



## Residential Development Victoria

### WOODLEA, LEAKES ROAD AINTREE AND BONNIEBROOK, VIC



Woodlea is a 711 hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne’s CBD in Aintree and Bonnie Brook within the City of Melton municipality. The development comprises land lots as well as a townhouse product built by Mirvac. Upon completion, the community will accommodate approximately 20,000 residents, with 14,500 already residing at Woodlea. Community amenity includes 16 parks (including a dog park, adventure precinct and sporting precinct), private childcares and a Council community hub. The Local Town Centre which opened in March 2021 anchors the established southern region of the development, providing residents the advantage of having a Coles, restaurants and other speciality tenants to enjoy. Woodlea is also home to a number of schools including Aintree Primary School, Bacchus Marsh Grammar (BMG), Yarrabing Secondary College and Dharra Specialist School. 2025 will see the opening of a brand new display village housing 38 display homes across 17 builders. The launch of the new state of the art sales office and display village will be supported by a cafe, vet clinic as well as the recently completed active open space precinct that includes skate, dog and all-abilities parks, sporting pavilion and soccer fields.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Aintree / Bonnie Brook
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$2,032.6m
TOTAL LOTS <sup>1</sup>	6,465
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY32
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

<sup>1</sup> Indicative only and subject to change. Project value and total lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties