



1055

MERRIANG RD

WOODSTOCK

VICTORIA 3751



Contents.

Introduction	4
Executive Summary	6
Location Map	8
Property Description	10
Location Amenities	14
Site and Zoning	16
PSP	18
Northern Growth Corridor	20
Method of Sale	22
Disclaimer	23
References	24

Introduction.

PSP Property Group is excited to offer this amazing opportunity to purchase this 3.45 hectare (8.5 acres approx) land parcel, located in Woodstock.

The City of Whittlesea is a local government area located in the outer northern suburbs of Melbourne, the state capital of Victoria, Australia. The city covers an area of 489.9 square kilometres, and at the 2016 Census, it had a population of 197,491.

Woodstock is a bounded semi-rural locality in Victoria, Australia located just north of Melbourne's outer suburbs. Its local government area is the City of Whittlesea. At the 2016 census, Woodstock had a population of 150. Australian contemporary poet Robbie Coburn hails from Woodstock.

The Donnybrook / Woodstock precinct will develop as an attractive place to call a home, with a strong emphasis on the retention of natural features and high quality landscaping in an urban environment.

Some key features of the plan include:

- 6 government schools, including the new Hayes Hill Primary School.
- 4 non-government schools.
- 46 hectares of parkland.
- Upgrades to the Donnybrook train station.
- Strong transport connections and community facilities.
- The creation of a diverse mix of residential neighbourhoods, with a collective 17,000 new homes.
- Five new local town centers.
- 2,100 new jobs.





Executive Summary.

ADDRESS

1055 Merriang Rd, Woodstock, Victoria 3751.

SITE DESCRIPTION

Located in Woodstock, this site represents a great opportunity to enter the growing property market of Melbourne. The site is on 3.45 ha in the Urban Growth Zone and it offers future developmental site's (STCA) in the northern growth corridor. An opportunity of this kind is not to be missed at any chance.

LOCATION

The site located on the west side of Merriang Road, north of Donnybrook Road, 10 km north of Craigieburn and 30 km northeast of Melbourne International Airport. Melbourne CBD (40km) easily accessible via the Hume Freeway and via public transport with Donnybrook train station 5km. The site is located east of the Hume Freeway which provide excellent links to Melbourne metropolitan ring road and north towards Wallan.

KEY FEATURES

- Located within one of the fastest regions in Australia.
- Donnybrook Woodstock PSP location.
- Easy access to the Melbourne CBD.
- Close to all amenities.
- Urban Growth Zone.
- Development land.

METHOD OF SALE

The property is being offered for sale by private treaty.

MARKETING AGENTS

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

Location.

The site located on the west side of Merriang Road, north of Donnybrook Road, 10 km north of Craigieburn and 30 km northeast of Melbourne International Airport. Melbourne CBD (40km) easily accessible via the Hume Freeway and via public transport with Donnybrook train station 5km. The site is located east of the Hume Freeway which provide excellent links to Melbourne metropolitan ring road and north towards Wallan.

SUNBURY

MELBOURNE AIRPORT



TULLAMARINE

EPPING


DONNYBROOK

SOUTH MORANG

FOOTSCRAY

MELBOURNE CBD



-  40 km MELBOURNE CBD
-  21 km TULLAMARINE AIRPORT
-  20 mins EPPING
-  5 km DONNYBROOK TRAIN STATION

Please note all distances are measured in Radius

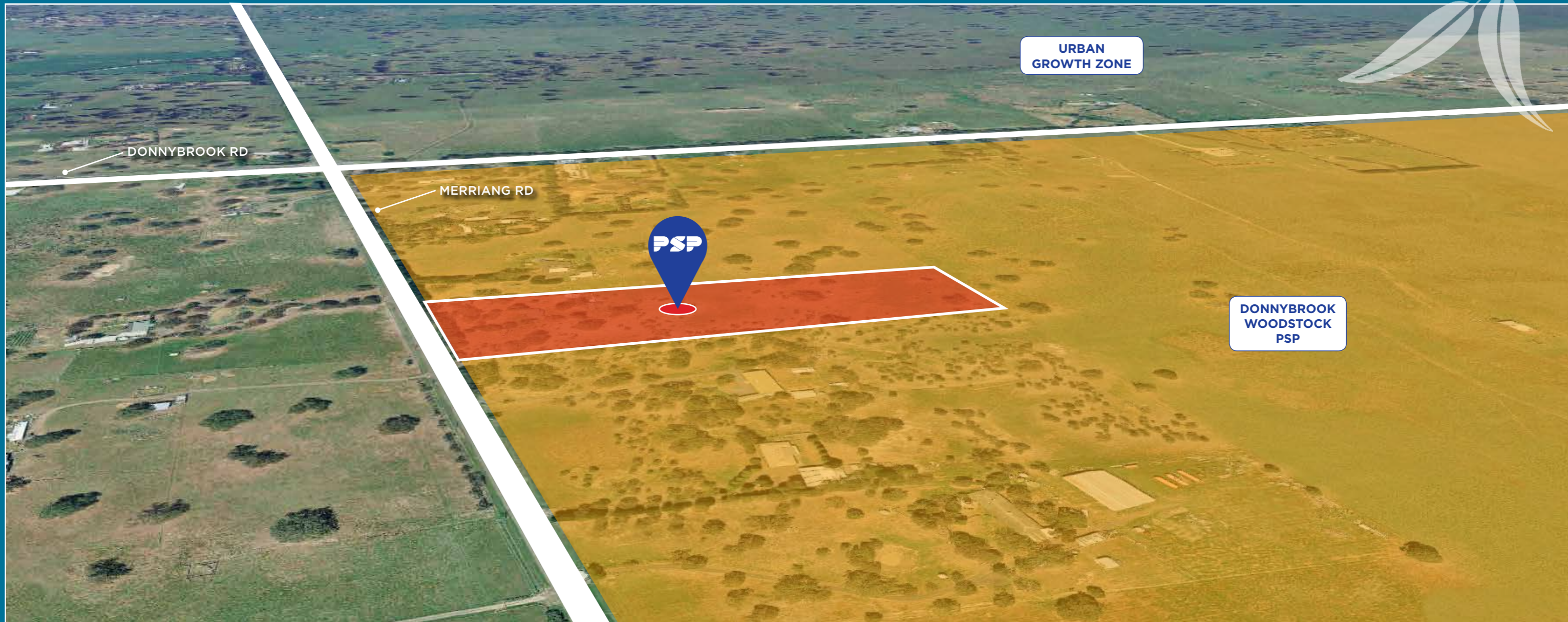


Property Description.

1055 MERRIANG ROAD WOODSTOCK

Northern boundary	328.4m (Approx.)
Eastern boundary	106.8m (Approx.)
Southern boundary	338.2m (Approx.)
Western boundary	104.8m (Approx.)
Total area	3.45 ha





Property Description.

Location Amenties.

EDUCATION

- 1. Hume Anglican Grammar
- 2. Craigieburn Secondary School
- 3. Mother Teresa Catholic Primary School

HEALTH & COMMUNITY

- 1. Craigieburn Health Services
- 2. Highlands Medical Centre
- 3. Family Health Medical Centre
- 4. Northern Hospital

SHOPS

- 1. Craigieburn Central
- 2. Stockland Highlands Shopping Centre
- 3. Pacific Epping

-  40 km MELBOURNE CBD
-  20 km MELBOURNE AIRPORT
-  20 mins EPPING
-  5 km DONNYBROOK TRAIN STATION



Site Summary.

1055 MERRIANG ROAD WOODSTOCK

3.45 ha contained in 1 title.

TITLE DETAILS

Lot	11
Plan	LP56455
LGA	WHITTELSEA
Property Number	62232

ZONING

Urban Growth Zone

Planning Zone.



-  Urban Growth Zone
-  Green Wedge Zone

Donnybrook Woodstock PSP.

The Donnybrook / Woodstock Precincts will develop as an attractive place to call a home, with a strong emphasis on the retention of natural features and high quality landscaping in an urban environment supported by strong transport connections and community facilities.

Development of the Precinct will create a diverse mix of residential neighbourhoods linked by a variety of local town centres, schools and other community facilities. The distribution of local centres which serve a variety of roles and functions will promote self-sufficiency for residents of the Precinct in meeting local daily retail & convenience needs. Residential & business development will capitalise on the Precinct's proximity to the existing Donnybrook train station, as well as the future Lockerbie Principal Town Centre and Lockerbie Train Station.





Northern Growth Corridor Plan.

New modern town centres with a wide range of businesses and shopping locations are a key to planning for Melbourne's North Growth Corridor.

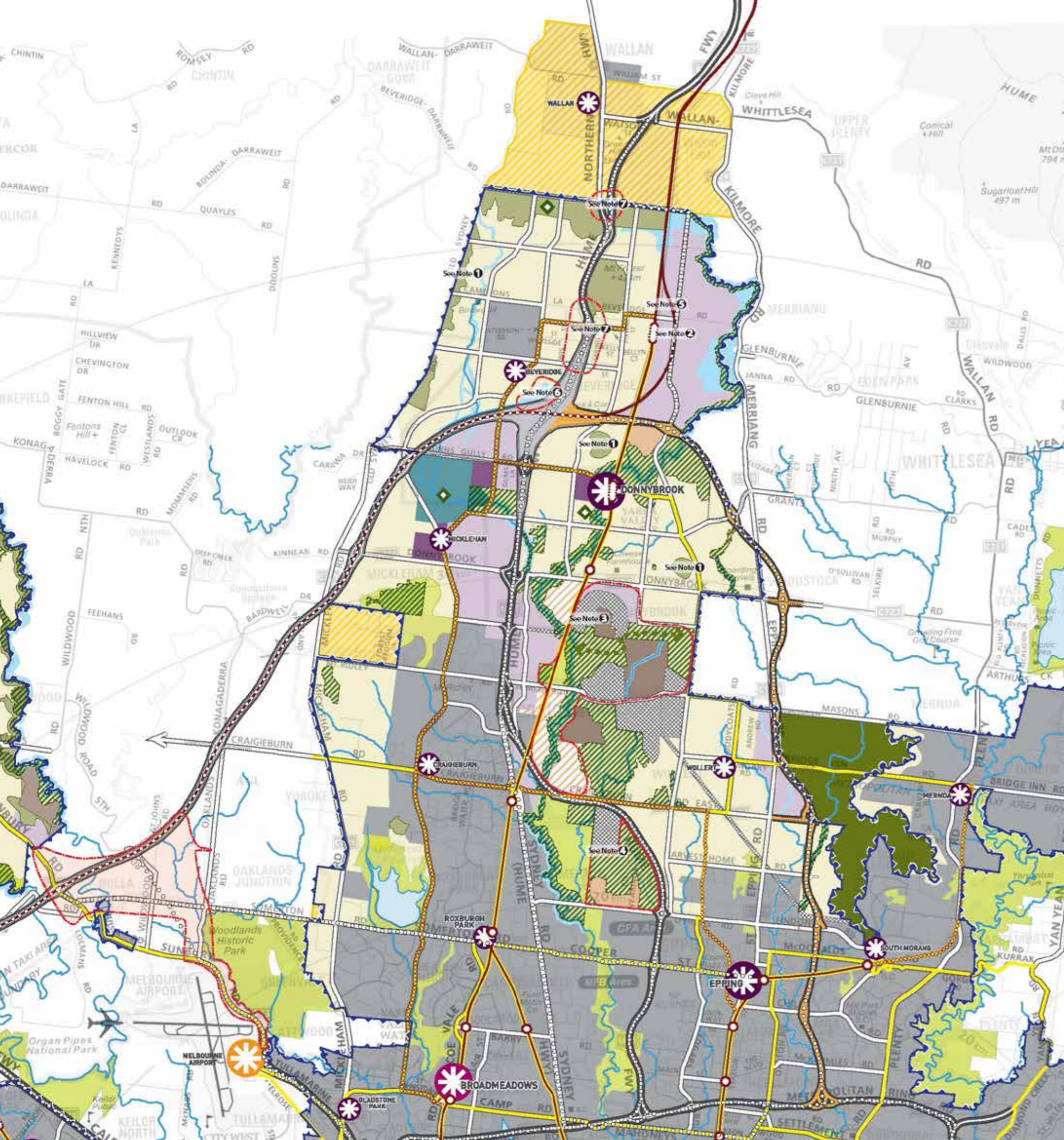
This corridor will make a significant contribution to the growth and diversification of the broader northern metropolitan area and build on existing networks in Broadmeadows, Epping and Craigieburn.

Employment precincts and open space are a feature of the series of distinct urban districts within the corridor.

Three precinct structure plans have been approved for new suburbs at Merrifield West, Lockerbie and Lockerbie North.

Key features of the North Growth Corridor Plan are listed below.

- The corridor plans make provision for more than 83,000 jobs & an estimated population of 260,000 over the next 30 years.
- The corridor will be home to the majority of the northern metropolitan region's new industrial land.
- Good accessibility to CBD & the major employment precincts.
- Excellent road, rail, freight and public transport infrastructure.
- Proximity to Melbourne Airport and other significant logistics hubs are a competitive advantage.
- Natural features and biodiversity values will be preserved & enhanced, with new communities to benefit from an integrated open space network that provides a distinctive character and amenity.
- An enhanced public transport network supported by a series of high capacity public transport services which would connect substantial parts of the corridor to major town centres and to stations along the heavy rail corridor.
- Creation of new town centres and employment areas that contribute to the ongoing diversification and growth of the northern region's economy, in particular the new Lockerbie Principal Town Centre at Donnybrook.



Method of Sale.

The property is being offered for sale by private treaty.

PSP PROPERTY GROUP

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

TERMS OF SALE

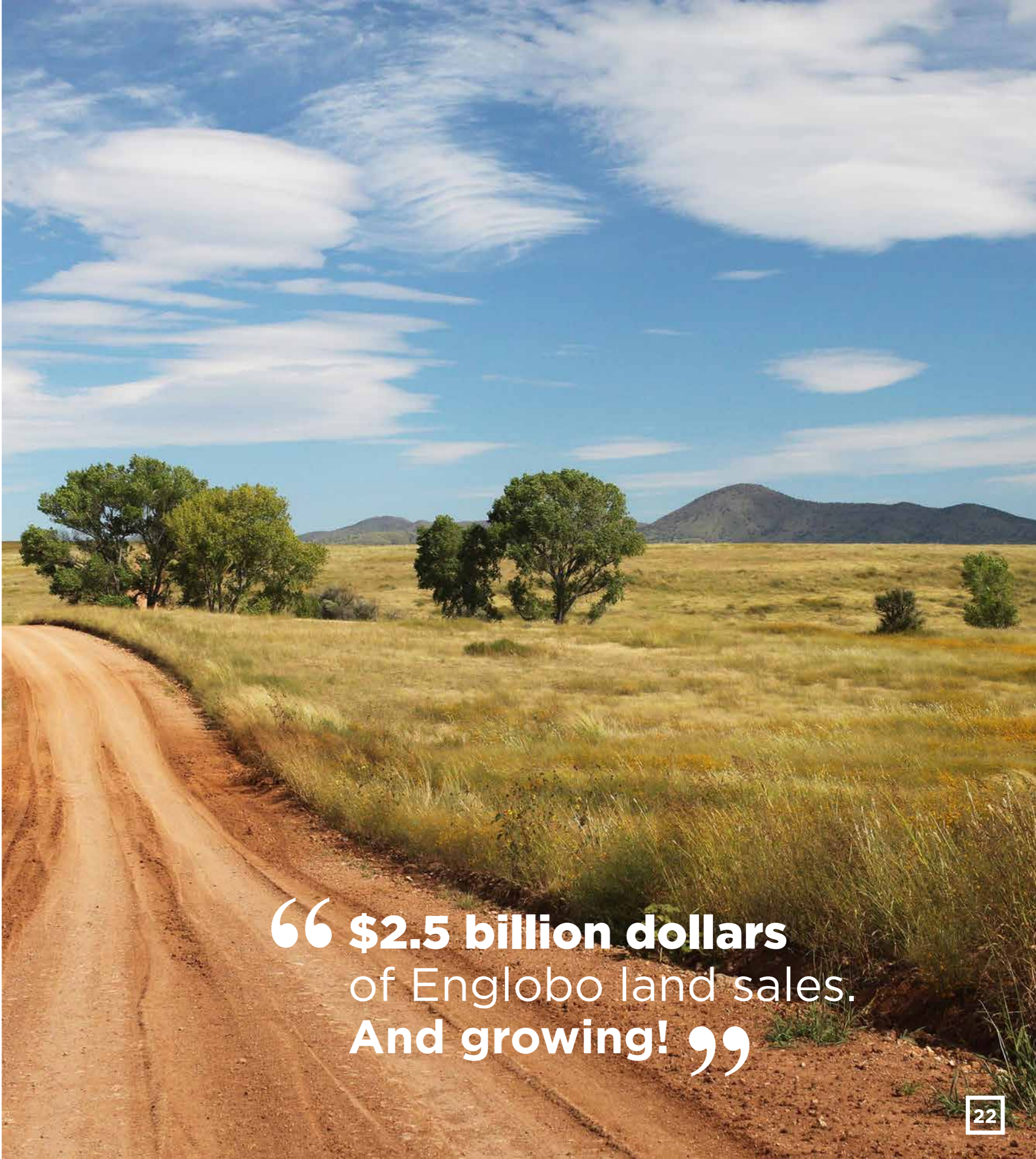
TBA

CONTACT DETAILS

T | 03 9222 4000



Manpreet Dandiwal
Director



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

Disclaimer.

The information memorandum ("IM") attached to this 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.

The IM is based on information provided by the vendor and obtained from other available sources and has not been independently verified. It does not contain all the information necessary to evaluate the purchase of the property. Any financial projections contained in the IM represent estimations only and may be based on assumptions that may be inaccurate, and are therefore for general reference only.

While care has been taken in preparing this IM, you should not rely on any material contained in the IM as a statement or representation of fact. PSP Property Group does not warrant, represent or guarantee the accuracy, adequacy, completeness or fitness for any purpose of the IM or the information contained therein. PSP Property Group accepts no liability for any loss or damage (whether caused by negligence or not) resulting from the use of this IM and/or information contained therein.

You should satisfy yourself as to the correctness of any relevant information by such independent investigations and due diligence as you see fit.

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:

Whittlesea Council - www.whittlesea.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/>



“Creating
your future
lifestyle,
today!”

Shaping Local Communities



PROPERTY GROUP

L13, 120 COLLINS STREET
MELBOURNE 3000

www.pspproperty.com.au