

# VIR!DIAN

GREENVALE

EDITION 1

One of the last  
opportunities  
to live in  
postcode

9503

*The  
Lifestyle  
is Real.*

**RESOLUTION<sup>P</sup><sub>G</sub>**



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## EDITORIAL

# Welcome to Viridian

We're delighted to present the First Edition of **Viridian Magazine**, a celebration of the lifestyle that already thrives around this prime Greenvale address.

For this inaugural issue, the Viridian marketing team set out to capture not only the essence of the new project but the energy of the community that surrounds it. Beyond the development itself, we aimed to showcase the spirit of Greenvale — its people, local businesses, and sense of place.

We've had the pleasure of collaborating with **Eliza Moore Boutique**, located at **Greenvale Shopping Centre**. Owner Susan's background in fashion styling and jewellery design made selecting each look a seamless experience. With her intuitive understanding of her clientele's style, we discovered a collection of refined yet effortless pieces that perfectly complemented our chosen location of **Living Legends** at **Woodlands Historic Park**.

With sweeping views across the city and paddocks home to cherished retired racehorses, Living Legends provided a scene both pastoral and poetic. Inside the stately homestead, heritage interiors whispered stories of a bygone era — the ideal backdrop for our photo shoot.

We invite you to enjoy this First Edition of Viridian Magazine and hope it inspires you to realise your future living in a vibrant neighbourhood of beautiful homes, set among a treed landscape and a thriving local community.

Imagine your next chapter at Viridian, where The Lifestyle is Real!

Warm Regards

Kate East, Marketing Manager  
Resolution Property Group



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Location: Living Legends, Woodlands Historic Park, Greenvale

Other Images Supplied by: Marnong Estate, URBNSURF & Greenvale Shopping Centre.

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# The Lifestyle is Real.

“Viridian is set to become Greenvale’s premier new neighbourhood, offering one of the last opportunities to live in postcode 3059.”

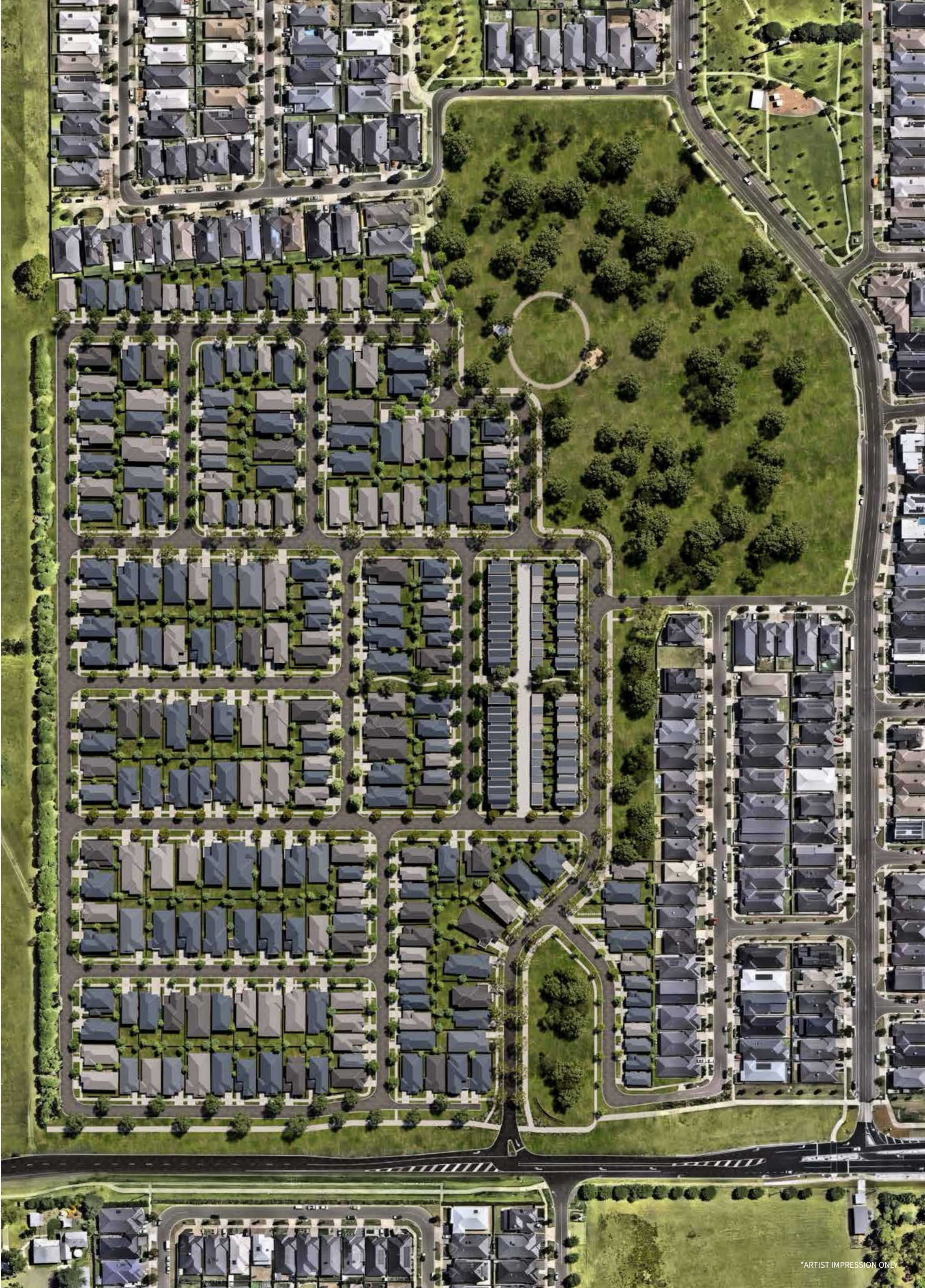
Greenvale is already one of Melbourne’s most welcoming and well-established communities. With its schools, parks, shopping centres, sports and recreation facilities, and local destinations, it’s a place people love to call home. Viridian has been designed as a new neighbourhood nestled within this setting, adding to what makes Greenvale so special. It is also the last and best land in this remarkable location, offering residents a rare opportunity to build new and enjoy life here now.

*“When buyers talk to us, they’re often talking to Frazer or I directly,” says Jeremy De Zylva, co-director of Resolution Property Group. “We’re there at the start, the middle, and the end of our buyer’s journey. For us, it’s personal and a privilege.”*

That involvement runs through everything Resolution does. Jeremy doesn’t talk so much about sales numbers or square metre rates. He prefers to talk about people and the creation of communities where Resolution helps families realise their dream lifestyle. “We’re not just developing and selling land, we’re helping create the place where family stories play out,” he notes.

For Jeremy, what makes Viridian in Greenvale particularly exciting is that the surrounding area is completely established. “This isn’t the usual case in growth corridors in Melbourne where residents move in and then wait for the café or the school or the park to appear,” he notes. “Here, everything you need is already in place from day one. The schools are already open, the shops are already there, the parks and the transport too.”

The site’s location on Somerton Road itself reinforces its attraction. “With Viridian being located only 25 kilometres north of the Melbourne CBD, it is strategically located in the fast-growing northern growth



\*ARTIST IMPRESSION ONLY

corridor of Melbourne,” says Frazer East, co-director of Resolution. “To the south is the Melbourne Airport and Business Park employment cluster and the Airport West Westfield Shopping Centre. To the east, Roxburgh Park has the train station for an easy commute into the city and Roxburgh Village Shopping Centre.”

Perhaps the most distinctive feature of Viridian itself is its green spaces. “We don’t see existing trees or landscape features as obstacles,” Frazer says. “We see them as opportunities. At Viridian, we’ve included more than two hectares of new parkland to connect with the three-hectare Blossom Drive Conservation Reserve. For a neighbourhood of this size, that’s quite extraordinary. It means you can walk out your front door and into a mature landscape and not have to wait for trees to establish themselves.”

This approach reflects Resolution’s boutique scale. “Unlike some of the bigger names out there, we’re not doing 3,000-lot projects,” Jeremy explains. “We want to develop communities within established suburbs. That strategy lets us focus on quality and design. The details in the streetscapes, the way the entry feels, the finishing touches that elevate a neighbourhood.”

Jeremy notes, “At our Harli project, we went all-electric, zero carbon, and minimum seven-star before the government required it. We set a higher bar because it felt right. At Viridian, we’re keeping the bar high while giving our builder partners the flexibility to achieve it in their own way. Integrity is what matters, and we’re working with people we trust to deliver it.”

Among those collaborators are Tract, our long-time landscape architects for Resolution projects. “They’ve been with us on many projects,” Frazer notes. “We trust their advice, and they know how we work. That relationship means the landscape is a key part of what makes the entire neighbourhood stand apart and look its best. We want people who live here to be proud of the place they call home.”

Asked how he would describe the feeling of returning to that home at the end of the day, Jeremy pauses, then smiles. “You’ll be pulling into a vibrant, ready-to-go on-the-ground lifestyle. It’s not a paddock with a promise. It’s a neighbourhood that feels alive from the start.”

**“That’s what Resolution is about. Creating a place where families can live the life they want right away.”**

Every day, practicality and a personal connection are what we see as Resolution’s point of difference. “Buyers know that when they choose a Resolution Property Group project, they’re choosing a developer that has a passion for property and for creating great places to live.

And that is the essence of Viridian Greenvale. “It’s not just a master plan on paper. It’s an enclave in an established suburb, with jobs, schools, and shops already in place. It’s a chance to move in and start your future. That’s why “The Lifestyle is Real.” at Viridian.



# A Place to Call Home

Viridian is more than a new address. It's a chance to put down roots in one of Melbourne's most established and best-located inner northern suburbs, Greenvale.

Limited to under 300 lots, this boutique neighbourhood has been designed for those seeking something truly special. With green spaces, mature River Red Gum trees over 100 years old, and well-designed, pedestrian-friendly streetscapes, Viridian strikes a balance between the prestige of a beautiful new home site and the convenience of living just 5 minutes from everything you need.

Today, Greenvale is a place people aspire to call home. Located just 25 kilometres from the Melbourne CBD, the suburb offers rare convenience. Prestigious schools established shopping centres, a wide range of sports clubs and recreation spaces give the area a strong sense of identity and pride. To live here is to be part of a thriving Greenvale community that values both lifestyle and connection.

At Viridian, Resolution Property Group has built upon this foundation to create a master plan that celebrates individuality and connection. With a range of lot sizes available, residents can build homes that reflect their style, their daily needs, and their stage of life. For young professionals, it's an opportunity to start strong. For growing families, it's a chance to upgrade without compromise. For downsizers, it's a location for living close to family and friends. For investors, it's a high-value opportunity.

For everyone, it's an opportunity to right-size their life and a great place to call home.







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# A Natural Setting

Viridian is designed to be vibrant, connected, and alive, a place where nature and community grow together.

The landscape is a key aspect of what makes Viridian unique. To understand how it has been shaped, we sat down with Eric Balakas, Associate Landscape Architect at Tract, to hear more about the vision behind the design.

**What role does the landscape play at Viridian?**

At Viridian, the landscape is the heart of the community. Inspired by its name, the development integrates lush greenery with Greenvale’s natural surroundings. A north–south walking and cycling spine runs through the community, promoting healthy, active lifestyles.

**How is the open space designed?**

Three open spaces form the anchor of the development, with two linear reserves connecting to a primary local park bordered by the Blossom Drive Conservation Reserve. This layout offers residents direct access to nature, with formal and informal paths inviting exploration and immersion in the landscape.

**How have you incorporated the area’s landscape?**

A key feature is the preservation of mature River Red Gums (*Eucalyptus camaldulensis*), which enhance biodiversity and character while providing shaded retreats. These trees form a green corridor that links people, wildlife, and a sense of place.

**What can you tell us about the choice of plants?**

The planting palette is proudly native with a blend of complementary exotics, focusing on local indigenous species that showcase Australia’s seasonal beauty. A gardenesque style adds richness and habitat value throughout the reserves.

**What will residents experience when they arrive at Viridian?**

The southern entry from Somerton Road will feature a signature landscape feature, welcoming residents home with a sense of pride in their address.

**How would you describe the overall vision?**

Viridian is designed to be vibrant, connected, and alive — a place where nature and community grow together.





# A Life of Convenience

*Greenvale is a fully established suburb.  
That means you won't have to wait for shops, schools, transport  
and all the things you need for a life of convenience.*

## Shopping

Everyday essentials and lifestyle luxuries are both readily available within a 5 to 10-minute drive from Viridian.

**Greenvale Shopping Centre** covers your daily needs. With its recent upgrade complete, you'll find 28 specialty stores and a Coles Supermarket, offering all your fresh food and lifestyle needs, as well as fashion, casual dining, health, and fitness options, along with a post office and medical services, all just five minutes away.

For a blend of conveniences and cultural richness, head to **Roxburgh Park Village**, which features 40 specialty stores, including Aldi and Coles.

Suppose you're looking for more major retail brands. In that case, it's a quick 15-minute drive south to **Westfield Airport West**, where you'll find all the major retail brands like Kmart and Woolworths, several banks, health & travel services, along with a variety of dining & entertainment options.

## Healthcare

Your well-being is supported by excellent local care.

**Greenvale Medical Centre** and **Greenvale Family Medical Practice** offer trusted services for families. For more specialised services and critical care, Northern Health Broadmeadows is a major hospital and healthcare hub with access to advanced medical facilities, specialists, and community health programs.

The **Greenvale West Community Centre** is a modern hub for locals, offering a range of services including fitness classes, community services, and cultural events. It's a place designed for connection, learning, and support, reflecting the spirit of Greenvale itself.



Greenvale Shopping Centre



Roxburgh Park Village Shopping Centre



Greenvale West Community Centre



Eliza Moore Boutique  
Greenvale Shopping Centre



Greenvale  
Medical Centre









“Greenvale is a fully established suburb. All the things you need are here for a life of convenience.”

Recreation

Active living is part of the Greenvale experience.

With **Greenvale Recreation Reserve** just across the road, residents can enjoy facilities for tennis, cricket, football, and equestrian activities, where you can join a club or use all the facilities on offer. Check out our special feature, Meet Your Neighbours, to find out more.

The kids will enjoy the **Section Road Adventure Playground**, which is fenced for safety. And if you’re looking for an open space to walk the dog, there is even a designated off-leash dog walking area.

Viridian kids have some excellent playground options within a 5-minute walk from home. **Straw Flower Circuit Playground** and **Greenvale Gardens Playgrounds** are both established and offer a variety of activities and seating areas for all the family to enjoy.

Let’s not forget about **Woodlands Historic National Park**, which is ideal for hiking and spotting kangaroos. Or head to Greenvale Reservoir, which offers views of the water, picnic areas with park facilities, and a walking track.

The **Greenvale Recreation Centre** offers some indoor multi-purpose courts for basketball, netball, and volleyball, as well as spaces for gatherings and community events.

Public Transport

Getting around is simple and efficient. With established public transport options on your doorstep, daily commutes and weekend outings become easy, freeing more time for the life you want.

**Roxburgh Park Train Station** links you directly to Melbourne’s CBD. The nearby bus route 543 connects the community to Roxburgh Park Train and Shopping Centre and travels up to Craigieburn Central Shopping Centre.

If you’re coming from the Airport, there’s the 901 bus to catch or a quick Uber or Taxi.

Roads

Residents at Viridian have easy access to Mickleham Road, which links Greenvale to the Tullamarine Freeway and the Western Ring Road, enhancing connectivity and providing an essential connection to wider metropolitan Melbourne and the CBD.

The new intersection at Somerton & Mickleham Roads is now completed, as part of Stage 1 – Mickleham Road Upgrade, making your daily commutes flow more smoothly.

Walking & Cycling

Viridian connects to a well-established cycling and pedestrian network, enabling safe and efficient movement within the local community.

This network meanders through established open spaces along **Greenvale Reservoir** and **Woodland’s Reserve**.

Riding or walking to **Keelonith Primary School** is a leisurely 5-minute wander through **Blossom Reserve**. On your way, explore the laneway parks, stop by the parks and playgrounds.





# Learning for Every Stage of Life

At Viridian, a wide range of prestigious educational options is available for every level of learning.

### Early Learning

Greenvale offers a strong start for young families, with over 12 daycare options within a 5-minute drive of Viridian. This includes **Explorers Early Learning and Early Beginners Child Care Centre**. Each provides nurturing environments that encourage curiosity, independence, and social development from the beginning.

### Primary Schools

**Keelonith Primary School** is within walking distance of Viridian. It opened in 2021 and is a Supported Inclusion School designed with open-plan classrooms, sensory spaces, and a curriculum that promotes inquiry-based learning.

**Greenvale Primary School**, a well-established local institution, is known for its strong literacy and numeracy programs alongside a welcoming community culture.

**Mary Queen of Heaven** and **St Carlo Borromeo Primary Schools** are two Catholic education options, located close to Viridian.

### Secondary Schools

**Aitken College** offers a co-educational pathway from Prep to Year 12 on a 44-acre campus featuring state-of-the-art science and technology labs, as well as a performing arts centre and sports grounds.

**Greenvale Secondary College**, which opened in 2022, offers STEM-focused facilities, landscaped outdoor learning spaces, and additional amenities.

For families seeking an independent school, **Kolbe Catholic College** is a Year 7-12 co-educational school with a curriculum that offers an Accelerated Learning Program, **Liverpool Football Club International Academy**, and Performing Arts, with a focus on Student Wellbeing and Community.

### Tertiary Education

For higher learning, Viridian residents enjoy access to leading adult Education institutions.

**Kangan Institute** campus at Broadmeadows is renowned for learning excellence in trades, design, health, and community services, offering practical training that leads to workplace success.

The **Northern Study Hub** has recently opened in both Broadmeadows and Epping, bringing more tertiary education options to the area.



Keelonith Primary School



GreenvalePrimary School



Aitken College



Greenvale Secondary College



# Meet your Neighbours. Join the Team.

The Greenvale Recreation Reserve is an active one, with numerous sports teams and community groups to join, all conveniently located across the road from your home at Viridian.



## GREENVALE RECREATION RESERVE

Whether you're chasing the ball, swinging a racquet, riding, or simply looking for a place to connect, there's a club here ready to welcome you. There are also dog off-leash areas to explore.

[hume.vic.gov.au/Residents/Leisure-and-Open-Space/Sport-and-Recreation/Sporting-Reserves/Greenvale-Recreation-Reserve](https://hume.vic.gov.au/Residents/Leisure-and-Open-Space/Sport-and-Recreation/Sporting-Reserves/Greenvale-Recreation-Reserve)



## GREENVALE JETS FOOTBALL CLUB

One of the suburb's proudest institutions, the Greenvale Jets compete in the Essendon District Football League. With junior and senior programs, the club is a place where young players develop their skills and families cheer from the sidelines on crisp Saturday mornings.

[greenvalefc.com.au](https://greenvalefc.com.au)



## GREENVALE KANGAROOS CRICKET CLUB

Summer in Greenvale belongs to the Kangaroos. The club fields junior and senior teams, with a strong focus on participation and community spirit. From kids in their first pads to seasoned players, everyone finds their spot here.

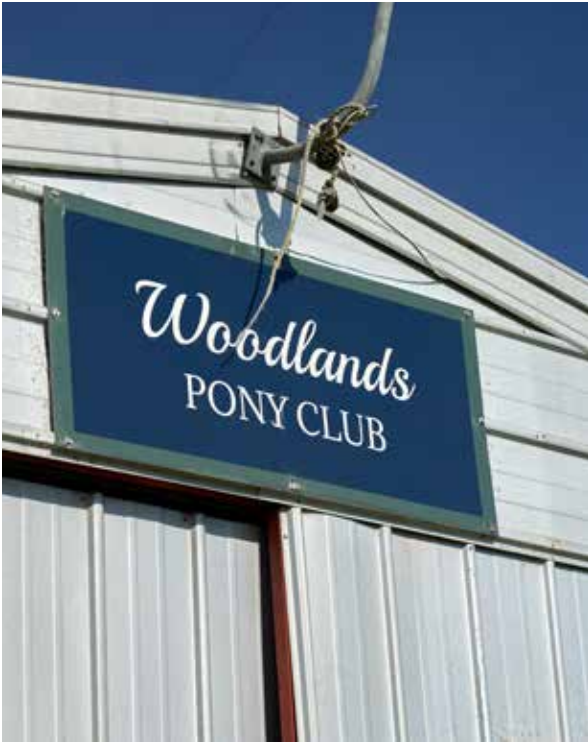
[greenvalekangaroos.com.au](https://greenvalekangaroos.com.au)



## GREENVALE TENNIS CLUB

Set within the upgraded Greenvale Tennis Centre, the club offers competition, social play, and coaching for all ages. You'll find the courts are a great way to stay active and meet neighbours who share a love for the game.

[play.tennis.com.au/greenvaletennisclub](https://play.tennis.com.au/greenvaletennisclub)



## GREENVALE PONY CLUB & EQUESTRIAN CENTRE

For young riders and horse enthusiasts, the Pony Club and nearby Equestrian Centre provide everything from riding lessons to competition events. If you've ever been curious about horse riding, this is a wonderful place to start.

[facebook.com/woodlandsponyclub](https://facebook.com/woodlandsponyclub)



## HUME INDOOR CRICKET CENTRE

A state-of-the-art indoor facility, the centre allows cricketers to train year-round, rain or shine. Local clubs and casual groups alike use the nets and training programs, making it a go-to for local cricket lovers.

[humeleisure.vic.gov.au/sports-facilities](https://humeleisure.vic.gov.au/sports-facilities)



Viridian is a place  
where nature &  
community  
grow together



# The Great Outdoors

Living at Viridian means being surrounded by some of Melbourne’s most picturesque green spaces, from local playgrounds and sports clubs to wildlife reserves.

### Greenvale Recreation Reserve

Just minutes from Viridian, Greenvale Recreation Reserve is the hub of local community sport and recreation.

As well as open spaces and walking paths, it’s home to the Greenvale Jets Football Club and the Kangaroos Cricket Club. The Greenvale Tennis Club has begun its upgrade with a new \$315,000 Clubhouse and two new courts, supported by Hume City Council.

Bring your family’s four-legged friend to the dedicated dog off-leash area. The reserve also features Section Rd. Adventure Playground, Greenvale Pony and Equestrian Club, and the Hume Indoor Cricket Centre, which provides year-round training for cricketers.

### Woodlands Historic Park

Only a short drive away, Woodlands Historic Park is a sanctuary of nature and history.

Climb Gellibrand Hill for panoramic views across Melbourne or explore the walking tracks that range from 30 minutes to three hours. Birdwatchers will find native species throughout the park, while horse riding and cycling trails add variety for active explorers.

Shaded picnic areas with barbecue facilities make it a welcoming spot for family outings, too. Woodlands is a place to recharge in nature and see kangaroos without leaving the neighbourhood behind.

### Greenvale Reservoir Park

Greenvale Reservoir Park offers wide skies, gentle trails and abundant wildlife. It is a popular destination for dog walkers, with on-lead paths throughout the site.

Visitors may even see eastern grey kangaroos, wedge-tailed eagles and white-bellied sea eagles. The park’s expansive lawns and serene setting make it an ideal spot for picnics, weekend walks, or simply taking in the natural beauty of the area. And for those on two wheels, there are plenty of cycling trails to explore.







Marnong Estate  
Local Destination

# Destinations at your Doorstep

Some of Melbourne’s best-loved unique experiences  
are only a short drive from home.

### Marnong Estate

Not far from Viridian in nearby Mickleham, Marnong Estate combines vineyard beauty, historic charm and contemporary dining. With views of the Macedon Ranges, the estate has evolved into a destination that attracts visitors for its exceptional food, wine, and a range of events.

The cellar door rounds out the experience with tastings of cool-climate wines that reflect the unique character of the land.

Marnong also plays host to weddings, milestone celebrations and corporate gatherings. The beautifully restored homestead and flexible event spaces make it as much a place for grand occasions as it is for quiet weekend indulgence.

At the heart of the experience is La Vètta, Marnong’s chef-hatted Italian restaurant. Its menu celebrates seasonality and provenance, with handmade pastas, wood-fired meats and produce-led dishes matched with wines grown on the estate. For something more relaxed, Cucina 3064 and Caffè Vista provide casual dining options, offering everything from share plates to family-friendly meals.

For Viridian residents, Marnong Estate offers more than a dining experience. It is a landmark destination just minutes from home. A place to gather with friends, mark life’s special moments and enjoy some of Victoria’s best food and wine without travelling far.

[marnongestate.com.au](http://marnongestate.com.au)



Marnong Estate  
Itallo Sampaio, Head Pastry Chef





## Living Legends

Located in Greenvale, Living Legends combines heritage, wildlife and community charm in one setting. At its heart is Woodlands Homestead, a historic property where champion racehorses live out their retirement and where visitors can enjoy open space, gardens and native bush.

Guided tours introduce the horses and share their stories. Families can explore bushland trails, spot kangaroos and birdlife, and spend time inside the homestead itself. The café is a popular stop for light meals, snacks and traditional Devonshire Tea, all served with views across the surrounding parkland.

Living Legends also offers visitor packages designed to suit different interests. Experiences such as Grand Day Out, Meet and Mingle and A Family Affair invite guests to connect with the horses, the gardens and the wider landscape in new ways. The homestead and grounds also provide a setting for weddings, parties and corporate functions, creating memorable occasions in a distinctly local environment.

For Viridian residents, Living Legends is a destination to visit often. It is a place to share a meal, enjoy nature and bring family or friends together. Having a venue like this nearby means that heritage, wildlife and a sense of escape are part of everyday life in Greenvale.

[livinglegends.org.au](http://livinglegends.org.au)



Living Legends  
Woodlands Historic Park Homestead



Living Legends  
Woodlands Historic Park Grounds



## URBNSURF

URBNSURF has redefined Melbourne's sporting and leisure scene by bringing the thrill of ocean waves to Tullamarine.

This is Australia's first surf park, designed to deliver the thrill of surfing in a safe, accessible and controlled environment. Surfers of all ages and abilities come here from across the city to experience the excitement of catching waves without the long drive to the coast.

From gentle white-water waves perfect for beginners to challenging breaks for advanced riders, the park caters to every level. Families can enjoy calm waters and playful sessions, while spectators soak up the atmosphere from the café and landscaped terraces. Events, lessons and regular programs ensure there is always something happening, building a vibrant surf culture in an unexpected place.

For Viridian residents, URBNSURF is enviably close to home. The chance to grab a board and ride waves just minutes away makes it one of the most exciting lifestyle experiences of living here.

[urbnsurf.com](http://urbnsurf.com)

# Who knew you could surf so far from the beach?





# An Investment in Tomorrow.

Buying at Viridian in Greenvale (3059) is a rare chance to lock in a premium Melbourne address where lifestyle, strong local amenity and accessibility combine, but where land is scarce. The postcode is forever — the opportunity to build isn’t.

“Postcode 3059 is one of Melbourne’s most desirable addresses, with Greenvale prized for its perfect mix of tranquillity and connectivity. Set amongst established parklands and reserves, residents enjoy the space and greenery of a suburban lifestyle while being just 25 minutes from the CBD and only 10 minutes from Melbourne Airport. Families are drawn to the area’s highly regarded schools, sporting facilities, and strong community feel, while nearby shopping precincts in Greenvale, Craigieburn and Essendon provide everyday convenience. At Viridian, you’re not only securing land in a tightly held suburb with proven growth and demand – you’re building a home in a neighbourhood designed for comfort, connection, and long-term value.”

- RPM, Agents for Viridian

### Viridian for Families

Greenvale is built for family life: expansive parklands (including Woodlands Historic Park), active sporting reserves and local recreation facilities sit alongside well-regarded schools such as Aitken College, and all within easy reach of everyday shops and medical services.

### Viridian for First Home Buyers

Viridian gives first home buyers a clear pathway: entry-level land opportunities remain competitive (median vacant-land price for late-2024 was around \$416k) while nearby resale housing in Greenvale trades in the mid-to-upper \$800ks — a mix that supports both affordable build options and household equity growth as the area matures.

### Viridian for Investors

Greenvale delivers rental demand and yield metrics that matter. Median weekly asking rents for the postcode 3059 sit around \$617–\$650 pw, producing implied gross yields in the ~3.7–4.1% range depending on dwelling type — backed by low vacancy pressure across Melbourne’s north.

Proximity to Melbourne Airport and direct road links to the CBD help sustain both tenant demand and longer-term capital prospects.

### Employment

This area provides a strong mix of current and future employment opportunities, with Greenvale West alone set to create around 250 new jobs through upcoming schools, retail, and community facilities. Craigieburn’s bustling town centre offers roles across retail, hospitality, healthcare, and professional services,

while the nearby northern industrial corridor delivers extensive opportunities in manufacturing, logistics, and distribution. With Melbourne Airport, major business parks, and key freeways within a short drive, as well as rail access from Craigieburn and Roxburgh Park stations, residents have excellent connectivity to major employment hubs across Melbourne.

All figures and insight provided by RPM, Agents for Viridian



Median House Price

\$840k.



Median Weekly Rent

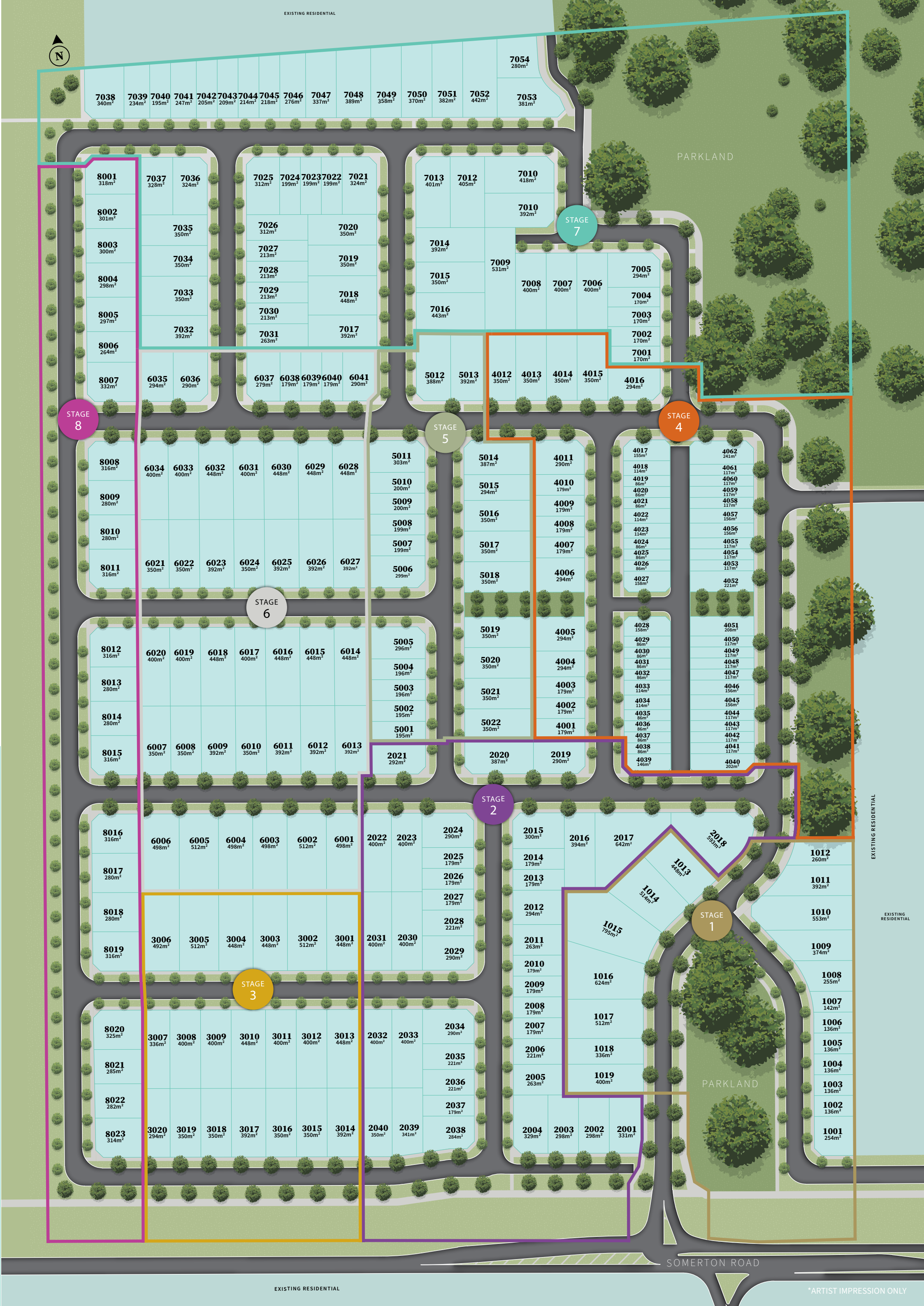
\$650



Rental Yield

3.9%

Source: REIV Market Insights





# *The Lifestyle is Real.*



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**RESOLUTION<sup>P  
G</sup>**

**RPM<sup>®</sup>**

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