



# WILLIAMS WALK

Rockbank • 3335



# WELCOME FROM VILLAWOOD PROPERTIES



## VILLAWOOD PROPERTIES HAS BEEN CREATING VIBRANT NEW COMMUNITIES SINCE 1989.

“We design developments like Williams Walk to bring people together, because we understand that a great community is more than just houses. It should be the type of place where residents form life-long relationships...”

Villawood crafts communities that offer a unique sense of space and freedom. We utilise intelligent urban design that integrates harmoniously with its surroundings.

These are communities like Williams Walk: a boutique residential development situated within Melbourne's booming north west corridor.

It's as little as 36 minutes from Melbourne's CBD with close proximity to exciting new proposed Town Centres in Rockbank and Cobblebank.

Supermarkets, shopping centres, cafes and restaurants – all the essentials of modern life – are within easy reach. So too are parks, bushland, creeks, ovals and playing fields.

Williams Walk offers a perfectly balanced lifestyle. It's a great place to put down new roots. Thoughtfully and expertly planned, Williams Walk offers around 180 affordable home sites where neighbours can become friends for life.

It's the ideal place to establish your new home and build a whole new lifestyle for you and your family.

Left **Rory Costelloe**  
Right **Tony Johnson**

**Rory Costelloe and Tony Johnson**  
Executive Directors Villawood Properties



# WALK ON THE WEST SIDE

With two new Town Centres planned close by, the urban vibe is never far away. Yet neither is the beauty of nature, with some of the north west's premier natural attractions within easy reach, including Melton Botanic Gardens, Pinkerton Forest and the Werribee River.

And with plenty of good primary schools, high schools and early education centres nearby, it's an ideal place for families.

Convenient and connected, Williams Walk combines all the elements of a great lifestyle.





# WALK THIS WAY

**DISCOVER A WELL-CONNECTED NEIGHBOURHOOD  
WITH EXTENSIVE PARKS, RESERVES, GARDENS  
AND BUSHLAND NEARBY.**



## NATURAL SURROUNDINGS

Uncover a wealth of natural advantages – from the Werribee River, to the Pinkerton Forest and beyond.



## TREE LINED STREETS AND WALKWAYS

Leave the car at home and walk to nearby playing fields and nature reserves via tree-lined streets and walkways.



## STREETSCAPES

A carefully planned community, Williams Walk will incorporate design guidelines that promote visual harmony and ensure that your investment is protected and enhanced.



## CHOICES OF LOTS

Build the home that's right for you with a wide variety of land sizes up to 516 square metres.



# BUILD YOUR FUTURE

**AT WILLIAMS WALK, YOU DON'T NEED TO COMPROMISE. HERE YOU'LL FIND A CLOSE-KNIT COMMUNITY WITH EASY ACCESS TO EVERYTHING YOU NEED TO LIVE THE LIFE YOU DREAM OF.**

**FROM 180SQM TO 516SQM, CHOOSE THE RIGHT LOT SIZE FOR YOUR DREAM HOME.**

## LIFESTYLE LOTS

Size 180 - 300sqm

Build your first home and start your future. With a smart floorplan, these affordable lots can accommodate a double-storey home to give you the ultimate contemporary living space.

## HOME LOTS

Size 300 – 400sqm

Whether you want a single or double storey home, a garden or a courtyard, this flexible lot type lets you decide.

## FAMILY LOTS

Size 400sqm+

Build a spacious free-standing home with your ideal floorplan and space for a growing family. Plus plenty of backyard for BBQ's, gardening and endless family fun.



Disclaimer: Illustration only. Masterplan subject to change



**FROM COSY TERRACES  
AND CHIC TOWNHOMES,  
TO EXPANSIVE  
FAMILY HOMES IN  
A WELL-CONNECTED  
NEIGHBOURHOOD.  
YOUR NEW LIFE AT  
WILLIAMS WALK.**





# WALK YOUR WAY



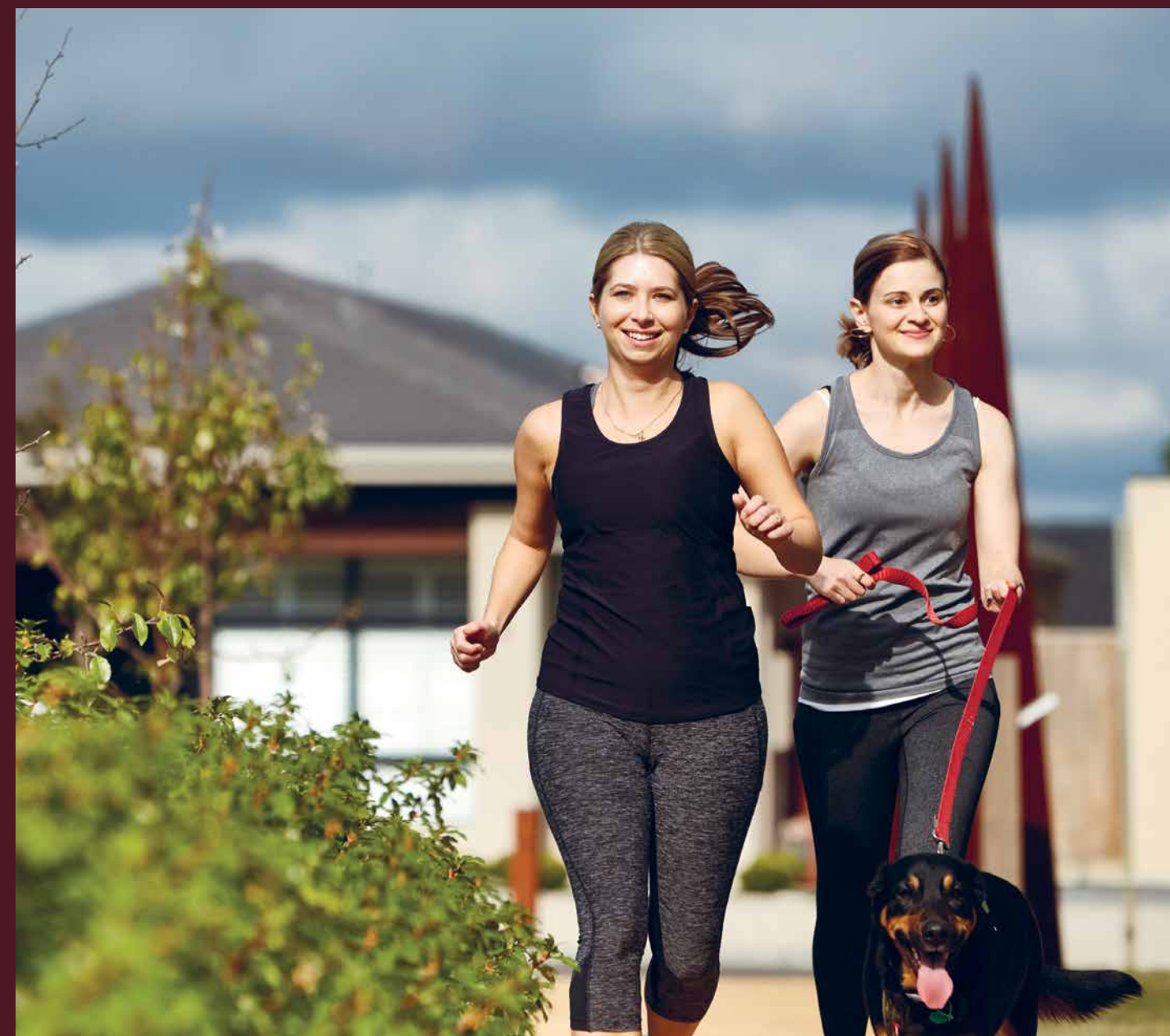
## THE FREEDOM TO LIVE YOUR WAY

The range of family friendly lot sizes on offer at Williams Walk provides the perfect opportunity to build your dream home, with the floorplan, fittings and fixtures you've always dreamed of, set within a neat and streamlined streetscape.

Thoughtfully planned neighbourhoods with quiet tree-lined streets, walkways and nearby open spaces make it easy to get around. Walking or cycling will become your preferred mode of transport, and you'll reap the rewards of a healthier lifestyle.

You'll also be part of a boutique, close-knit community, a place where neighbours really do become friends for life.

At Williams Walk, you're never far from nature, yet all the conveniences of modern life and an urban vibe are close by. It's a perfect combination, one that lets you enjoy a truly balanced, relaxed lifestyle.





ALL THE BENEFITS OF A  
VIBRANT URBAN LIFESTYLE  
ARE WITHIN EASY REACH  
AT WILLIAMS WALK.



NATURE & LANDMARKS

- 1. Ian Cowie Reserve
- 2. Stewart Crescent Reserve



SPORTING & RECREATION

- 3. Rockbank Football Sporting Club
- 4. Rockbank Community Hall



FOOD & DRINK

- 5. Rockbank General Store



LIFESTYLE

- 6. Proposed Future Town Centre - 1.5km
- 7. St Petka Orthodox Church
- 8. World of Life Christian Church
- 9. Rockbank Nursery



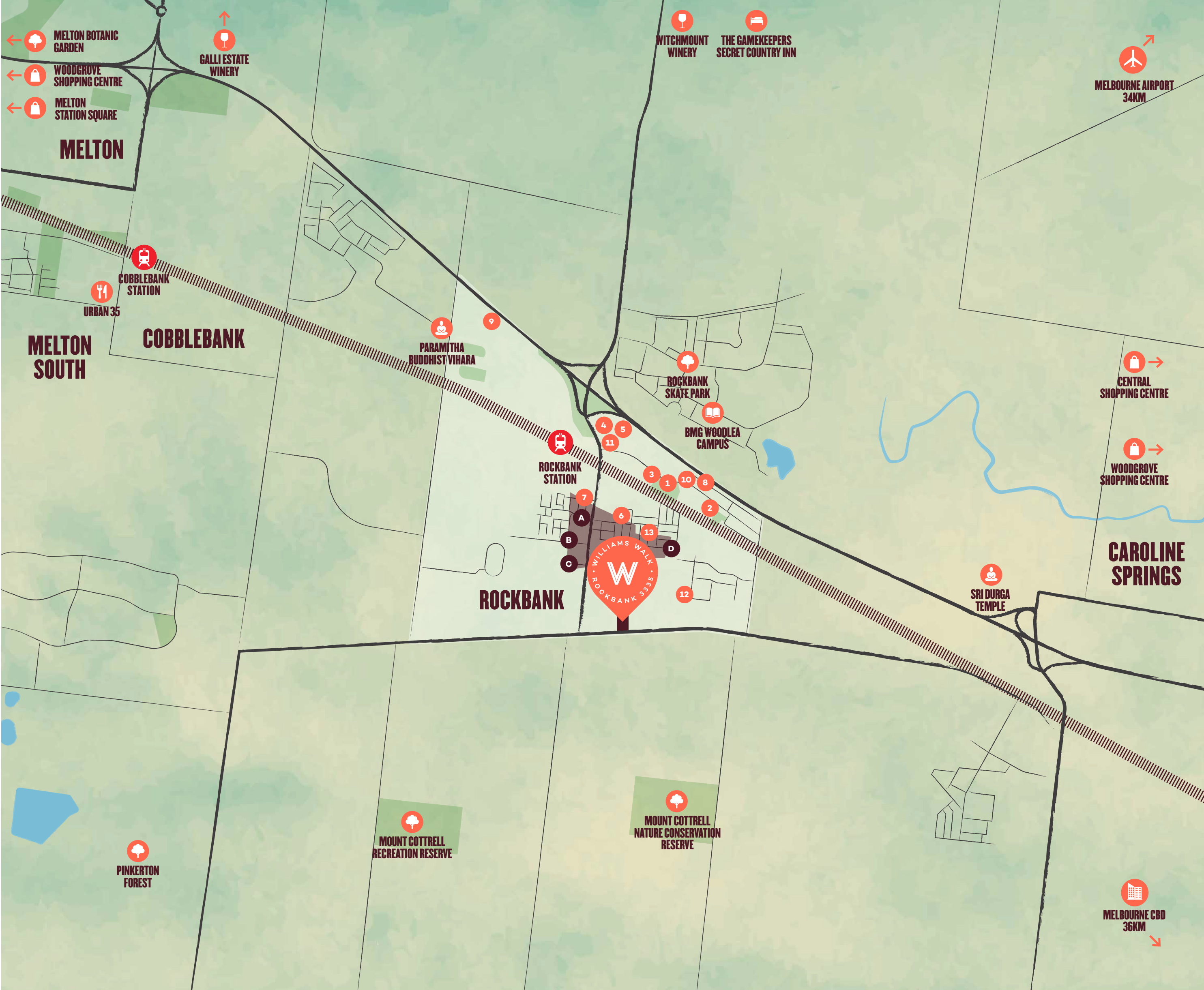
EDUCATION

- 10. Rockbank Primary School
- 11. Rockbank Kindergarten
- 12. Proposed Future Primary School (Independent)
- 13. Proposed Future Primary School (Government)

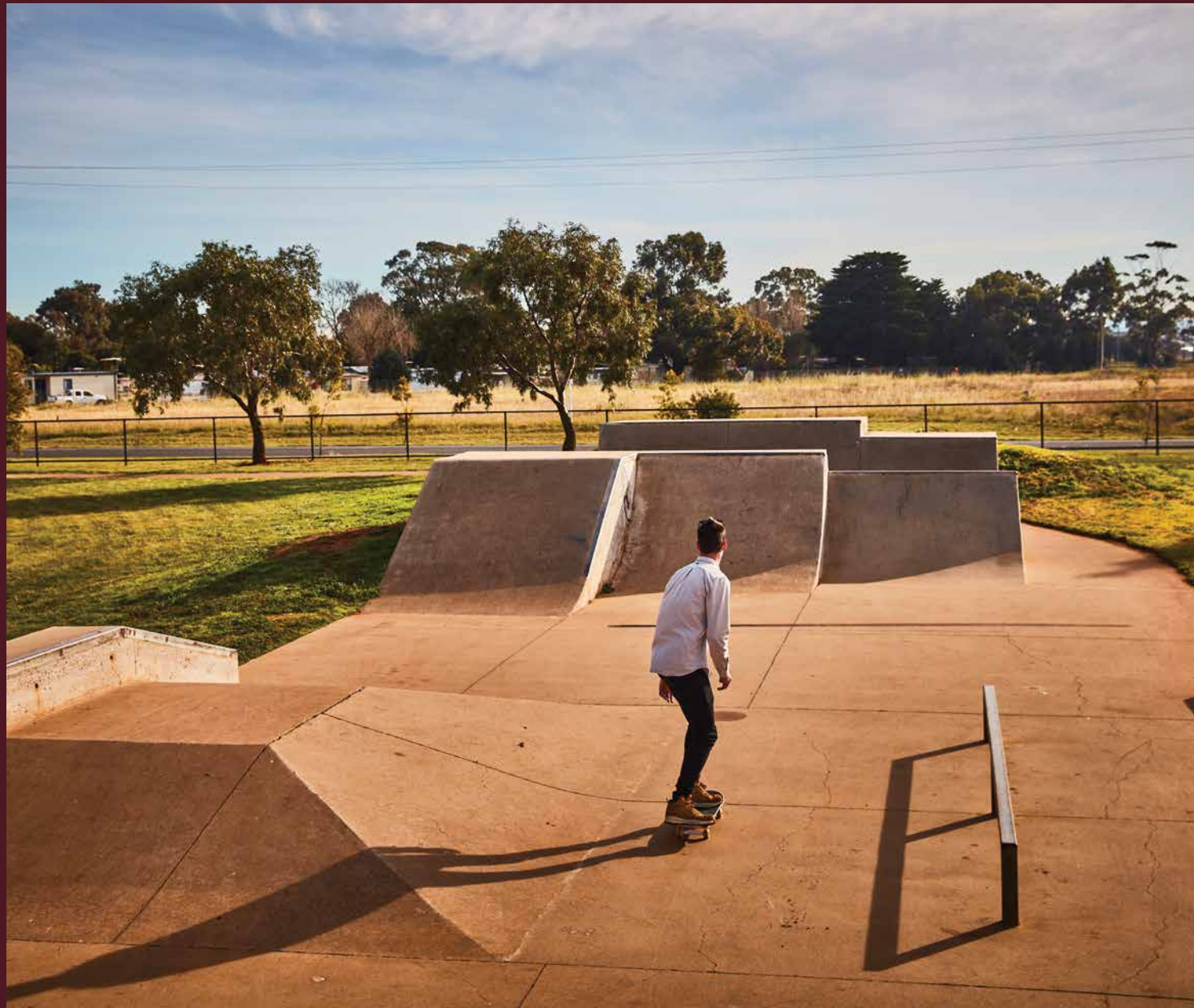
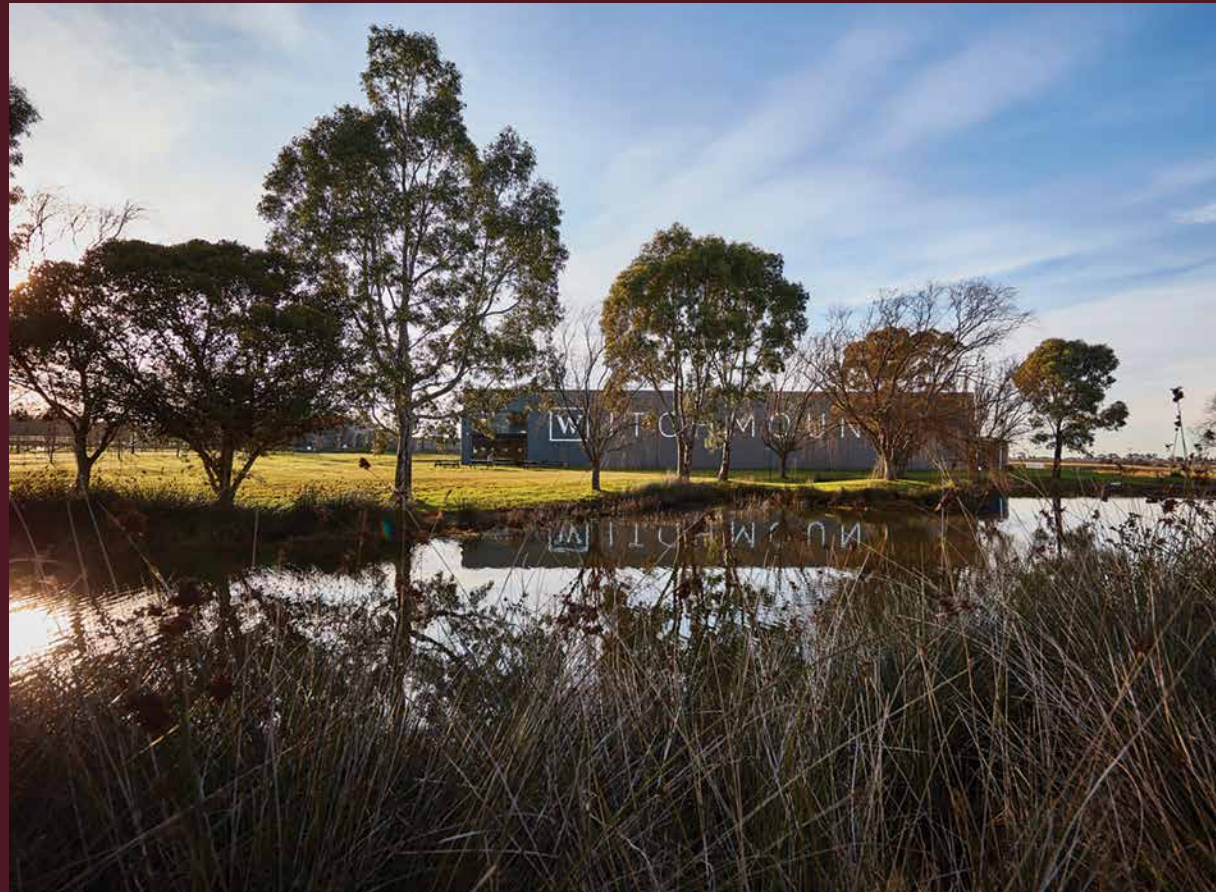


COMMUNITY HUBS

- A. B. C. D.
- Proposed Rockbank Township Community Hub







# WELCOME TO ROCKBANK

Be close to all the action in Melbourne's booming north west corridor.

Here you're just a short walk, car or bus ride from one of Victoria's most exciting newly proposed urban developments - Rockbank Town Centre and Plaza (3 minute drive), to be built around the brand new Rockbank train station.

#### IMAGES ON THE LEFT

Witchmount Estate Winery  
Rockbank Station  
Rockbank Skate Park  
Aintree Cafe & Garden







# A CONNECTED LIFE

## FIND ALL THE ESSENTIAL ELEMENTS OF A GOOD LIFE AT WILLIAMS WALK

Close to nature yet within easy reach of Melbourne's CBD, Williams Walk brings you everything you need for a life well lived, right on your doorstep.

Shopping centres including the proposed Cobblebank CBD and Rockbank Town Centre developments are a stone's throw from your new home, not to mention established shopping hubs located within Woodlea Town Centre, Melton Village, Watergardens Town Centre and Woodgrove Shopping Centre providing all the necessities.

From Williams Walk you are just 42 minutes from Melbourne's CBD by train, however if you are driving there is quicker access via the Western Freeway which will have you to your CBD destination in as little as 36 minutes. As the new E6 Outer Metropolitan Ring Road and the West Gate Tunnel is completed connectivity will improve further, making your Williams Walk lifestyle all the more appealing.



IMAGES FROM THE LEFT  
Melton City  
Woodgrove Shopping Centre







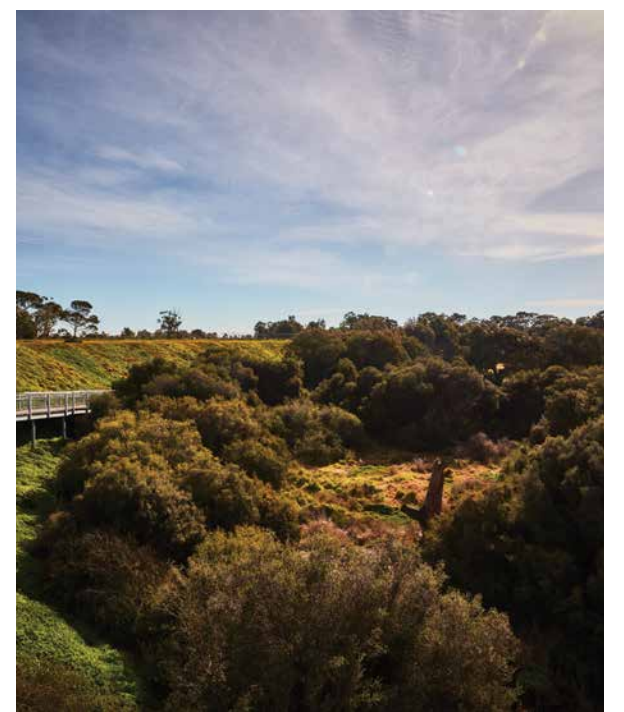
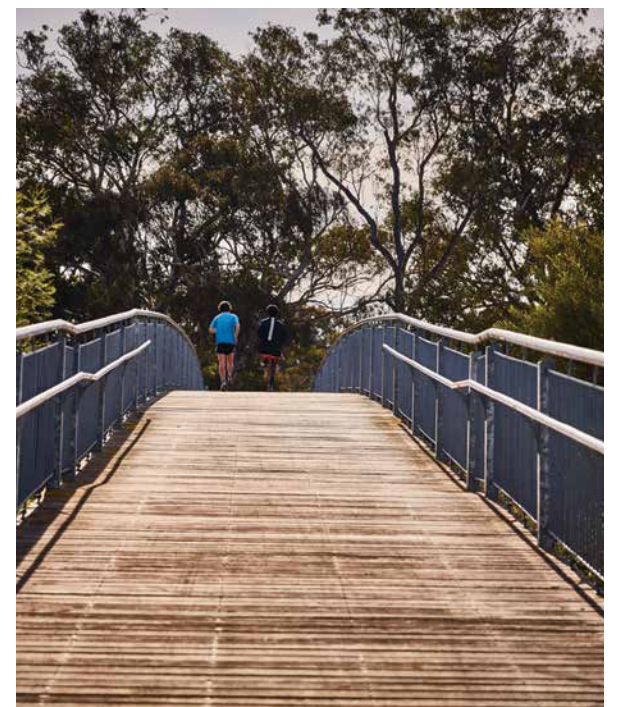
# ROAM YOUR NEW BACKYARD

Explore a new, healthier way to live and enjoy a whole new sense of freedom with a wealth of natural attractions nearby.

Here, nature is never far away.

Go bushwalking or bird watching in Pinkerton Forest, the Melton Botanic Gardens or Mount Cottrell Nature Conservation Reserve. All are close by.

Head down to the Werribee River for some splashing around. Or walk to a nearby reserve for a family picnic and a game of cricket with friends.





# VILLAWOOD

## A TRUSTED PARTNER

**Villawood Properties is one of Australia's leading property developers, with an unmatched reputation and string of awards across three decades for delivering quality, innovative and community focused projects.**

We are changing what homebuyers expect of developers and raising the benchmarks sharply across the social, environmental, health and sustainable aspects of our communities.

We understand there is much more to creating a living, breathing community than simply constructing housing lots. We are committed to going that extra mile to deliver vibrant communities where residents form strong and lasting relationships.

Each year, we support dozens of community groups across all of our projects and at a corporate level. The Good Friday Appeal Charity House

Auction is our highest profile philanthropic initiative. We regularly support smaller community groups that might otherwise escape the attention of corporate sponsors.

Since 2008, Villawood has gifted the equivalent in total size of each residential block it sells, to the State Forest system, helping to preserve the beautiful Kamarooka Forest, which sits within the Greater Bendigo National Park. This ensures the forest is preserved for future generations.

Our core values and quality are the key determinants of Villawood's ongoing strength. These, together with our name for delivering the very best neighbourhoods and communities in Australia, ensure your dream home will be fully realised.

### ALL AROUND EXCELLENCE



**UDIA 2019 VIC WINNER  
ENVIRONMENTAL  
EXCELLENCE**



**UDIA 2019 VIC WINNER  
YOUNG PROFESSIONAL  
OF THE YEAR**



**UDIA 2019 VIC WINNER  
RESIDENTIAL  
DEVELOPMENT AWARD  
(Over 250 lots)**

### ABOUT US

## OVER 30 YEARS

excellence and a proven track record of success

## 50 RESIDENTIAL

communities completed

## 33,654 LOTS

in the Villawood Story

## 17,301 LOTS

completed

## 16,353 LOTS

current & future lots to be developed

## 24 ACTIVE PROJECTS

on market

## \$3BILLION

total value



Crane sculpture, by Folko Kooper Art



Good Friday, Appeal Auction



Armstrong Park Grand Opening



Celebrating 30 years of Villawood Properties

### OUR AWARDS

Winner UDIA VIC Excellence Award  
Environmental Excellence 2019

Winner UDIA VIC Excellence Award  
Residential Development Award (over  
250 lots) 2019

Winner UDIA VIC Excellence Award  
Young Professional of The Year 2019

Winner UDIA Excellence Award  
Community Engagement 2018

Winner UDIA Judges Award  
Excellence in Landscaping 2018

UDIA Lifetime Achievement Award  
Tony Johnson 2018

UDIA Lifetime Achievement Award  
Rory Costelloe 2017

Winner UDIA Excellence Award  
Masterplanned Development 2017

UDIA Enviro Development  
Accreditation 2017

Winner UDIA Landscape Award 2016

Winner UDIA Healthy Design Award  
2015

UDIA Enviro Development  
Accreditation 2013

UDIA Melbourne Water Recognition  
Award 2013

Winner UDIA Excellence Award  
Masterplanned Development 2013

Winner UDIA Melbourne Water  
Recognition Award 2013

UDIA Distinguished Service Award  
Rory Costelloe 2012

Winner UDIA National Best  
Residential Development 2010

Winner UDIA Best Residential (over  
250 lots) 2009 United Nations (Aus)  
Enviro Award 2008

Winner UDIA Judges Award 2006

UDIA Distinguished Service Award  
Tony Johnson 2005

Wyndham Enviro Award 2005

Winner UDIA Environmental Award  
2005

Premier's Sustainability Award  
(Finalist) 2005

Winner UDIA Judges Award 2002

Winner UDIA President's Award 1998





## BUILD YOUR DREAM HOME IN MELBOURNE'S GROWING WEST

Land Sales Office

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0487 888 035 • [williamswalk.com.au](http://williamswalk.com.au)

SALES AGENTS  
**RPM**  
REAL ESTATE GROUP



PROJECT PARTNER  
**SPARK**  
PROPERTY DEVELOPMENT

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