



St.GERMAIN

a place like no other

CNR THOMPSONS RD & BELLS RD, CLYDE NORTH
STGERMAIN.COM.AU



Welcome to
ST. GERMAIN

A beautiful place to live

With lots selling quickly and lifestyle amenities progressing just as fast, St Germain is growing into a thriving community. Delivering a Town Centre, medical facilities, over 60s living and future job opportunities, this showcase development for the City of Casey is the place to be.

Once complete, St Germain will comprise over 900 new homes and 1,500 new dwellings. Many lots are already sold, but there are still home sites available in a range of sizes as well as designer townhouses and contemporary apartments to come.



Welcome to a community that has something to offer everyone.

“

*“We purchased at St. Germain
because of the great
location and the facilities
that will be close by.”*

Timothy & Belinda,
Purchased 2016

“

*“We loved what St Germain
had to offer with everything we
could ask for at our door step.”*

Dylan & Natalie,
Purchased 2016

“

*“St Germain's shops, recreation
facilities, medical precinct and
close location to quality schools
made my choice to buy easy.”*

Amaechi Ezeh,
Purchased 2016



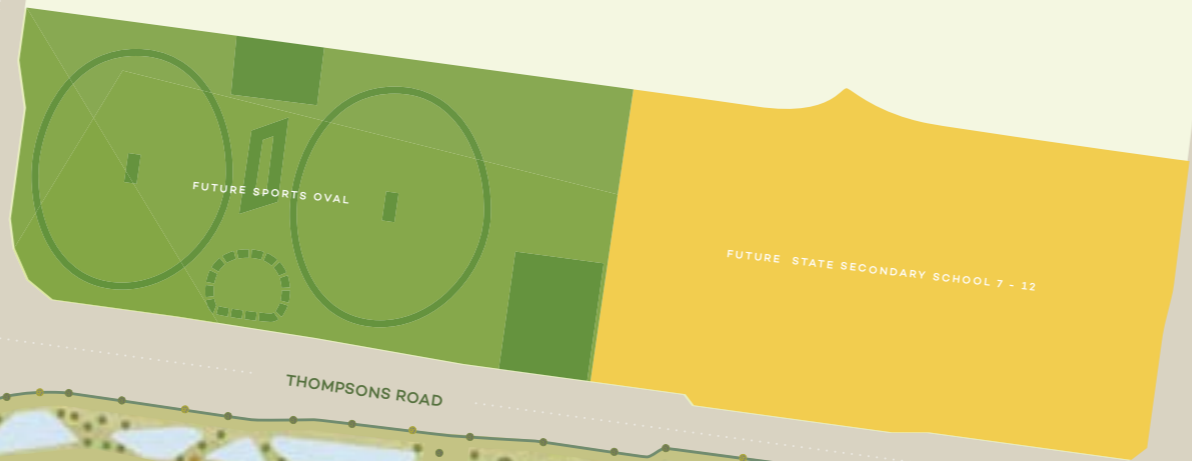
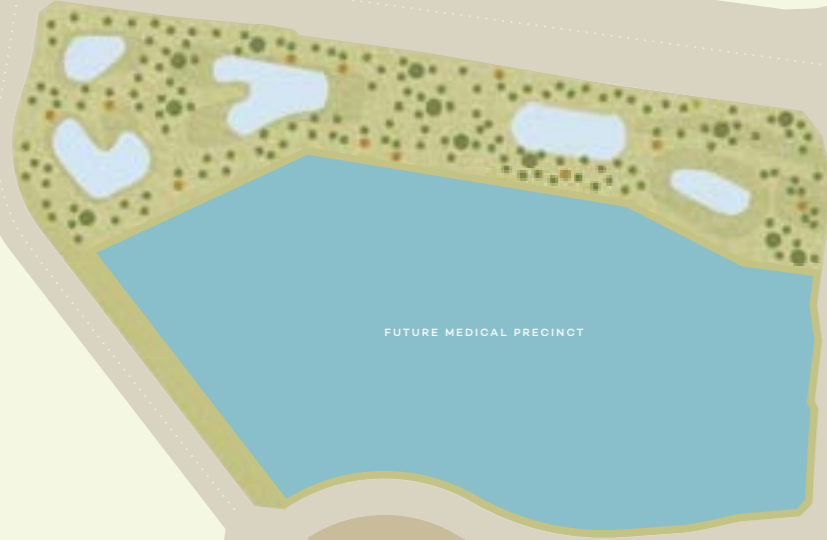
Village life
**MODERN
 CONVENIENCE**

Buy at St Germain today and the Town Centre, Village Square and Medical Centre will be underway by the time you're ready to move in.

Inspired by a contemporary European village lifestyle, St Germain is all about living, working, shopping, and socialising, all in one place. St Germain will offer a vibrant retail strip, modern offices and Mardon Grove, a luxury retirement village.

Masterplan

- Land Lots
- Future Residential
- Future Retirement Village
- Future Commercial Precinct
- Future Community Precinct
- Future Retail Precinct
- Future Eat St. and Residential Precinct
- Future Medical Precinct
- Future Sports Oval
- Future State Secondary School
- Future Health & Wellbeing Precinct
- Mixed Use



Your future life

A day in the Town Centre

After a solid workout at the fully equipped gym, you pick up the kids from childcare and meet with friends in the Town Square. On the way to your favourite café you notice that a new restaurant has opened – that's dinner sorted! Breakfast was delicious, but now it's time for the weekly shop. How convenient, to have a major supermarket with everything you need right here!



Visiting the State-of-the-art Medical Centre

It's a relief to know that if you or the kids ever feel under the weather, your local doctor is just around the corner. The medical facility provides general healthcare and other medical services, and when the larger regional medical facility is finished, all your family's health needs will be looked after.

Your thriving business

It was a big move, relocating your business to St Germain, but it's paid off. You were lucky enough to get in early and establish a foothold in a location that was always destined to grow and prosper. Since then, other retail businesses, medical practitioners, small offices and large corporate businesses have also found the perfect solution for their needs within the extensive range of commercial possibilities on offer.

Your happily retired parents

Visiting your retired parents at Mardon Grove is always a great day. It truly is independent living, and with over 250 dwellings they've made plenty of new friends. They love strolling through the beautifully landscaped gardens and playing lawn bowls, but it's the sense of community and chatting with neighbours in the central clubhouse that they love most of all.





Selling **FAST**

No time to waste

St Germain is the buzz of Clyde North. Most lots have already sold, and our proud new residents are not wasting time. Hundreds have built or are currently building their dream homes.

All our efforts are focused on delivering the Village Square, with the medical facilities and Mardon Grove not far behind.

The buzz is understandable. With so many fabulous amenities within St Germain and so many more nearby, opportunities to be a part of our fast-growing community are being snapped up fast!

A unique location

MAJOR SERVICES

- 01 Eden Rise Village Shopping Centre
- 02 Westfield Fountain Gate
- 03 Bunnings Cranbourne
- 04 Cranbourne Homemaker Centre
- 05 Casey Hospital
- 06 Berwick Veterinary Hospital
- 07 Old Berwick Post Office
- 08 The Avenue Shopping Centre
- 09 Eve Central Shopping Centre
- 10 Salandra Rise Shopping Centre
- 11 Shopping on Clyde
- 12 Cranbourne Park Shopping Centre
- 13 Hunt Club Village Shopping Centre
- 14 Casey Central Shopping Central
- 15 Thompson Parkway Shopping Centre
- 16 Marriott Waters Shopping Centre
- 17 Bunnings Clyde North

PARKS AND SPORTS FIELDS

- 01 Casey Fields
- 02 Wilson Botanic Park Berwick
- 03 Cranbourne Golf Club
- 04 Sweeney Reserve
- 05 Berwick Springs Junior Football Club
- 06 Casey Tennis Centre
- 07 Clyde Recreation Reserve
- 08 Future Sports Oval
- 09 Berwick Montuna Golf Club
- 10 Ranfurly Golf Course
- 11 Cranbourne Royal Botanical Gardens

EDUCATION

- 01 Hillcrest Christian College
- 02 Berwick Chase Primary School
- 03 Berwick Grammar School
- 04 Federation University Australia
- 05 Alkira Secondary College
- 06 Happy Days Childcare
- 07 Kambrya College
- 08 Berwick Fields Primary School
- 09 Cranbourne Secondary College
- 10 Casey Grammar
- 11 St Francis Xavier College - Beaconsfield Campus
- 12 St Francis Xavier College - Berwick Campus
- 13 St Catherines Catholic Primary School
- 14 Future Secondary School
- 15 Berwick Primary School
- 16 St Margaret's & Berwick Grammar School
- 17 Nossal High School
- 18 St Michael's Primary School
- 19 Rivercrest Collge





**Whether you are
upgrading your
lifestyle or downsizing
after the kids have left
home, St Germain is
a place like no other.**

The vision

St Germain is the inspired vision of Gordon Gill. His dream was to positively impact the future by building an environment that will meet the needs of St Germain residents, as well as surrounding communities.

His dream is now reality with ClarkeHopkinsClarke, a major force in Australian architecture and urban design, delivering the heart of the project: the Town Centre.

The area will be an authentic place with a clear community focus, to enable residents and the wider community to achieve their lifestyle goals and provide opportunities for their children.

*Tim Hargreaves,
ClarkeHopkinsClarke*

Register now

Register your interest at stgermain.net.au
or call 1800 646 646 for more information.
Cnr Thompsons Rd & Bells Rd Clyde North.

St.GERMAIN

a place like no other