## THE JUNCTION

AT BOTANIC RIDGE

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The vision for The Junction is to deliver a new community in a location that has pre-existing amenity and the promise of future growth – in terms of both lifestyle and investment potential Streets ahead Build your dream home on land from  $341m^2$  up to an impressive 1,261m<sup>2</sup> in Botanic Ridge, surrounded by all that informs an enviable lifestyle.

Beside the thriving centre of Cranbourne and the outstanding Cranbourne Royal Botanic Gardens, the lots are superior in size and quality to anything you will find further afield.

Not since the exclusive community of Botanic Ridge was conceived has there been a residential land development as prestigious as The Junction.



### All roads lead to home

The Junction is proudly presented by SIG Group, a developer committed to delivering outstanding communities meticulously designed to ensure residents thrive and prosper.

With The Junction, SIG Group is creating a unique opportunity for people to purchase land and build a home in a location that has pre-existing amenity and lifestyle benefits – a rare opportunity in today's ever expanding world.





AMARCAN

Unlike many developments in the City of Casey, The Junction in Botanic Ridge offers immediate lifestyle benefits for singles, couples those with families and empty nester's alike.

And with the wineries, golf courses, hot springs and numerous other attractions of the Mornington Peninsula just a short drive away, every weekend can be filled with adventure.

Shopping is easy with Cranbourne Park Shopping Centre barely six minutes away, a major town centre planned for future delivery only two minutes away, and a future Coles on the corner.

# The middle of everywhere

Adjacent to Cranbourne, a major hub with a wide range of attractive lifestyle options, The Junction puts you on the cutting edge of all you need to sustain an enviable lifestyle.

### Stay connected

The Junction is only minutes from Cranbourne's multitude of shopping, dining and entertainment options, not to mention private schools such as Casey Grammar and multiple transport and healthcare facilities.

You can be at Cranbourne train station in five minutes, the shopping centre in six minutes or next door at the acclaimed Botanic Gardens in two minutes.

Cranbourne Royal Botanic Gardens covers an area of 363 hectares. With 10km of walking tracks, a lookout tower, picnic sites and free barbecue facilities, every visit will provide a new experience. The Junction brings both nature and convenience to your door.

> Whatever your interests, needs and desires, you will find your idyllic lifestyle at The Junction in **Botanic Ridge.**



- 3. St. Thomas the Apostle Catholic Primary School
- 4. Cranbourne Primary School
- 5. Cranbourne Secondary School
- 6. Casey Grammar School
- 7. Proposed Government School

Western Port Hwy

Monash Freeway

Princess Freeway

Proposed Cranbourne East Station

Eastlink

- 8. Cranbourne South Primary
- 8. Devon Meadows Primary School
- 3. Ranfurlie Golf Club
- 4. Settlers Run Golf Course
- 5. Cranbourne Racecourse
- 6. Clyde Recreation Reserve
- 7. Proposed Sports Fields 8. Proposed Indoor Sports Facility
- 9. Proposed Sports Fields
- 10. Future Coles and Shopping Village

- 3. Selandra Rise Shopping Centre
- 4. Cranbourne Park Shopping Centre
- 5. Proposed Major Town Centre
- 6. Proposed Major Town Centre
- 7. Proposed Local Town Centre



Neighbouring the Cranbourne Royal Botanic Gardens and with Settlers Run Golf & Country Club nearby, there's an ample supply of healthy outdoor leisure activities to enjoy.

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Cranbourne Train Station 4.8km

> Cranbourne Park Shopping Centre <u>4km</u>

> > Casey Grammar School 3.9km

> > > Casey Fields 4.5km







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Another development by





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