

# Rivulet

BALLARAT



The source  
of your  
new lifestyle  
begins at  
Rivulet.

BROUGHT TO YOU BY  LINKAGE  
— GROUP —



# Embracing life's flow.

A tranquil creekline meanders through green nature reserves. Quiet leafy streets welcome new residents and established locals alike. It's calm, it's soothing, it's Rivulet.







# A stone's throw away from everything you need.

Against a backdrop of country fields, yet just moments from the pulsing heart of one of Victoria's most celebrated cities, Rivulet lets you escape the daily grind, but still be close to all you desire in this idyllic, exclusive residential address.





Lake Wendouree Reserve

Ballarat Town Centre

Goodstart Early Learning

Ballarat Station  
11min drive

Phoenix P-12 Community College

Sovereign Hill Historical Park

Tait Street

Sales Centre

Playground Reserve

Bonshaw Creek

Future residential

Delacombe Shopping Centre  
4min drive

Early Learning Child Care  
600 metres





R  
/ B

A gentle creek  
sets the scene for  
moments of peace or  
hours of adventure.



Riding a  
wave of  
prosperity and  
convenience.

Victoria's third largest city, Ballarat offers every amenity for modern, connected, convenient living. From sport and leisure to fine dining and shopping; first-class education to a booming services industry; historic gardens to fast and seamless transport links, this great goldfields' city offers everything modern living demands, and all the luxuries a modern lifestyle desires.







# Neighbourhoods designed for movement and connection.

Resting beside the seasonal Bonshaw Creek, but just moments from the life of the city, lies a sanctuary of rare peace and tranquillity in an otherwise busy world.

Exclusively residential, Rivulet is an address of treelined avenues and welcoming streets, that's calm but still connected.

Creekside walking, trails through restored nature reserves linking residents to nearby playgrounds and community spaces, and then guiding them back again to the relaxed ambience of home.



## Easy Accessibility.

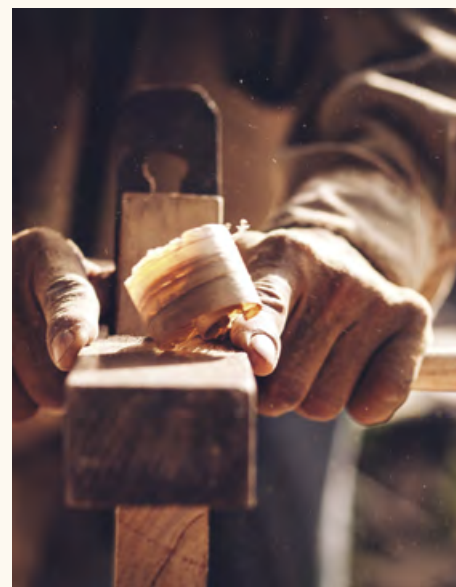


Rivulet opens up an array of transport options in every direction. An easy commute brings you to the heart of Ballarat, and from there, one of dozens of regular V/Line trains will whisk you away in comfort – to Melbourne in 90 minutes or south to Geelong, north to Maryborough and west to Ararat. Or set your own timetable, with easy access to the M8 into Melbourne, or the iconic Midland Highway to Geelong, spa country, Bendigo and beyond.





Delacombe  
Town Centre  
makes life a  
breeze.



Just a 4-minute drive from Rivulet, the Delacombe Town Centre shopping hub brings all of life's daily essentials into one convenient spot. Whether you're after regular groceries or something gourmet, a nice drop of red or fresh green veggies, a small gift for someone special or a big-ticket item for the home or garden, you're bound to find it at Delacombe Town Centre. What's more, amid the Woolworths supermarket and specialty shops, Kmart department store and much-loved hardware icon Bunnings, you'll also find health services, eateries, bottle shops including Dan Murphy's and even a Showbiz Cinema.

A hop, skip and  
a jump away.





## Life amid a rich seam of history.



Few Australian cities are as steeped in history as Ballarat. Once a mighty goldrush town with grand buildings and narrow lanes, today, it still honours that heritage, while being a vibrant and thriving 21st century city.

## A flood of learning options.



From the earliest years, Rivulet allows young minds to be surrounded by a range of outstanding education options. From highly ranked early learning centres just around the corner, to quality private and public schools nearby, including Ballarat High and Clarendon College – one of the state's top schools.

Ballarat is also home to tertiary and further education choices, including the vast Federation University, campuses of the University of Melbourne, Australian Catholic University, and a host of vocational training centres.





Soaked  
in style.



Behind heritage facades and soaring display windows, Ballarat is awash with retail chic for every taste and style – from high-end boutiques and luxury labels to inspiring local designers, regional artists, rare crafts and quirky vintage pieces for home and wardrobe.

Simply  
mouth-watering.



When you're surrounded by orchards, vineyards, farms and market gardens, and just 90 minutes from the sea, it's no wonder the region is renowned for its fresh gourmet produce, vibrant dining scene and warm, hearty, laid-back pub culture.





# What's on in Ballarat.

The festival and events calendar of Ballarat is so jam packed, it's easy to fill up a weekend, no matter what you're into.

Art and culture buffs can revel in live music gigs – either weekly at intimate local pubs or at vast, multi-day festivals – or savour the regular concerts, dance spectacles, singing and music that local talent and international stars bring to the city's theatres and venues.

The renowned Art Gallery of Ballarat, with its major program of exhibitions, is just one of many exceptional galleries showcasing the creativity of the past and of today.



## BALLARAT INTERNATIONAL FOTO BIENNALE

The city's own contemporary photographic festival, the BIFB, showcases some of the most innovative visual artists from around the world, as well as tours, talks and workshops.



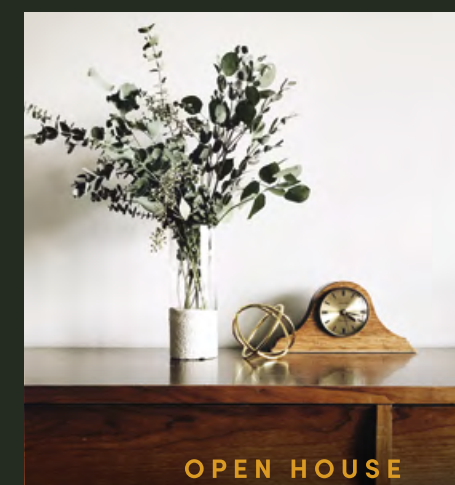
## FARMERS' MARKETS

Just about every town in the region – including Ballarat itself – proudly boasts a regular farmers' market, each one offering fresh produce, plants, gifts, gourmet treats and more.



## BALLARAT BEER FESTIVAL

For just one day each January, the city raises a glass to Australia's best craft brewers and cider makers, helped along with healthy dose of gourmet food, live music and friendly banter.



## OPEN HOUSE BALLARAT

Keen to see what's behind the doors of some of the region's most impressive, intriguing or simply quirkiest buildings? For two days each year, Open House Ballarat lets you satisfy your curiosity.



## Whet your appetite for life.



### ✂ DINE

Spend a day in Ballarat and you'd be forgiven for thinking that every street is home to a great café or restaurant; spend a lifetime living in Ballarat and you still might not get to try all of them, such is the array of dining options in this truly gastronomic city. Century-old warehouses and sleek, modern buildings are home to a mouth-watering range of cafes, restaurants and bistros, serving up prize-winning signature dishes, modern takes on old favourites, exotic flavours from across the globe and the finest fare from the farms, gardens and waters of the surrounding region.

### 🏠 EXPERIENCE

For over half a century, the multi-award-winning Sovereign Hill living museum has been delighting and fascinating visitors of all ages. Throughout its 64 acres of traditionally inspired streetscapes, public buildings, shops and eateries, a bevy of local 'inhabitants' welcome guests to their bustling goldrush-era town of the 1850s. Experts, keeping the old crafts alive, amaze with their skill and handiwork, while the senses get transported back in time to enjoy old fashioned sweets, and the sights and sounds of colonial Victoria.

### 🍷 DRINK

Whatever your tittle – and it doesn't even need to be alcoholic – you'll find someone in Ballarat perfecting it for your enjoyment. Wine-lovers will go dizzy deciding where to head first: north for half an hour to the Pyrenees wine region with its full-bodied reds, or south to the cool climate vineyards of the 'Pinot Coast'. Or simply stay put and explore the city's own outstanding wine bars. For those who prefer a brew, the region is home to a number of outstanding craft and micro-brewers, all ready to welcome you in for a tittle and a chat. Not sure what you like? Ask for a 'flight' or a 'paddle' and try a few. Of course, in a spirited place like Ballarat there's local gin to be had, and at last count there were at least two wonderful distillers in the region.



### 🎨 ABSORB

Commanding pride of place amongst Ballarat's heritage and arts precinct, the grand Art Gallery of Ballarat is arguably the oldest and largest art gallery in regional Australia. Presenting colonial, 20th Century and contemporary pieces, its permanent showcase of visual art is complemented by important temporary exhibitions throughout the year. But it is certainly not alone. Dotted throughout the city and surrounding towns is a myriad of boutique private and public galleries, celebrating a keen artistic bent that's flourished over successive generations.








## Why Rivulet


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More than an address, Rivulet is an enclave of connectedness and tranquillity.


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 Rivulet's boutique size means residents can get to know their neighbours and enjoy a true feeling of community.


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 Close to established local and regional amenities, Rivulet is connected but also offers a sense of escape from the city.

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 The unique wetlands precinct will not only be a habitat for wildlife, but also inspire young minds to explore the nature around them.

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 The wide range of lot sizes is designed to bring variety and diversity, with a block to suit every lifestyle and stage in life.



# Project Team



## LINKAGE GROUP

The Linkage Property Group boasts a strong track-record of bringing together specialist teams in real estate to deliver successful, sustainable and attractive property development projects in both the residential and commercial sectors. The group's elite licenced real estate agents, urban land specialists, researchers, project managers and marketing consultants work together to ensure that each address under the Linkage banner represented outstanding value for the purchaser and investors, while being sympathetic to the communities they become part of, and the environments they're built in.



## RPM REAL ESTATE GROUP

Founded over two decades ago as a residential land sales specialist, RPM is now recognised as one of the country's most dynamic, results-driven residential sales agency with a strong commitment to creating research-backed strategies that deliver higher revenues, faster sales rates and better returns for our clients.

Our difference lies not only in our experience and in-house capabilities, but our passion for the people within our business as well as our valued clients. Through our dedication to creating a culture of enthusiastic and committed property experts, we are proud to have built a team with expertise spanning all facets of property sales, research and advisory services.



## URBAN ANGLES PROJECTS

For more than 20 years, Urban Angles have led the property marketing industry with creative solutions that generate deeper engagement to real estate listings and property developments.

Every component of a campaign is delivered by account managers and customer service personnel who share a commitment to continual improvement of processes and uncovering of new technologies. Specialising in Photography, Video, 3D Visualisation, Floorplans, Design and Project Marketing Services targeted to get the best results within a culture that values efficiency, ingenuity, curiosity and an overall commitment to excellence.



## CARDNO TGM

CardnoTGM is a multidisciplinary company whose core business is delivering consulting services in the areas of Engineering, Surveying and Planning. CardnoTGM employs over 135 professional and technical staff in offices located in Melbourne, Geelong and Ballarat, enabling us to provide comprehensive advice, local knowledge and support to clients across Australia. CardnoTGM is structured to provide either an end-to-end service or to provide support and expertise in specific areas to supplement a clients internal team. We have extensive experience working in Alliance teams and multi-disciplinary consultant teams on large projects. We are renowned for dependability, quality, innovation and professionalism.





# Tait Street, Ballarat

[RIVULETESTATE.COM.AU](http://RIVULETESTATE.COM.AU)