



319-343
BULMANS RD
HARKNESS
VICTORIA 3337



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Introduction.

PSP Property Group is excited to offer this amazing rare opportunity to purchase this 11.84 hectare (30 acres approx.) land parcel, located within one of Australia's fastest growing suburbs.

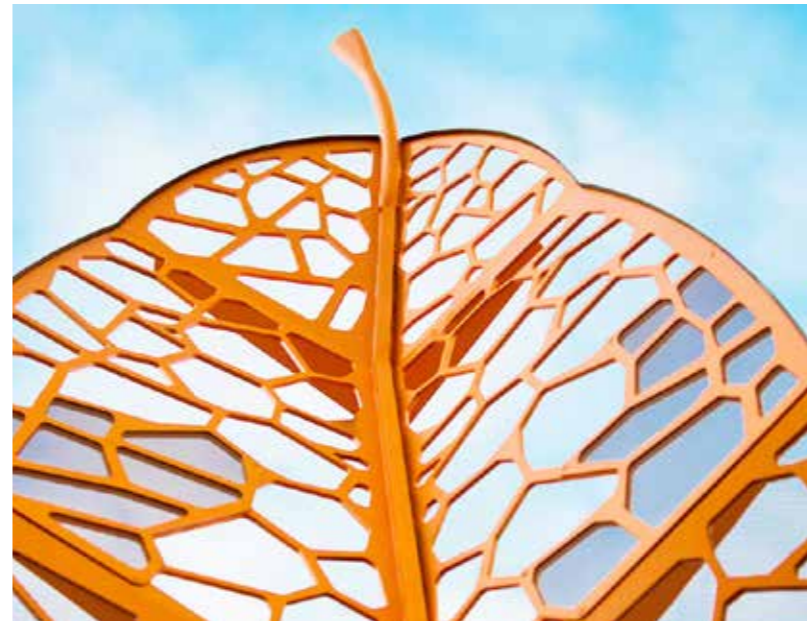
The City of Melton has a rapid population growth rate, ranked 3rd fastest among LGAs (Local Government Area) in Victoria in 2010. It was granted city status in 2012.

Between 2001 and 2016, the estimated residential population of the City more than doubled and currently sits at 135,443. Population projections predict that the City's population will be more than 315,908 by 2036, meaning it will eventually be almost the size of the Canberra today.

The City of Melton has been developed with two residential communities (Melton Township and the Melton East Corridor) supported by small villages (with constrained boundaries), all of which are surrounded and supported by non-urban land which provides agricultural, environmental, visual and tourist functions.

Over the next 30 years the City of Melton will continue to grow at a rapid rate, which will ultimately result in continuous urban development between the township of Melton and the Melton East Corridor.

The property represents a unique opportunity to secure a rare development parcel North-West of the Melton Town Centre, in the suburb of Harkness.





Executive Summary.

ADDRESS

319-343 Bulmans road, Harkness, Victoria 3337

SITE DESCRIPTION

This site is an amazing opportunity to invest in a future development site on the growth of the fringe of Melton West. The City of Melton which is anticipated to grow substantially transforming this entire region potentially to the size of Canberra as it is today.

LOCATION

The site is located on Bulmans road, Harkness in Melton West and the site is located in the Meltons urban growth zone. Melbourne CBD is 39 km and can be easily accessible via Western Freeway. Melton town centre is close by with Woodgrove Shopping Center a short drive from the site. Melbourne International Airport is 26 km and the site is close to all amenities and Melton train station.

KEY FEATURES

- Urban Growth Zone
- Easy access to Melbourne CBD via Western Freeway
- 11.84 ha
- Only a 5 minute drive to already established amenities such as numerous schools, Melton Town Centre, Melton Indoor Recreation Centre and Woodgrove Shopping Centre.

METHOD OF SALE

For Sale by Expression of Interest





MARKETING AGENTS

PSP Property Group
L13, 120 Collins Street, Melbourne 3000
www.pspproperty.com.au

Location.

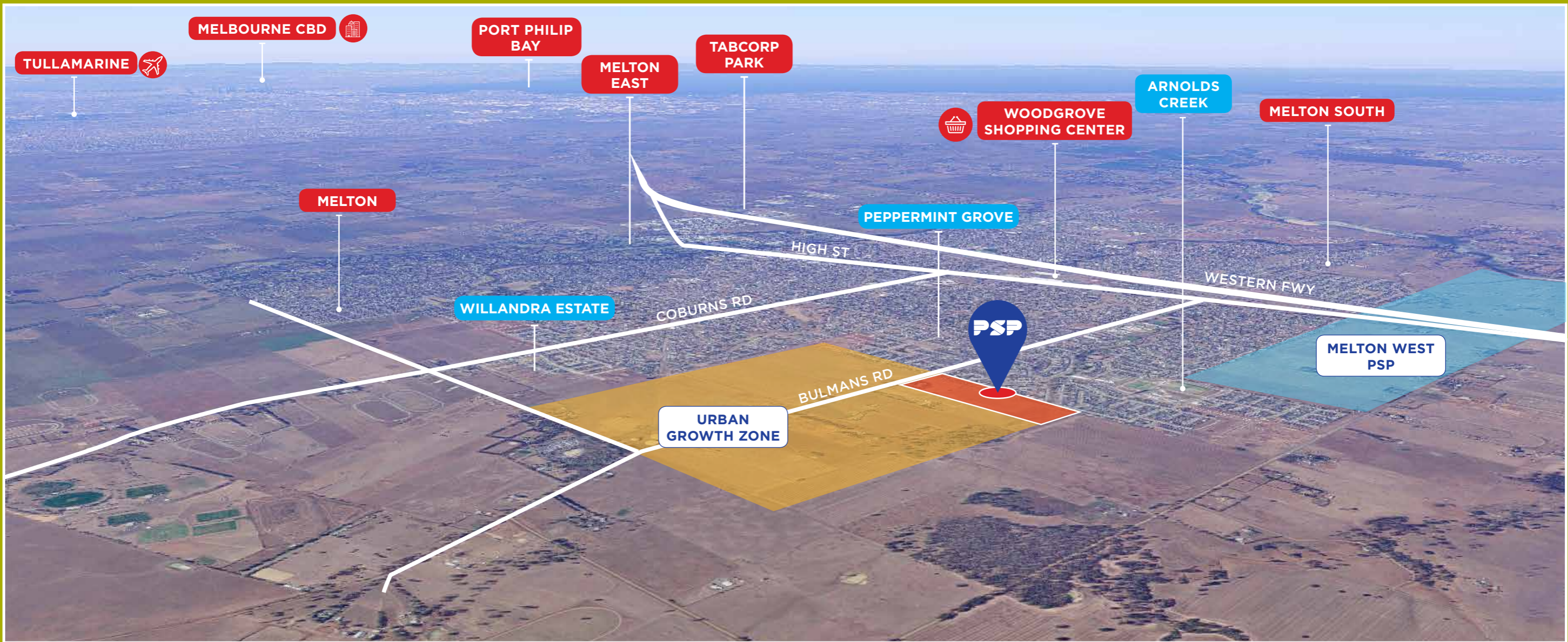
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-  39 km MELBOURNE CBD
-  26 km MELBOURNE AIRPORT
-  2 km MELTON
-  4 km MELTON TRAIN STATION

Please note distances are measured in a radial circumference

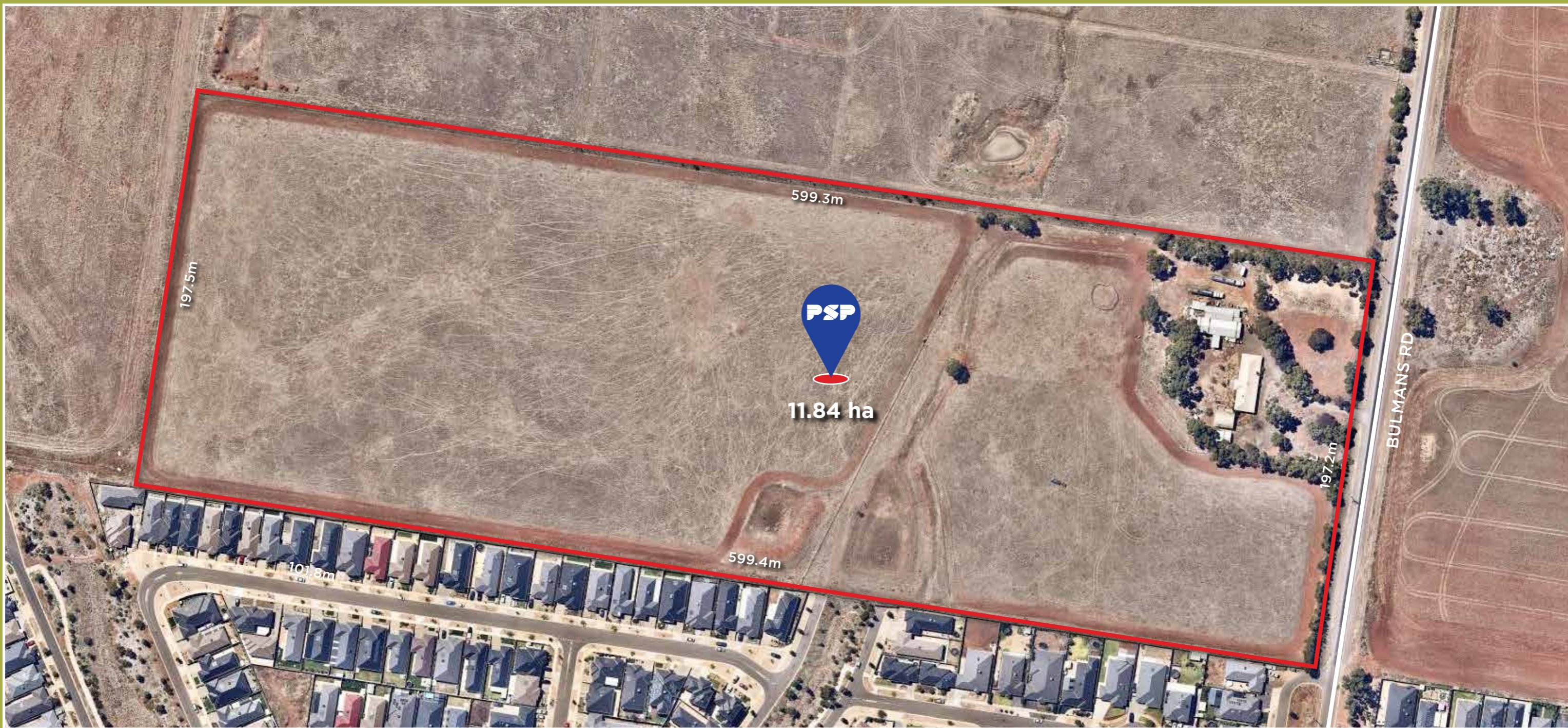




Melton West UGZ.

319-343 Bulmans road, Harkness 3337

- Urban Growth Zone
- Melton West PSP



Property Description.

Northern boundary	599.3 meters (approx.)
Eastern boundary	197.2 meters (approx.)
Southern boundary	599.4 meters (approx.)
Western boundary	197.5meters (approx.)
Total area	11.84 ha



Location Amenities.

Recreation & Nature

- 1 Melton Botanic Garden
- 2 Mount Cottrell Recreation Reserve
- 3 Werribee Open Range Zoo
- 4 Werribee Park Mansion
- 5 Werribee River

Learning

- 6 Brookside Early Learning Centre
- 7 Creekside College
- 8 Edukids Learning, Childcare and Kindergarten
- 9 Kurunjang Secondary College
- 10 Rockbank Primary
- 11 Southern Cross Grammar
- 12 St Dominic's Primary

Shopping & Entertainment

- 13 Caroline Springs Square Shopping Centre
- 14 Future Shopping Complex
- 15 Galli Estate Winery
- 16 Highpoint Shopping Centre
- 17 Melbourne CBD
- 18 Pacific Werribee Shopping Centre
- 19 Tabcorp Park
- 20 Watergardens Town Centre
- 21 Witchmount Winery
- 22 Woodgrove Shopping Centre

Health

- 23 Bacchus Marsh Hospital
- 24 Melton Health Services
- 25 Royal Melbourne Hospital
- 26 Sunshine Hospital
- 27 Werribee Mercy Hospital

Transport

- 28 M1 Westgate Freeway
- 29 M8 Western Freeway
- 30 Melbourne Airport
- 31 Melton Railway Station
- 32 Rockbank Railway Station
- 33 Western Freeway Diamond Interchange
- 34 Western Ring Road





Melton.

Melton is an urban area within metropolitan Melbourne, 35 km west from the Melbourne CBD. At June 2016 Melton had an estimated urban population of 62,117.

Since the 1990s it has experienced rapid suburban growth into surrounding greenfield land and has become a commuter town in the Melbourne-Ballarat growth corridor.

Melton consists of six suburban areas forming a single urban area with the locality of Melton at its centre.

In the south of Melton are the suburbs of Melton South and Brookfield. In the north are Kurunjang and Toolern Vale while in the west is the suburb of Melton West.

The shopping centres can be found in Melton South at the railway station, and in Melton West (Woodgrove Shopping Centre). Woodgrove Shopping Centre expanded in 2013 and now is the area's largest shopping venue, consisting of a Coles, Woolworths, Big W, Kmart, Reading Cinemas and approximately 160 specialty stores.



Site Summary.

GROSS SITE AREA

11.84 ha contained in 1 title.

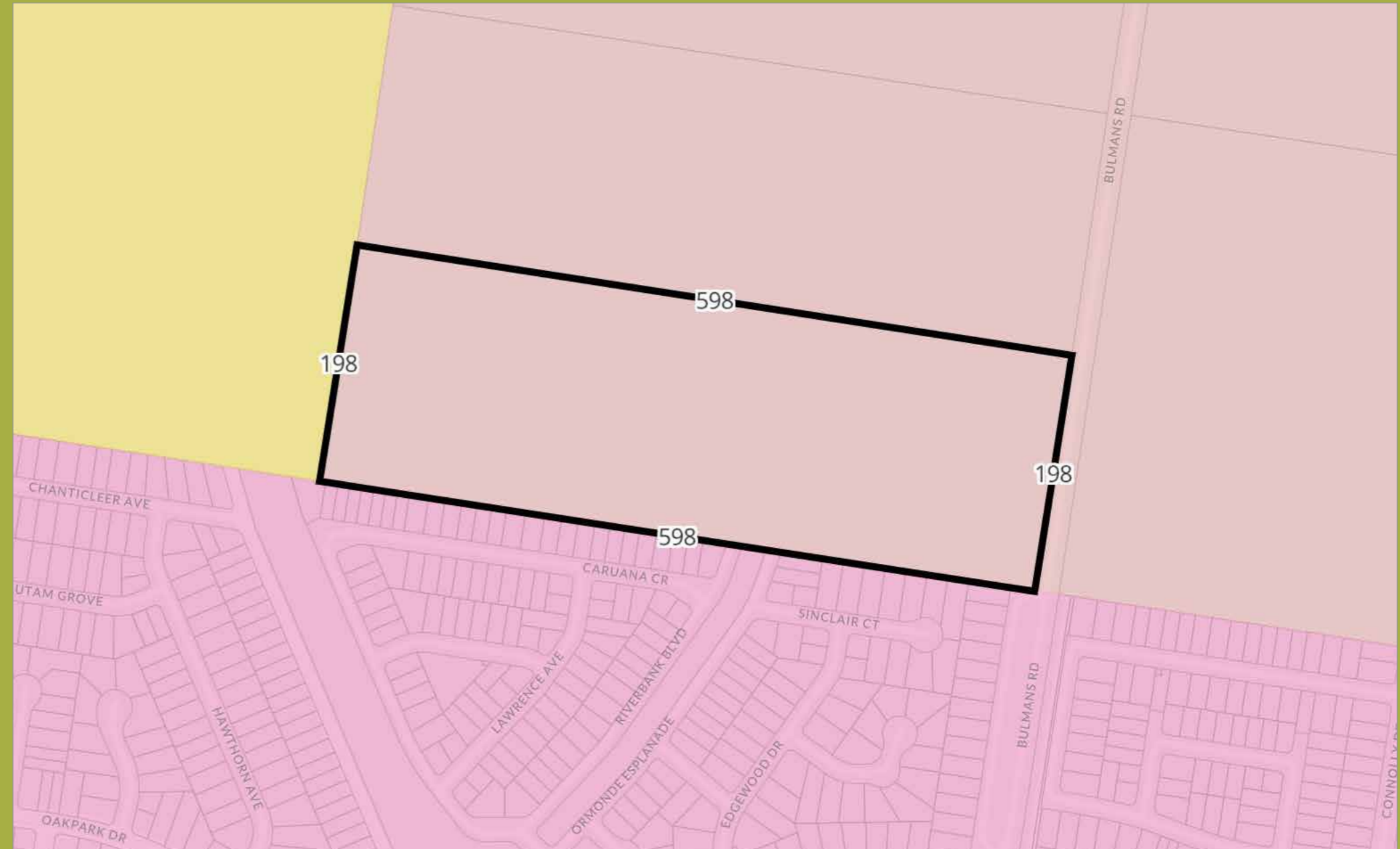
TITLE DETAILS

Title Information	Lot	1
	Plan	LP145985
	LGA	MELTON
	PropNum	111542

ZONING

Urban Growth Zone

Planning Zone.



- Urban Growth Zone
- General Residential Zone
- Public Use Zone

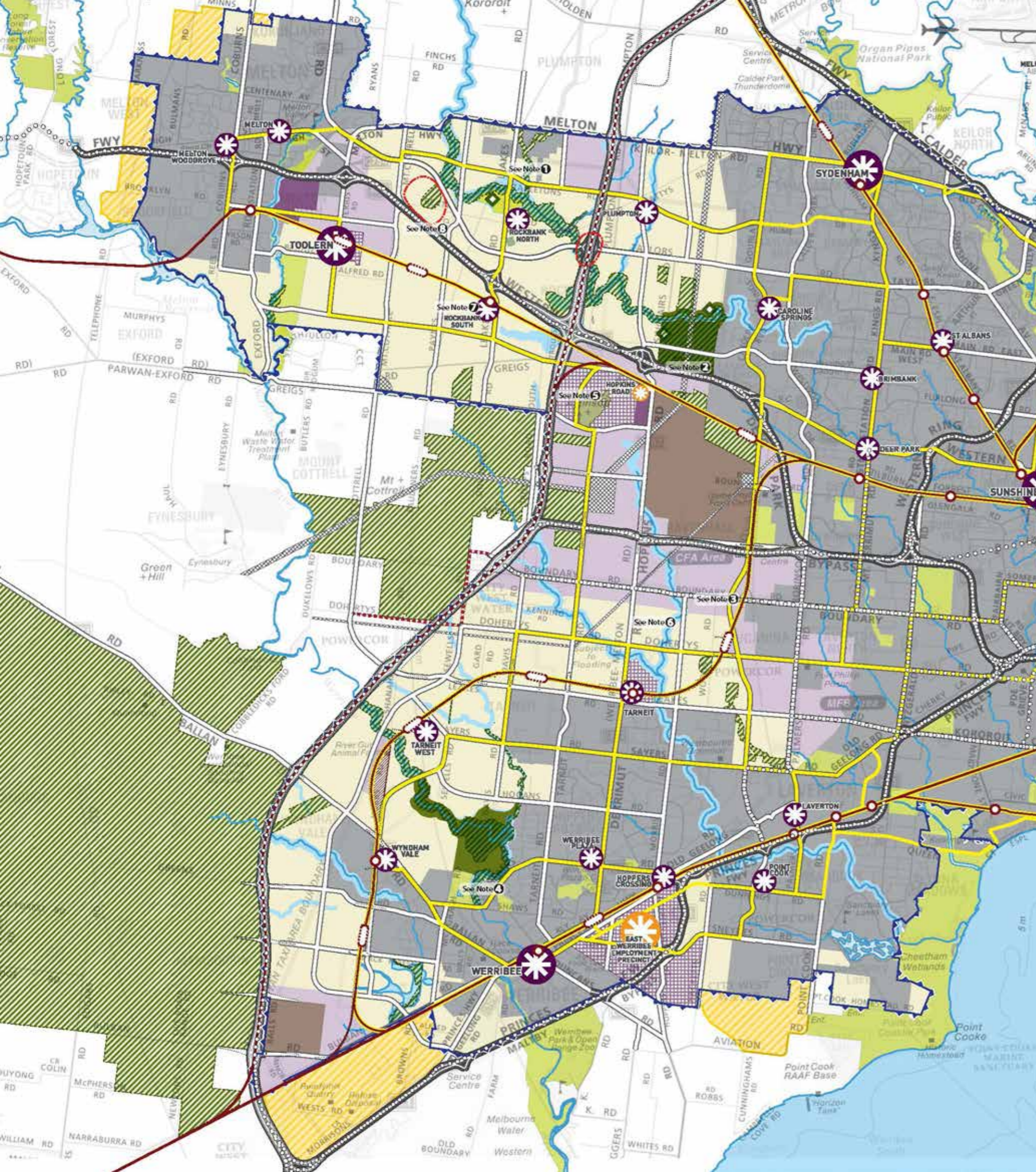


Melton West PSP.

319-343 Bulmans road, Harkness, Victoria 3337

- Urban Growth Zone
- Melton West PSP





Western Growth Corridor.

Melbourne's western region is one of the fastest growing in Australia. The population in the Melton–Caroline Springs corridor of Melbourne is anticipated to increase significantly with the City of Melton population is forecast to grow from its current population of 135,433 to 315,908 by 2036 and 400,000 when fully developed. The current rate of exponential growth coupled with the future development of Melbourne's west over the next 15–25 years will be substantially shaped by the following significant transport projects:

- The regional rail link (RRL) project, which will enable an improved metropolitan service to Werribee and Wyndham Vale with new stations proposed.
- The proposed Outer Metropolitan Ring (OMR) transport corridor – this will enhance connectivity between key international transport hubs including the port of Melbourne and Melbourne airport, and provide high-speed road and rail transport links for freight and commuters across the west and north metropolitan area.
- The Melton rail line corridor – new stations identified at Toolern and Paynes Road, and an upgraded station at Rockbank, will provide an opportunity for transit oriented development along the corridor.
- The proposed western interstate Freight terminal at Truganina, a new intermodal freight terminal will significantly improve Melbourne's freight handling capacity and reinforce the economic importance of Melbourne's west.

Method of Sale.

The property is For Sale by Expression of Interest

PSP PROPERTY GROUP

PSP Property Group
L13, 120 Collins Street, Melbourne 3000
www.pspproperty.com.au

TERMS OF SALE

TBA

CONTACT DETAILS

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Manpreet Dandiwal
Director



“ **\$2.5 billion dollars**
of Englobo land
sales **And growing!** ”

Disclaimer.

The information memorandum ("IM") attached to this expression of interest has been prepared by PSP Property Group solely for the purpose of your evaluation of a potential purchase of the property described therein, and is not to be used for any other purpose or made available to any other party, except to your staff and advisors as required for that purpose, without the vendor's prior written consent.

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The Vendor does not intend to be bound by any transaction until a contract in a satisfactory form is executed by the parties.

Reference.

Please note that the information and images in this report have been sourced from Government/Council websites including the following:

City of Melton - www.melton.vic.gov.au

Visit Melbourne - www.visitmelbourne.com

Wikipedia - <https://en.wikipedia.org>

Parks Victoria - <http://parkweb.vic.gov.au>

Live in Victoria - <http://www.liveinvictoria.vic.gov.au>

Victorian Planning Authority - <https://vpa.vic.gov.au/>

Land.vic.gov.au - www.land.vic.gov.au

Landchecker - www.landchecker.com.au

Melway - <http://www.melway.com.au>

Nearmap - <https://www.nearmap.com.au/>



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