



HARRIOTT

AT ARMSTRONG CREEK







Your retreat – perfectly poised between city and surf, and directly opposite an established shopping village. Harriott at Armstrong Creek balances all the elements of an ideal life: community, calm and convenience. Whether it's café culture, daily essentials or simple serenity – at Harriott, whatever you need is close to home.





## A NATURAL CONNECTION

Wind your way through Harriott to discover a seamlessly planned design that balances urban life and nature's charms. This unique neighbourhood is bookended by The Village Warrally which flows into an expansive green corridor. With more than two hectares of ecologically designed green space, over 1km of walking and cycling trails in and around Harriott, and connection to local conveniences, you're never far from the natural beauty of Greater Geelong and its surrounding area.





## DESIGN YOUR SANCTUARY

Home to idyllic days, Harriott offers a diverse range of homes in a new community surrounded by lovely wetlands, green spaces, and elevated views. Choose from spacious family home sites with generous backyards to modern, compact dwellings with easy to maintain gardens – or one of the community's exclusive range of future townhomes. Harriott's sophisticated design places every home within 200m of green space with beautiful streetscapes that will help make your home a haven.





Beautifully connected  
through green parks,  
walkways and trails.

## PREMIUM LANDSCAPING

Wander through the parks that define Harriott to reach the gracious space of the gathering area. Inspired by the migratory journey of the curlew sandpiper to the neighbouring wetlands each summer, the landscape features native planting enriched with colours, stepping stones, and timber shades that reflect the dry areas, ephemeral slopes, and wetlands inhabited by this native bird. Each home is set to merge effortlessly into green spaces made for elevating your heart rate or reclining in the shade to spy rich birdlife.



## CULTIVATED RECREATION

Enclosed by shaded canopies, Harriott's parks are composed of lawn areas and pockets devoted to activities. Wander along 1km of walking and cycling paths from Harkness Boulevard to the future Hilltop Park and explore green spaces to play, bask in the sunlight and gather with friends.

The future Hilltop Park has a deck perfect for viewing the future Sparrovale Wetlands and looking across the parklands of Harriott. With so much room for possibility, this gathering place will feature an active play space for kids of all ages and abilities, proposed to include 'The Swoop' flying fox, sculptural sandpit and climbing features.

LIFE AT HARRIOTT



Artist's impression of Harriott Green Spine





IMAGE OF ARMSTRONG CREEK WETLANDS REGION



## RICH BIRDLIFE

500 hectares of lovely wetlands provide a home to a diverse range of flora and fauna, including the Curlew Sandpiper. The Sparrovale Wetlands will connect to the Lake Connewarre System, and the Barwon River Trails to create one of the largest indigenous vegetation areas on the Bellarine Peninsula. Wander along the sandy trails, observe the rich birdlife or sit and watch the world go by, in a sanctuary just moments from your door.



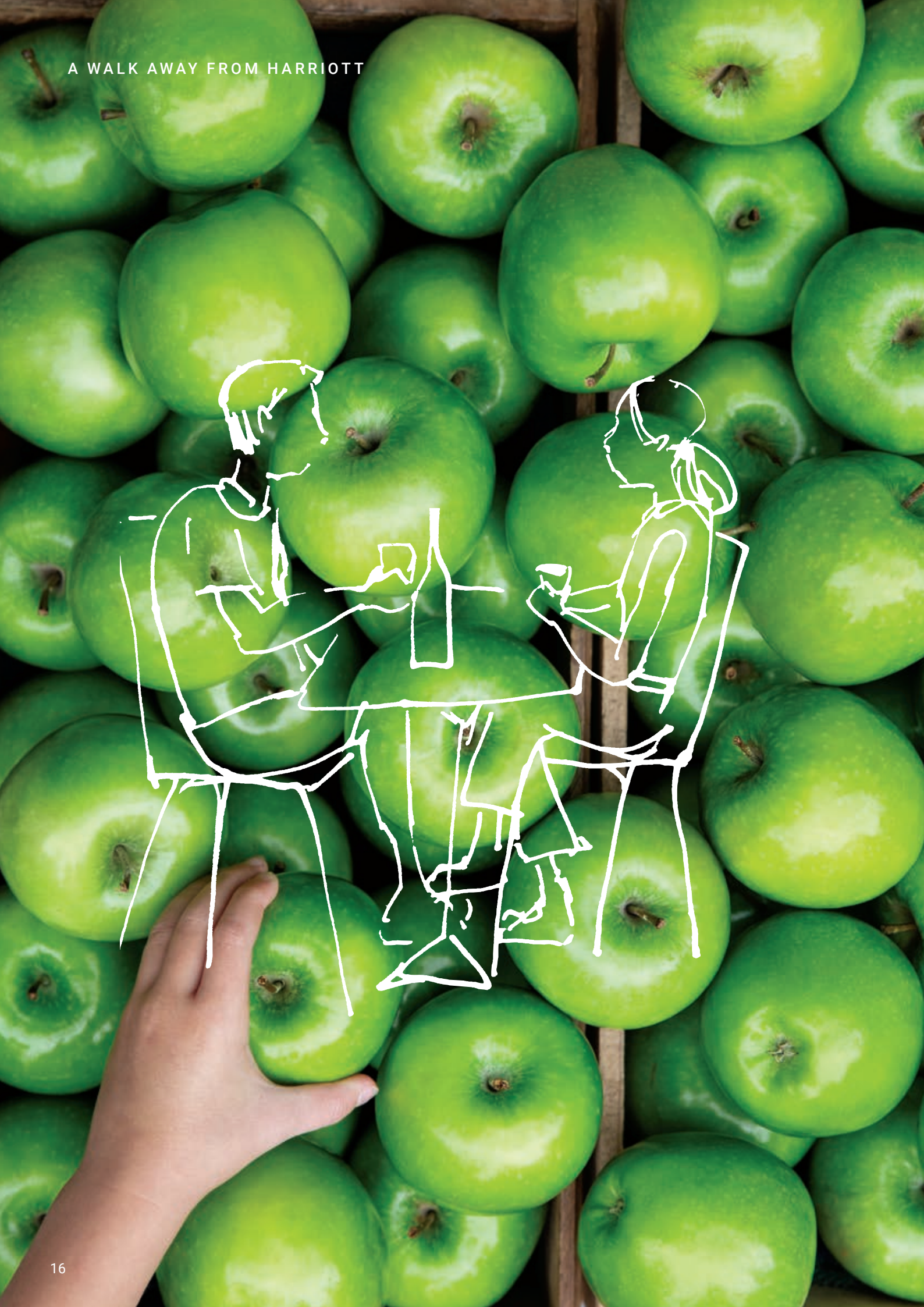
A WALK AWAY FROM HARRIOTT

# A thriving local shopping village on your doorstep.



WARRALILY COCKATOO CAFE





## THE VILLAGE WARRALILY

250 M

The shopping centre has everything you need, from dining to fitness. Just opposite Harriott, The Village Warralily includes a Woolworths, Aldi, gym, cafés, a dentist and medical centre, and family-friendly dining options. Whether you need to stop by for last minute dinner ingredients or pick up a prescription, all your day-to-day needs are within easy reach.



# Exceptional learning for all levels.

-  ARMSTRONG CREEK SCHOOL 700M
-  BARWON VALLEY SCHOOL 1.1KM
-  ARMSTRONG CREEK EAST CHILDRENS CENTRE 550M
-  BRIGHTHOUSE EARLY LEARNING CENTRE 600M
-  GEELONG LUTHERAN COLLEGE 4.4KM
-  OBERON HIGH SCHOOL 1.1KM



## QUALITY EDUCATION

At Harriott, kids will have easy access to excellent learning options just a short stroll or cycle from home. The Armstrong Creek education precinct features Armstrong Creek School, a combined primary and specialist school, and Oberon High School for secondary education. The early learning centre nearby also offers convenient childcare, kindergarten, and maternal child health services. Plus, a range of top-tier independent and state secondary schools are a short commute away.



# Premier sports and recreation facilities.

## KINGSWIM CENTRE (FUTURE)

300M

This equipped swim centre will offer the full range of aqua sports, and a dedicated swim school with expert instructors – teaching everything from basic water safety to elite training. So you can swim laps, learn to dive, or make sure your kids get a head start in the pool.

## QUICKFIT 24/7 GYM

250M

The established QuickFit Gym offers group classes, personal training and plenty of ways to stay active, and fit all year long. Whether it's boxing, bootcamp or high intensity interval training, a gym membership is the perfect complement to surf coast life.



A WALK AWAY FROM HARRIOTT

## REGIONAL OPEN SPACE (FUTURE)

ADJOINING HARRIOTT

Harriott will be a stone's throw from the region's 21ha proposed premier sports and recreation facilities – set to feature three football ovals, three soccer pitches, netball courts, and two pavilions. People will travel from all over the region to access these top-tier amenities. But you'll be able to saunter next door to watch your local footy team train or walk the kids to after-school soccer practice.



- THREE SOCCER PITCHES
- THREE FOOTBALL OVALS
- TWO SPORTING PAVILIONS
- NINE NETBALL COURTS
- 18 TENNIS COURTS

\*Based on current PSP provided by City of Geelong, detail is subject to change.



A SHORT DRIVE FROM HARRIOTT

# Discover Geelong and the best of the Bellarine.

IMAGE OF BREAMLEA BEACH



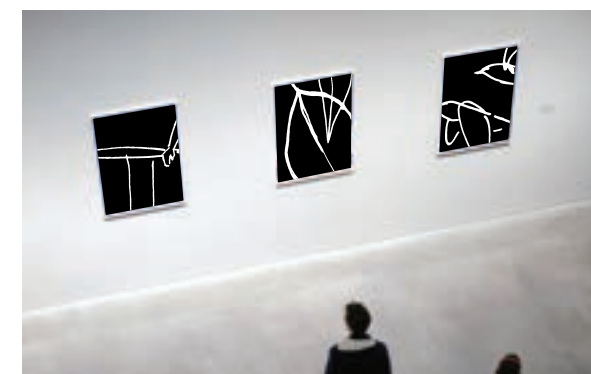
## BAY GETAWAYS

Harriott is a short drive away from the Bellarine's best wineries which are set to the backdrop of the stunning surf coast. Find yourself winding along The Great Ocean Road and Port Phillip Bay which are just 15 minutes from home – offering you a gateway to internationally renowned surf beaches and kilometres of wild, beautiful coastline.

Golfing, fishing, swimming, paragliding, hiking, and surfing are just some of the outdoor pursuits that could become a regular part of life at Harriott.

## FINE TASTES

The region is fast becoming a foodie mecca. The Bellarine Taste Trail offers a chance to discover local produce and fresh ingredients from farm and sea. Dine atop majestic cliffs, amid rolling paddocks and vineyards or by the water in harbourside restaurants.



## CITY OF GEELONG

A thriving and innovative business destination, Geelong offers an abundance of work opportunities and encourages the perfect work-life balance.

Geelong also features a diverse arts precinct and a rich history. The dazzling waterfront attracts more than five million visitors a year with its scenic piers and iconic carousel. There is an abundance of sculptures and heritage-listed architecture, galleries, iconic pubs, laneways, and cool back street cafés, as well as antique stores, bakeries, fine food, and exclusive boutiques.

## FUTURE GROWTH

The regional growth plan is set to enhance connectivity, recreation, and urban convenience for Harriott's future residents. With railway upgrades coming soon to the area and transit corridor planning for Armstrong Creek, Geelong City boasts improved commuter connections for travelling to and from Melbourne. Investment in tourism, diverse employment opportunities, and protection of local natural reserves will help families flourish, as the region becomes an attractive place to live, work, and invest.



# A SUPERIOR LOCATION

## SHOPPING

- 1. The Village Warrailly
- 2. Waurm Ponds Shopping Centre
- 3. Torquay Village
- 4. Westfield Geelong
- 5. Pakington St Shopping
- 6. Belmont Village
- 7. Gateway Plaza Leopold

## PARKS AND RECREATION

- 8. Future Regional Open Space
- 9. Future Kingswim Centre
- 10. Leisurelink Aquatic and Recreation Centre, Waurm Ponds
- 11. Thirteenth Beach
- 12. 13th Beach Golf Links
- 13. Barwon Heads Golf Club
- 14. Adventure Park Geelong
- 15. Banyul-Warri Fields
- 16. Breamlea Beach

## DINING AND WINERIES

- 17. Mt Duneed Estate
- 18. Flying Brick Cider Co.
- 19. Curlewis Winery
- 20. Little Creatures Brewery
- 21. Tulip Bar and Restaurant
- 22. Igri
- 23. Le Parisien

- 24. Pistol Pete's Food n Blues
- 25. Sailor's Rest
- 26. Waybourne Winery
- 27. Provenance Wines
- 28. Nicol's Paddock

## EDUCATION

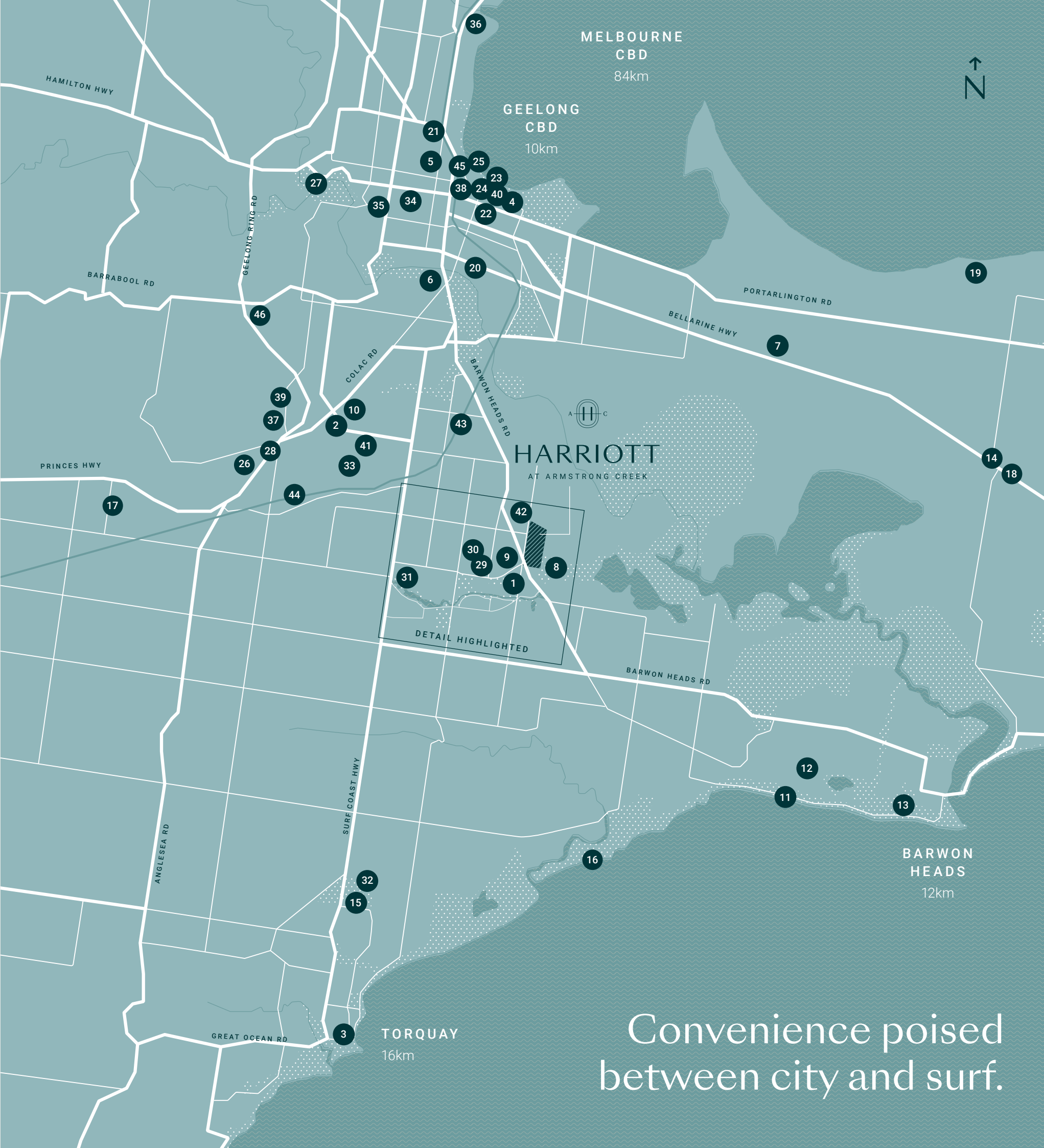
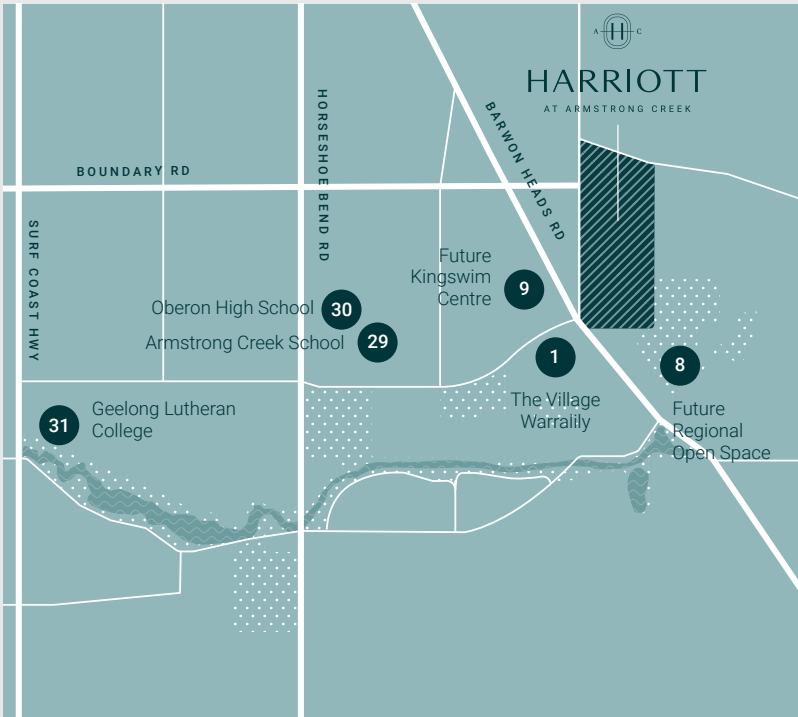
- 29. Armstrong Creek School
- 30. Oberon High School
- 31. Geelong Lutheran College
- 32. Surf Coast Secondary College
- 33. Grovedale College
- 34. Sacred Heart College, Geelong
- 35. St Joseph's College, Geelong
- 36. Geelong Grammar, Geelong
- 37. Deakin University, Waurm Ponds
- 38. The Gordon TAFE

## HEALTH

- 39. Epworth Hospital Geelong
- 40. Barwon Health, University Hospital
- 41. Grovedale Medical Centre
- 42. Armstrong Health Medical Clinic

## TRANSPORT

- 43. Marshall Station
- 44. Waurm Ponds Station
- 45. Geelong Station
- 46. Geelong Ring Rd



Convenience poised  
between city and surf.





## PROJECT DEVELOPER

Jinding has an existing property development portfolio exceeding 4,700 residential lots, townhouses and apartments with an end-value in excess of \$1.8bn.

Jinding has combined experience in property development including masterplanned communities, high-rise and medium-density dwellings, commercial projects, and hotels. Jinding's development capability also covers project management and a range of property advisory services to business partners.

Honouring its origins, the name Jinding represents our commitment to deliver on our promises. At Jinding, we believe in the creation of lasting places through considered and sustainable development.

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



## A WEALTH OF EXPERIENCE



### OCTAVE

Located at the entry of the Royal Botanic Gardens Cranbourne, Octave is focused on protecting local flora and fauna. This exclusive community will benefit from environmental sustainability and conservation living in natural harmony.

Life at Octave is convenient with Cranbourne, Clyde and established commercial, retail, education and sporting destinations nearby.



### THE PATCH

Located in Melbourne's Wollert Growth Corridor, The Patch will deliver over 720 new homes on completion.

Featuring the regional open space precinct for the area, a village town centre, and adjoining a state, primary and secondary school. The Patch is a magnetic new neighbourhood.



While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. JD AC NOM Pty Ltd ACN 622 421 701 and its associated entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information. Printed October 2022.



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