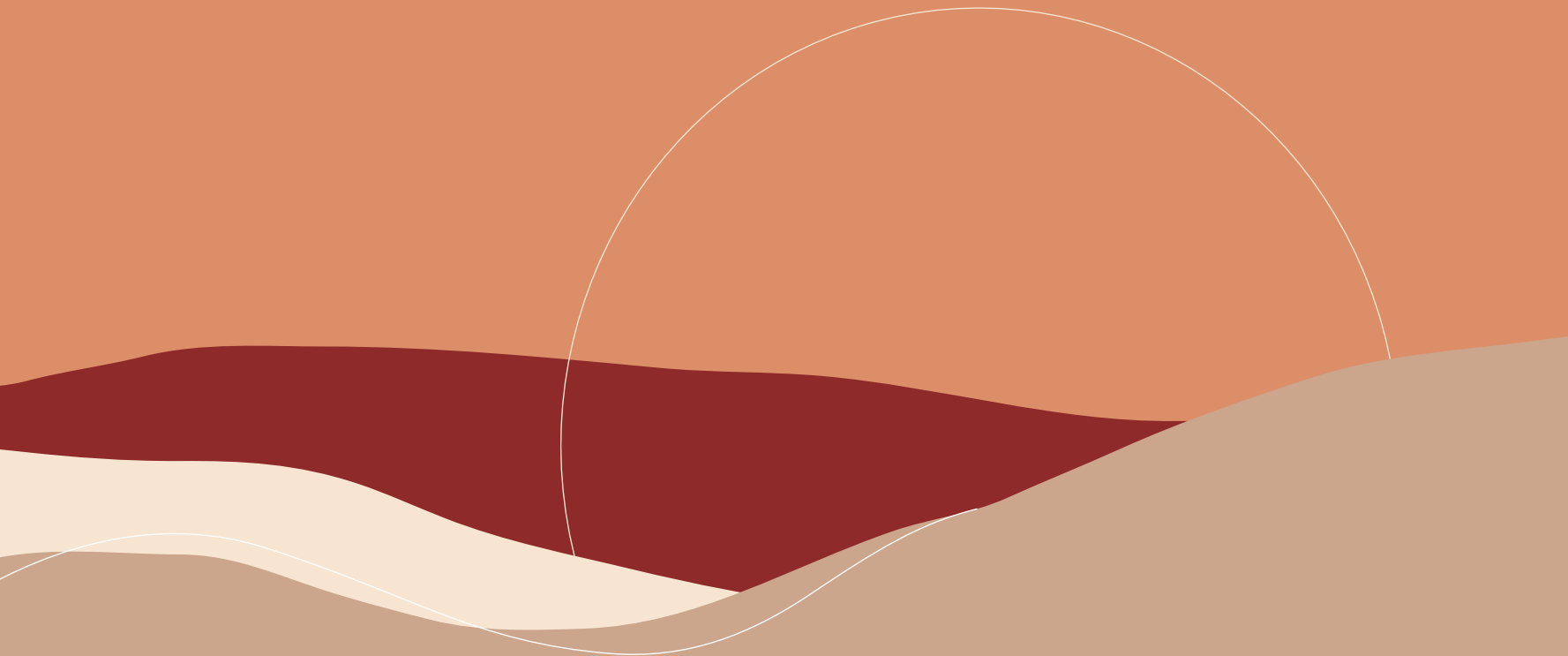
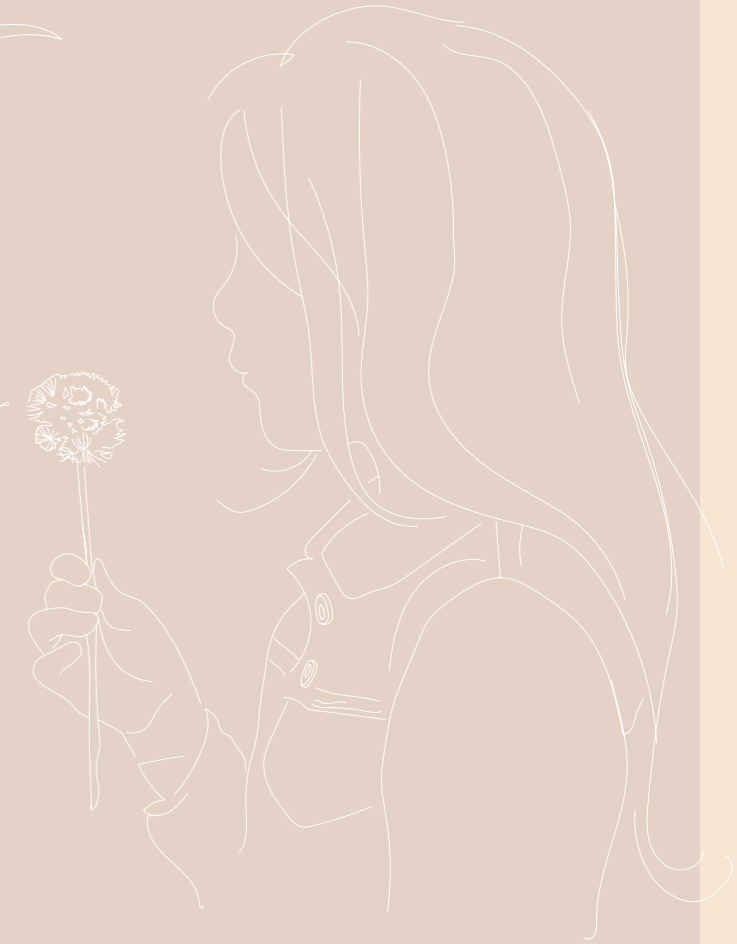


ATTICUS

WOODSTOCK

BROCHURE





BACK TO NATURE

The place for your perfect home

Atticus is a beautiful new estate on the banks of Darebin Creek, with a mix of vacant lots and ready-built house and land packages that will spring to life as a peaceful bushland neighbourhood.

With tree-lined streets and conservation reserves right on its borders, Atticus blends with its environment to create a paradise for families of all ages. A town centre, community facilities, government and non-government schools* will add to the area's amenity and charm, while superb transport links keep you connected to city life.

Make your home at Atticus and be a part of the precious experience of seeing the local area grow and flourish over time.

*Future school types and exact locations accurate at the time of printing



A BRAND NEW DAY

Discover the joy of the completely new: freshly minted homes and families, green foliage springing into life, expansive streets and sidewalks, and the crisp, grass-scented air of a country morning.

Atticus is a place where couples will cement relationships, families will write their stories and neighbours will forge warm friendships. Become a part of it and start on the road to a bright future.



GOVERNMENT SCHOOL

COMMUNITY FACILITIES

TOWN CENTRE

SPREAD YOUR WINGS

Following the course of Darebin Creek, the organic spaces and curves of a delightful conservation reserve are the heart that Atticus is built around. With the ebb and flow of nature all around you, it's the perfect base from which to take flight. The city centre is a comfortable 45-minute commute by car, and Melbourne's international airport is just over half an hour away.

NON-GOVT. SCHOOL

CULTURAL HERITAGE

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL



DREAM OF A *fuller life*

Atticus is surrounded by natural bushland, reserves, and parks teeming with native flowers and birdlife. Mount Ridley, Yan Yean Reservoir Park and Kinglake, home to the picturesque Wombelano Falls, are within a short drive. Darebin Creek, whose beauty local authorities are committed to preserving, runs right through the estate.

If you've been craving a greater sense of space and connection to nature, Atticus is your chance to create the lifestyle you aspire to.



BUILD YOUR HOME AT ATTICUS

Atticus lets you choose from a beautiful contemporary townhouse or a fresh plot of land on which you can build the home you've always imagined. This chance to make something wholly your own is bursting with possibility.

Once you settle into your dream home, you'll have the thrill of watching a whole community shoot up around you. Trees will rise and stretch their limbs, families will welcome new children, and bonds will form around home, school and neighbourhood.

Atticus is more than an address — it's the start of a wonderful adventure.



Find the perfect plot of land. Experience the joy of being close to nature. See the families and community around you grow and prosper. Be a part of this wonderful life. Build your dreams.

A WEALTH OF possibilities

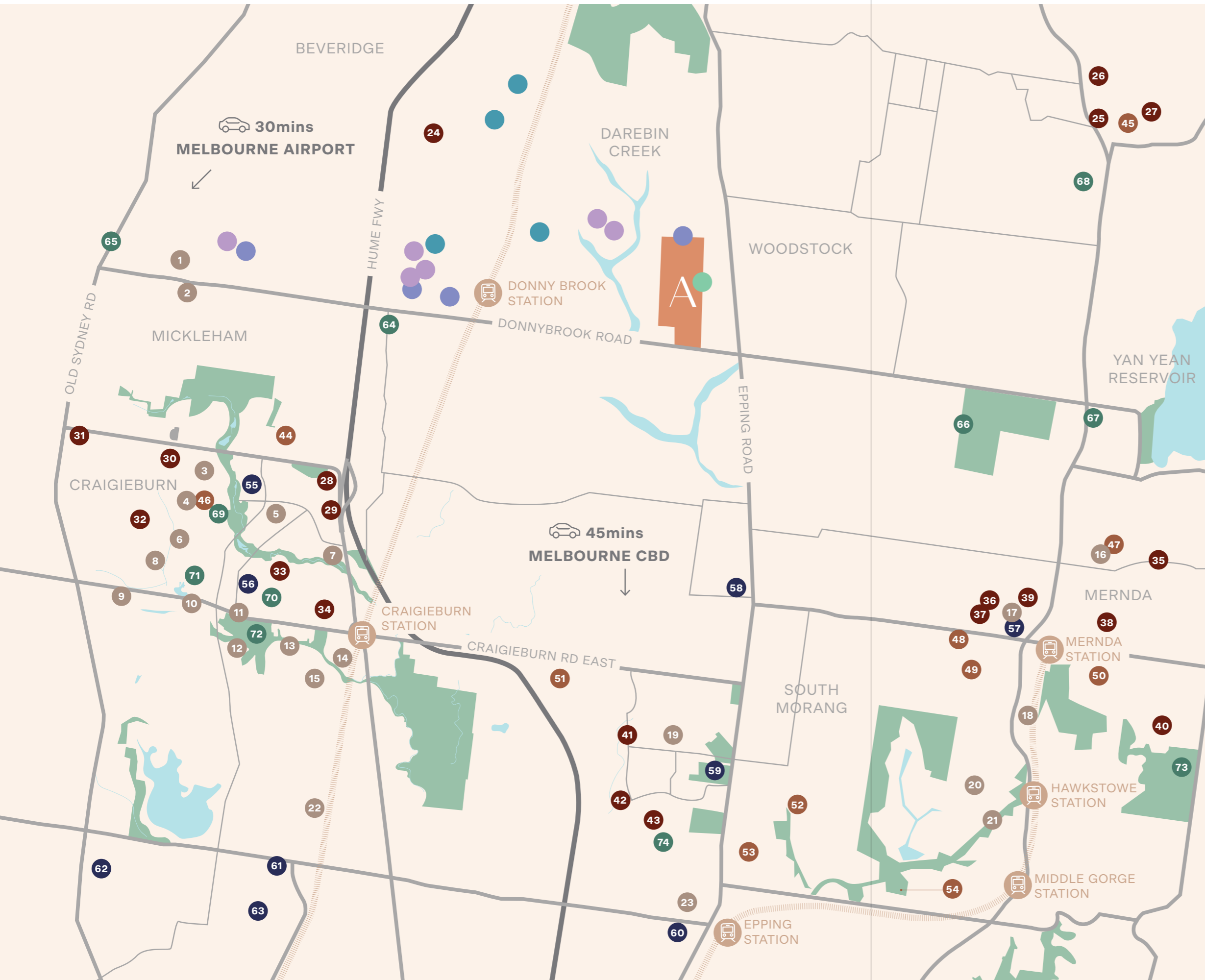
Woodstock and Donnybrook, the suburbs that surround Atticus, are at the frontier of Melbourne's ever-growing metropolis. As developers and local governments continue to invest in realising this area's potential, infrastructure will continue to strengthen and homes will become even more sought after.

Just a four-minute drive from Atticus, Donnybrook Station has recently been upgraded as part of Victoria's Regional Rail Revival plan, adding 150 parking spaces, a bus interchange and other amenities. By rail, the journey to the Melbourne city centre can be made in just over 30 minutes.

All this prepares for Atticus's future as part of an increasingly vibrant and prosperous Melbourne.

WHY YOU SHOULD CALL ATTICUS *home*





YOUR JOURNEY

starts here

Atticus is ringed with schools, shopping centres, sporting facilities, and even a theme park and winery. Get out in the open and enjoy the benefits of living where the city meets the country.

- **CHILDCARE CENTRES**
 1. Kool Kidz Childcare
 2. Happy Hippo Kindergarten and Childcare
 3. Pelican Childcare Newbury Boulevard
 4. Newbury Family Daycare
 5. KU Craigieburn Children Centre
 6. Craigieburn Early Learning Centre
 7. Pelican Childcare Craigieburn
 8. Ayeshas Family DC
 9. Green Leaves Early Learning Craigieburn
 10. Whiz Kidz Early Learning Centre Craigieburn
 11. Goodstart Early Learning Craigieburn
 12. Mothers Love Family Day Care
 13. 325 Early Education
 14. Nido Early School
 15. Hothlyn Drive Children's Centre
 16. Bassetts Road Early Learning Centre
 17. Early Learning Centre Mernda
 18. Mernda YMCA Early Learning Centre
 19. One Early Education Group
 20. Paradise Kids Children's Centre
 21. Little Learners Early Education
 22. Goodstart Early Learning Roxburgh Park
 23. Penguin Childcare Epping
- **PRIMARY SCHOOLS**
 24. Beveridge Primary
 25. Whittlesea Primary
 26. St Marys Catholic Primary
 27. Diamond Valley Special School
 28. Mother Teresa Catholic Primary
 29. Craigieburn Primary
 30. Newbury Primary
 31. Mickleham Primary
 32. Oscar Romero Catholic Primary
 33. Willmott Park Primary
 34. Our Lady's Catholic Primary
 35. Laurimar Primary School
 36. Mernda Primary
 37. St Joseph's Catholic Primary
 38. St Paul the Apostle Catholic Primary
 39. Mernda Park Primary
 40. Ashley Park Primary
 41. Harvest Home Primary
 42. St Mary of the Cross MacKillop
 43. Epping Views Primary
- **SECONDARY SCHOOLS**
 44. Hume Anglican Grammar
 45. Whittlesea Secondary College
 46. Mount Ridley College
 47. Hazel Glen College
 48. Gilson College
 49. Mernda Central College
 50. Ivanhoe Grammar School
 51. Edgars Creek Secondary College
 52. Al Siraat College
 53. Epping College
 54. Mill Park Secondary College
- **SHOPPING**
 55. Highlands Shopping Centre
 56. Craigieburn Central
 57. Mernda Junction Shopping Centre
 58. Wollert General Store & Takeaway
 59. Epping North Shopping Centre
 60. Pacific Epping
 61. Roxburgh Village
 62. Greenvale Shopping Centre
 63. Meadow Heighs Shopping Centre
- **RECREATION**
 64. Donnybrook Sports Reserve
 65. Marnoon Estate Winery
 66. Growing Frog Golf Course
 67. Yan Yean Tennis Club Incorporated
 68. Funfields Themepark
 69. Hume Tennis & Community Centre
 70. Craigieburn Sporting Club
 71. United Cinema
 72. Craigieburn Public Golf Course
 73. Yarrambar Park Public Golf Course
 74. Epping Golf Driving Range
- **FUTURE PRIMARY SCHOOLS**
- **FUTURE SECONDARY SCHOOLS**
- **FUTURE SHOPPING CENTRES**
- **FUTURE LOCAL TOWN CENTRE**



A FIRM FOUNDATION *for a life of abundance*

Within a 15-minute radius of Atticus, you'll find tens of schools and childcare centres, and several more planned to open in the near future. Among them is a government school that will open within walking distance, practically in your backyard.

The wealth of educational options in the area is testament to how many families choose to call this part of the world home, for the start in life it offers to the young. And the opportunity for children is about far more than schooling. Growing up in an area where they can explore open spaces and encounter nature up close creates a lifetime of unforgettable experiences that no classroom can replace.





THE SHAPE OF *things to come*

Atticus belongs to Melbourne's rapidly expanding northern corridor, where government and developers are investing significant resources in creating a place that many more people will soon call home.

With excellent transport links by road, rail, and air already present, this area will continue to attract new residents and businesses. Growing families will also contribute to the flourishing of the community, building the value of your stake in the neighbourhood.



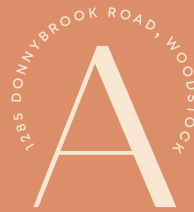
Find the perfect
of land. Experience
the joy of being close
to nature.

BEGIN THE JOURNEY OF A LIFETIME

Atticus presents a unique chance to buy into an area where you can put your unique stamp on life and the world around you. With abundant natural space, schools and transport nearby, it's the ideal place for you and your family to invest in years of memories and growth.

Register your interest today at
www.atticusestate.com.au





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