



Glenlee

ARMSTRONG CREEK



Your Coastal Oasis

Idyllic surf coast living is yours at Glenlee, a brand new community in rapidly growing Armstrong Creek where you can embrace an exceptional lifestyle.

Lush parkland, walkways and recreation spaces create a naturally beautiful setting for your dream home. Enjoy immediate connection to established amenity at nearby Geelong and Barwon Heads and take advantage of the new retail and commercial precincts at dynamic Armstrong Creek. Come home to Glenlee, a unique coastal community set to thrive with a bountiful array of opportunities to live, work and play.

LOCATION

A Well-Connected Sanctuary

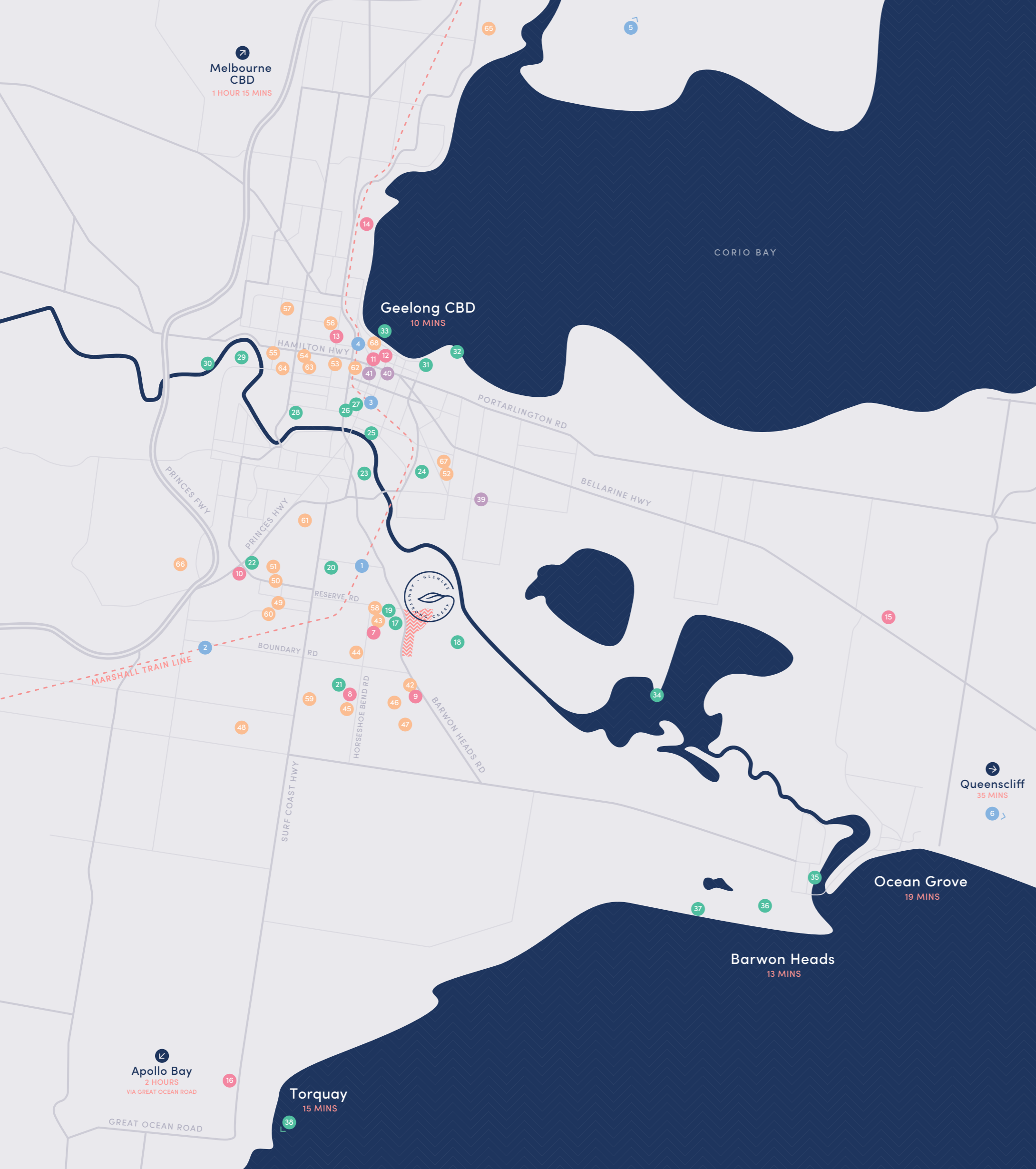
In a prime location, Glenlee blends the very best of urban and natural living with seamless accessibility to established and future amenity against a coastal backdrop.

Ideally positioned in Armstrong Creek, Glenlee adjoins the natural wonderland of Lake Connemara while being only 10-minutes from the Geelong CBD and less than 15-minutes to Barwon Heads and the Surf Coast beaches.

KEY

-  Shopping & Entertainment
-  Parks & Recreation
-  Education
-  Health
-  Transport





LOCATION

Coastal Discovery



Transport

1. Marshall Railway Station
2. Waurm Ponds Railway Station
3. South Geelong Railway Station
4. Geelong Railway Station
5. Avalon Airport
6. Searoad Ferries



Health

39. The Geelong Clinic
40. Geelong Private Hospital
41. St John of God Geelong Hospital



Education

42. Armstrong Creek Children's Community Centre
43. Future P-6
44. Future Catholic School
45. Future P-6
46. Armstrong Creek Primary School
47. Warralily Primary School
48. Mount Duneed Regional Primary School
49. Grovedale West Primary School
50. Nazareth Catholic Primary School
51. Mandama Primary School
52. Geelong East Primary School
53. St John's Lutheran Primary School
54. Newtown Primary School
55. The Geelong College - Junior School
56. Ashby Primary School
57. Manifold Heights Primary School
58. Future 7-12
59. Geelong Lutheran College
60. Grovedale College
61. Oberon High School
62. Matthew Flinders Girls Secondary College
63. Sacred Heart College
64. St Joseph's College Geelong
65. Geelong Grammar School
66. Deakin University, Geelong Waurm Ponds Campus
67. Gordon Institute of TAFE - East Geelong Campus
68. Deakin University, Geelong Waterfront Campus



Shopping & Entertainment

7. Future NAC
8. Future NAC
9. The Village Warralily Shopping Centre
10. Waurm Ponds Shopping Centre
11. Market Square Shopping Centre
12. Westfield Geelong
13. Pakington Street Shopping & Dining
14. Geelong Vintage Market
15. Adventure Park Geelong
16. Torquay Surf Factory Outlets



Parks & Recreation

17. Local Parkland
18. Sparrovale Wetlands & Conservation Reserve
19. Future Recreation Area
20. Anytime Fitness Grovedale
21. Future Sporting Grounds
22. Leisurelink Aquatic and Recreation Centre
23. Barwon Valley Golf Club
24. Geelong Racecourse
25. John Landy Athletic Field
26. Kardinia Aquatic Centre
27. Kardinia Park
28. Geelong Aquatic Centre
29. Queens Park Golf Club
30. Buckley Falls
31. Geelong Botanic Gardens
32. Corio Bay Foreshore Bay
33. Cunningham Pier
34. Lake Connewarre
35. Barwon Heads Beach
36. Barwon Heads Golf Club
37. 13th Beach
38. Bells Beach



NORTH



Transport

Travelling to work has never been so easy with a rail commute from Marshall Station only a 3-minute drive away. Waurm Ponds, South Geelong and Geelong Railway Stations are also in close proximity. The Surf Coast Highway and Barwon Heads Road connect to Geelong and Melbourne in the north and the Surf Coast and picturesque Bellarine Peninsula to the south. Regional bus services on these key arterials traverse the surrounding suburbs including Torquay and Apollo Bay.



Shopping

Everyday shopping is easy at The Village Warrally Shopping Centre, a quick 3-minute drive from Glenlee. Home to Woolworths, Target and over 20 speciality stores including medical and dental services, this welcoming village will meet all your family needs. Catch up with friends for a coffee at one of the contemporary café or dining destinations.

Spoilt for choice, Glenlee has major shopping centres on its doorstep. Take a 10-minute drive to the Waurm Ponds Shopping Centre which has 140 stores on one level.

The future Armstrong Creek Town Centre will be a dynamic retail, commercial and community hub with its own public transport interchange.



Parks & Recreation

With your very own regional park planned for Glenlee and the existing local parkland, there are abundant opportunities to enjoy a range of outdoor activities in your new neighbourhood. Immerse yourself in the natural beauty of the Barwon River and its environs. On the river's edge is the Sparrowvale Wetlands & Conservation Reserve, or spend time exploring the lush wetlands of Lake Connewarre with its wide variety of waterbirds and diverse flora. The magnificent Geelong Botanic Gardens is always a special treat.

Enhancing fitness and wellbeing is easy at the Leisurelink Aquatic and Recreation Centre, one of the best places for all the family to exercise and play. Just minutes from home is Anytime Fitness Grovedale for those who like a vigorous workout. Extensive walk and cycle pathways and four new recreation reserves are planned for a truly connected green space neighbourhood.



Health

Rest assured your family's health and wellbeing will be well catered for with public and private health facilities less than 15-minutes drive away. The Barwon Health precinct comprises the Geelong and University Hospitals and a range of allied health services, while the Geelong Private Hospital has a strong focus on the latest technological advancements.



Education

Grovedale Primary School is only a 3-minute drive away, while Nazareth Catholic Primary School is just 3kms from home. Armstrong Creek Primary School P-6 is currently operating and is only moments away, while the Armstrong Creek Childcare Centre will be opening soon along with the Armstrong Creek Children's Community Centre. Oberon High School is currently operating in nearby Belmont and will be relocated in 2020 to Armstrong Creek. Nearby, the Geelong College P-12 offers diverse academic and innovative learning experiences, while the renowned Geelong Grammar with its reputation for exceptional co-educational schooling is also within reach.



MASTERPLAN

Designed for Life

Inspired, visionary design by expert landscape architects ensures Glenlee has everything for an idyllic lifestyle. A natural coastal haven with exceptional urban amenity, Glenlee will set a new benchmark in surf coast living.

Your dream home will be part of a close-knit neighbourhood with a regional park at its heart and a myriad of local parks and recreation reserves nearby. A wonderland of nature's finest will be yours to enjoy everyday, with the rich flora and birdlife of the scenic Barwon River surrounds and the stunning beauty of Victoria's finest surf coast beaches.

The thoughtfully planned and crafted community comprises over 600 home sites with a range of lot sizes to suit every lifestyle. Impeccable construction and design guidelines ensure the seamless delivery of your unique home, complemented by neat streetscapes. Glenlee will be a connected and sustainable community on every level.



Geelong CBD
10 MINS

Marshall Station
3 MINS

Warrn Ponds Shopping Centre
7 MINS

PROPOSED GEELONG RING ROAD

RESERVE ROAD

FUTURE RESIDENTIAL

SPARROVALE ROAD

BARWON HEADS ROAD

PRECINCT ROAD

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

HARRIOTT ROAD

Torquay
15 MINS

Barwon Heads
13 MINS

Your Coastal Oasis



KEY



Shopping Centre



Sales Office



Regional Parkland



Transport

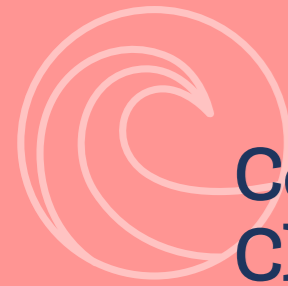


Shared Path



NORTH

Why Glenlee?



Coastal Charm

Fulfill your dream of living near the sea with the very best of the Bellarine Peninsula's Surf Coast beaches on your doorstep.



Natural Beauty

At one with nature, Glenlee residents will be surrounded by lush parklands and waterways including Lake Connewarre and the scenic Barwon River.



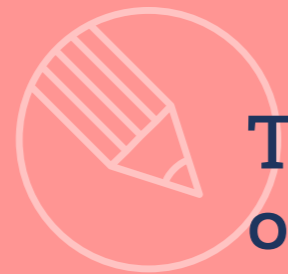
Healthy, Active Living

An abundance of walkways, cycling paths and community recreation facilities are all within easy reach, creating active healthy lifestyle experiences for everyone.



An Amenity-Rich Lifestyle

Glenlee residents will appreciate their location's utmost connectivity with its easy access to a range of transport options. Established neighbourhood and regional shopping centres already afford residents the very best in retail and entertainment opportunities. The future is bright with vibrant commercial and retail hubs within Armstrong Creek.



The Value of Education

Families will appreciate the key positioning of Glenlee close to existing first-class schools and tertiary institutions. With two local P-6 schools and a secondary school planned to open in 2020, along with currently operating Lutheran College from P-12 only 4kms away, all students will have every opportunity to achieve their academic potential.



“Creating a dynamic community where everyone can thrive is something we love to do. Glenlee affords its residents a lifestyle in perfect balance.”

Jeff Garvey
ID LAND DIRECTOR