary School
- 15** Cranbourne South Primary School
- 16** Aussie Kindies Early Learning



### PARKS & NATURE

- 25** Station St Playground
- 26** Sparks Court Reserve Playground
- 27** Botanic Ridge Walk
- 28** Arid Garden, Royal Botanic Gardens
- 29** Royal Botanic Gardens Cranbourne
- 30** Stringybark Picnic Area
- 31** Junction Village Recreation Reserve
- 32** Homestead Park - Peet
- 33** Casey Fields



### SHOPPING & RETAIL

- 34** Cranbourne South General Store
- 35** Woolworths
- 36** IGA Cranbourne West
- 37** Hunt Club Village Shopping Centre
- 38** Cranbourne Park Shopping Centre



### FITNESS & RECREATION

- 17** Ranfurlye Golf Club
- 18** Brooklands BMX Park
- 19** Cranbourne Training Complex
- 20** Cranbourne Racecourse
- 21** Casey Stadium
- 22** Casey RACE
- 23** Cranbourne Little Athletics Club
- 24** Cranbourne South Tennis Club



### RESTAURANTS & CAFÉS

- 39** Amstel Club
- 40** Malihka Restaurant
- 41** The Bear House Restaurant
- 42** Cranbourne Gardens Kiosk
- 43** Boon Wurrung Café
- 44** VUE Restaurant

LIFESTYLE

# A Lifestyle to be Admired



Botanic Ridge Estate

Achieve an active healthy lifestyle at Botanic Ridge. Share so many of life's pleasures with like-minded residents in a community designed to impress.

Begin the day walking or cycling along scenic neighbourhood trails or explore your very own natural wetlands. Stroll down to one of the many cafés nearby for a scrumptious breakfast and speciality coffee. Meet up with neighbours for a picnic at Botanic Ridge Central Park or lunch at one of the local dining venues.



Botanic Ridge Wetlands



Cranbourne Botanic Gardens

Spend the weekends watching your youngsters play their team sports at the premier Casey Fields outdoor sports facility, just a short drive away. Playtime for all ages awaits at the Cranbourne Botanic Gardens and Casey Fields Regional Playspace and Village Green.

Settlers Run Golf & Country Club



Cranbourne Park Shopping Centre

Be spoilt for choice with a range of shopping centres just a short distance from your home. Cranbourne Park Shopping Centre is your one-stop shopping destination with supermarkets, department stores and fresh produce outlets, all just 15 minutes away. With over 100 speciality stores and an array of eateries, everyone will enjoy their visit.



PROJECT TEAM

# Bayport:

Bayport is an industry-leading developer renowned for delivering property and subdivision projects with a strong command of every aspect and a careful focus on fine detail.

All projects are delivered with expertise and reliability as they respond to the specific site with creativity, innovation and viability. Founded on quality and longevity, all Bayport developments are well considered to support continual future growth, ensuring every project makes a statement and stands the test of time.



RPM Real Estate Group specialises in the sale of master-planned communities. Over 25 years, we have assisted tens of thousands of buyers to realise their property dreams.

Our sales team is here to help you from your initial enquiry through to settlement, because we know that whether this is your first home or a subsequent property purchase, it's a big decision. We work closely with Victoria's best builders and can help you find the perfect land lot, house and land package or townhome to suit your needs. You've already found a great location here at Botanic Ridge, so let us walk you through the next steps of securing your home within this exceptional community.



[botanieridge.com.au](http://botanieridge.com.au)

**Bayport:**