



elements

TRUGANINA



**BE PART OF A
COMMUNITY
BE IN YOUR
ELEMENT**

**Be in your element and
create a balanced, healthy
and connected way of life
that is full of possibilities.**

*At Elements you'll feel instantly welcomed.
Explore waterways and parks creating a community
for you to build a future for your family.*

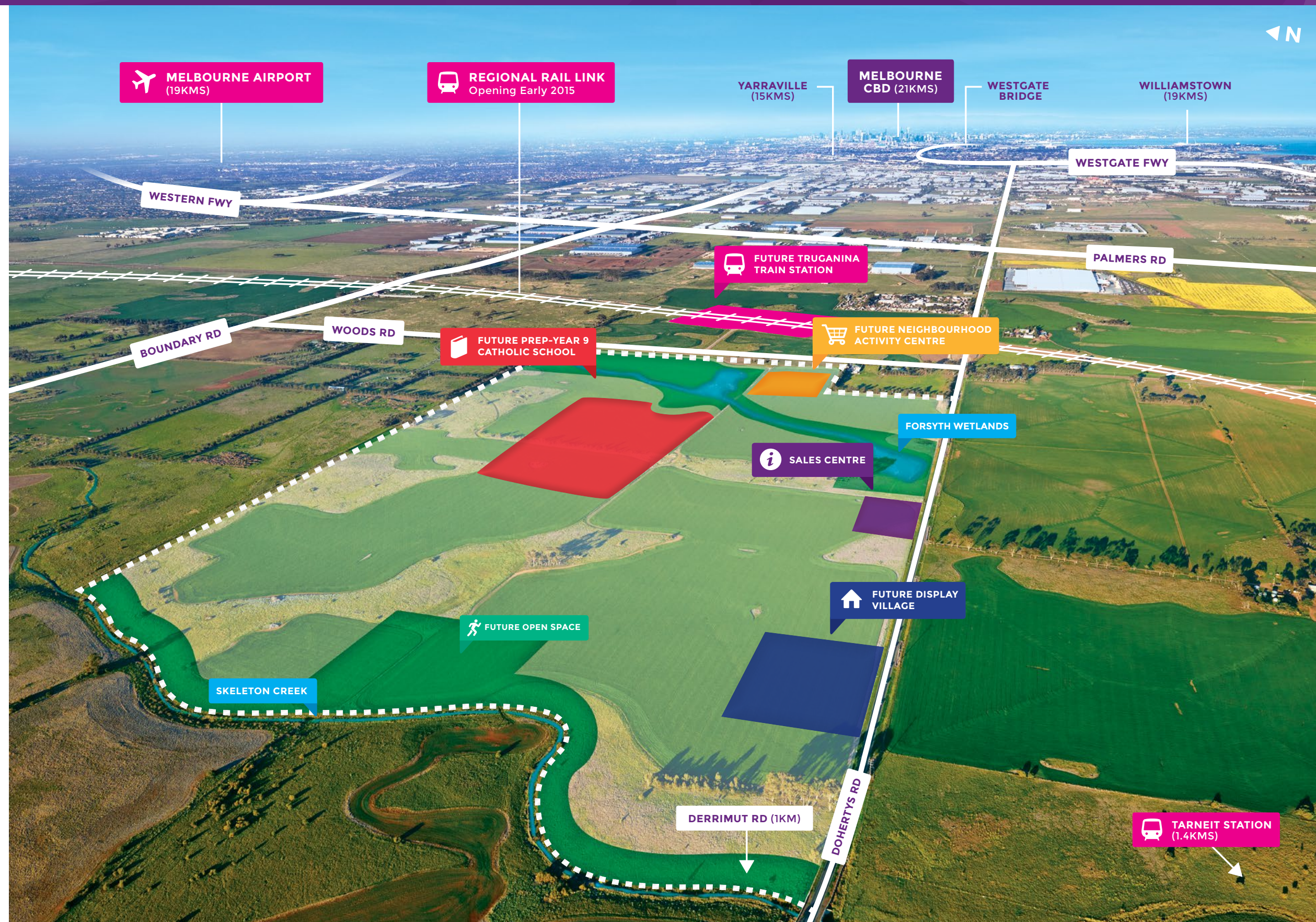
*Located in Truganina, you will be spoilt for choice
with an abundance of community facilities and transport
links that give you access to all of life's necessities.*

All the Elements of a Connected Community.

Only 21kms from the Melbourne CBD, Elements is positioned in a prime pocket of Truganina. Discover the convenience of living connected to all the elements you need.

Extensive roads and rail networks ensure you are never far from all of life's necessities, with thriving suburbs of Werribee, Point Cook, Williams Landing and Williamstown only a short drive away. Public transport is also at your doorstep with Tarneit Station and future Truganina Station, taking you to Flinders Street Station within 25 minutes

KEY



Live a Balanced and Active Lifestyle.

Elements is your own personal playground to enjoy an active and energetic lifestyle. Thoughtfully designed landscaping will create an oasis of tree-lined streets, flowing waterways and a grand sense of open space.

Spend your weekends exploring the extensive bike trails that not only provide countless hours of leisure but also an effortless connection to nearby train stations and other community activity centres. Enjoy time relaxing by Elements' plentiful creeks and wetlands, while enjoying a leisurely picnic with fresh produce sourced from your local Elements Shopping Centre.

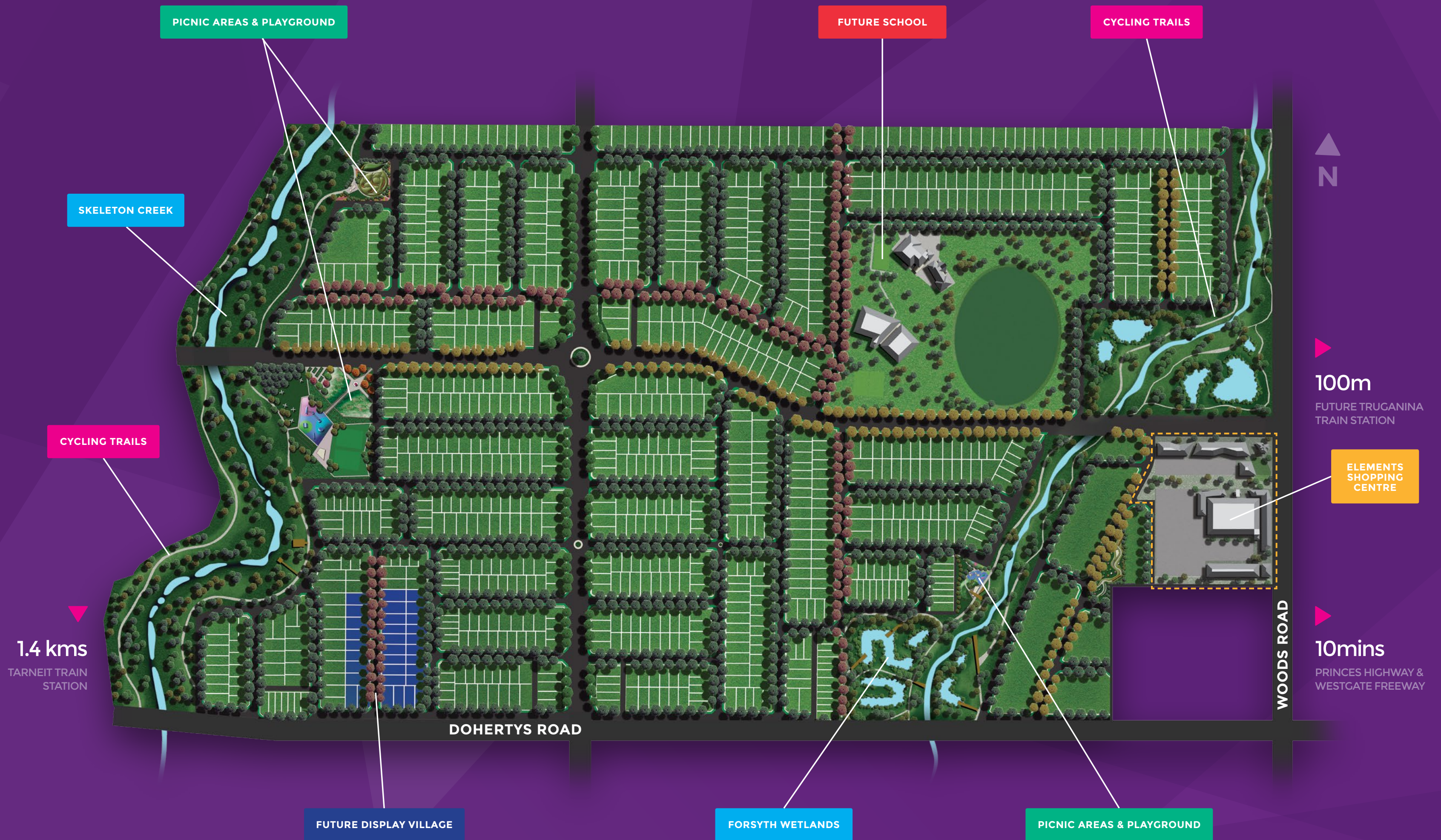


A Carefully Crafted Community.

Elements has been built on premium land in Truganina and is thoughtfully masterplanned to suit your family's every want and need. It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends.



YOUR COMMUNITY'S ELEMENTS



Water

A key element providing a sense of balance and tranquility is the abundant waterways that frame the community. Enjoy time relaxing by local creeks and wetlands, offering the perfect place for a family picnic or leisurely walk.

Connectivity

As the closest new masterplanned community to Melbourne's CBD, at Elements you will feel a strong sense of connectivity. Choose to drive or leave your car at home and make the most of a choice of transport links including:

- Tarneit Train Station linked by future bike paths to Elements
- Future planned Truganina Station within walking distance
- Princes Highway & Westgate Freeway
- Easy access to the future East West link entry

Nature

Thoughtfully designed landscaping and an oasis of tree-lined streets brings the element of nature to life within your community. Enjoy spending time with your family and explore the plentiful parklands and leisure facilities just a short stroll from home:

- Picnic areas & playgrounds
- Over 14 hectares of passive wetlands and open space, with a further 2 hectares dedicated to active parks and play

Convenience

Experience the convenience of having all your shopping needs catered for, with an abundance of local and nearby retailers including:

- Future Elements Shopping Centre, including a major supermarket and 15 specialty retailers
- Tarneit Gardens Shopping Centre
- Point Cook Town Centre
- Williams Landing

Growth

Life's possibilities seem endless at Elements, with a range of education and employment opportunities to benefit your family's future:

- Future Elements Prep to Year 9 Catholic school
- Choice of local schools, childcare and educational facilities
- Nearby employment precincts

Tarneit Train Station



Tarneit Gardens Shopping Centre



Sanctuary Lakes Golf Club



A choice of leading schools

Be inspired by the Possibilities.

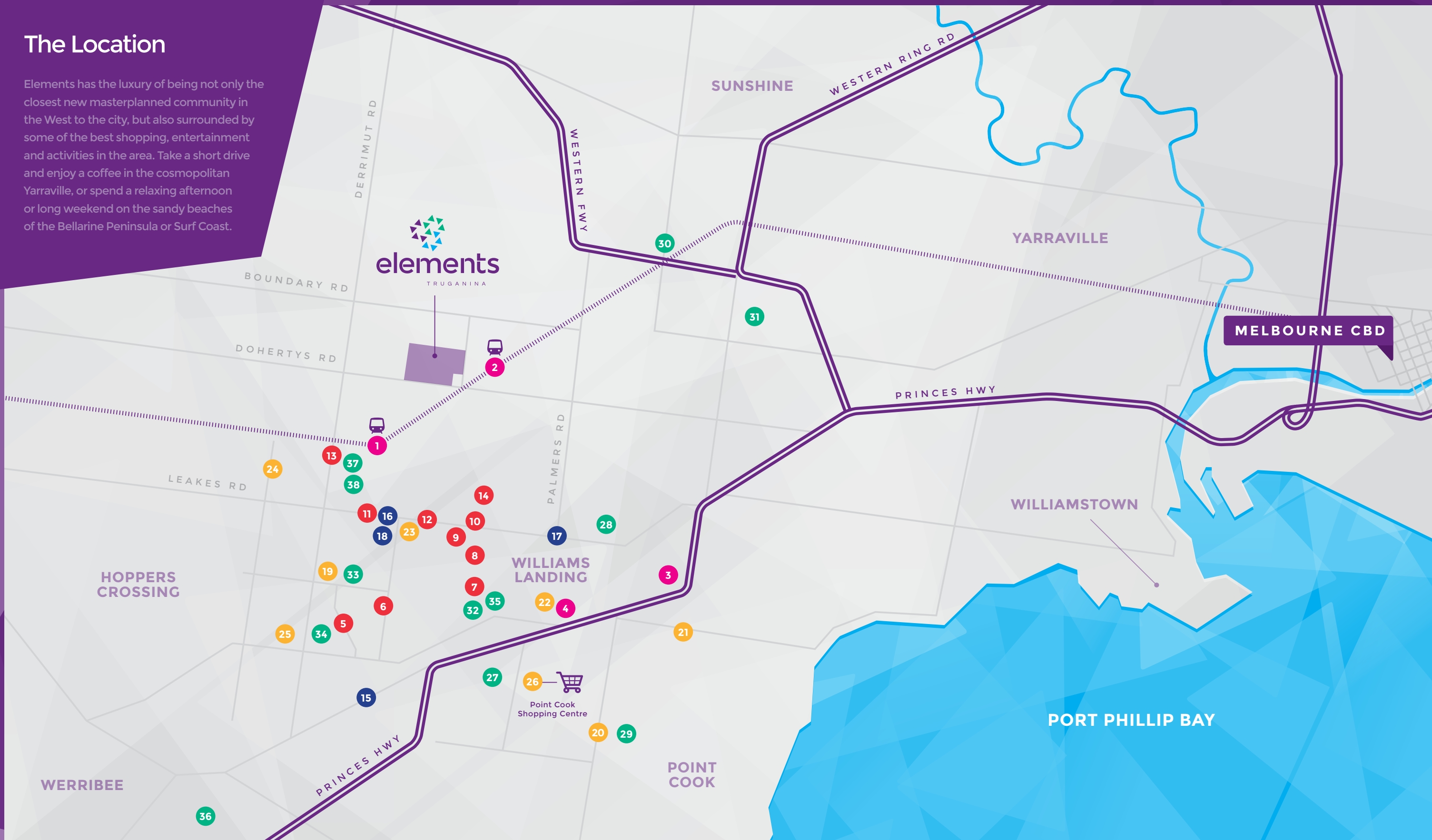
Your family's needs are well cared for at Elements as you will find some of the West's most popular services and amenities located nearby. Elements future Town Centre, with a major supermarket and over 15 specialty retailers will have your family's weekly shop covered. Elements' future Prep to Year 9 Catholic school will also provide educational opportunities at your doorstep.



A choice of highly sought after educational facilities, including Westbourne Grammar School, Truganina South Primary School and Thomas Carr College, are also nearby to ensure your children are given the best start in life, while your family's well-being is taken care of with health services including Werribee Mercy Hospital and Westgate Medical Centre.

The Location

Elements has the luxury of being not only the closest new masterplanned community in the West to the city, but also surrounded by some of the best shopping, entertainment and activities in the area. Take a short drive and enjoy a coffee in the cosmopolitan Yarraville, or spend a relaxing afternoon or long weekend on the sandy beaches of the Bellarine Peninsula or Surf Coast.



TRANSPORT

1. Tarneit Train Station
2. Future Truganina Train Station
3. Laverton Station
4. Williams Landing Station



LEARNING

5. Hoppers Crossing Secondary College
6. VIP Family Day Care
7. Truganina South Primary School
8. Arndell Park Early Learning Childhood Centre
9. Al-Taqwa College
10. Westbourne Grammar School
11. Thomas Carr College
12. Goodstart Early Learning Tarneit
13. Future Kids Child Care Melbourne
14. Childrenina Family Day Care



HEALTH

15. Werribee Mercy Hospital
16. Wyndham Village Medical Centre
17. Palmers Medical Centre
18. Westgate Medical Centre



SHOPPING

19. Hogans Corner Shopping Centre
20. Sanctuary Lakes Shopping Centre
21. Central Square Shopping Centre
22. Williams Landing Shopping Centre
23. Wyndham Village Shopping Centre
24. Tarneit Gardens Shopping Centre
25. Werribee Plaza
26. Point Cook Town Centre



RECREATION

27. YMCA Point Cook
28. Laurie Emmins Reserve
29. Sanctuary Lakes Golf Club
30. Sunshine Golf Club
31. Derrimut Grassland Reserve
32. The Icentre Indoor Skate Centre
33. Hogans Rd Reserve
34. Swim Stars Swim School
35. Shawns Swim School
36. Bumble Beez Indoor Play Centre & Cafe
37. Early Learning Centre Rose Grange
38. Baden Powell College p-9

At Elements, whether you are ready to buy your first home or it is time for an upgrade, there's a block of land and the perfect home for you and your family.

Choose from a selection of Melbourne's best builders offering the latest designs to help you build your perfect home.

As part of our commitment to creating the best possible future for you and your family, we have put in place Building Design Guidelines to ensure Elements only features quality homes and beautiful streetscapes. With these guidelines in place, Elements homeowners can be assured that they are investing in a quality community, that will stand the test of time.



The Project Team

ID_LAND

ID_Land was founded with a vision to create unique and inspiring residential communities. With a focus on masterplanned communities and medium density townhouse developments, ID_Land's projects now span four active communities in Mernda, Officer, Brunswick and Truganina. ID_Land is dedicated to creating communities defined by their quality, amenity and location to ensure that residents of an ID_Land community are in good hands, both now and into the future.



Folkestone

Folkestone (ASX:FLK) is an ASX listed real estate funds manager and developer providing real estate wealth solutions. Folkestone's funds management platform manages more than \$800 million across listed and unlisted real estate funds on behalf of more than 6,000 investors. Folkestone's funds own office buildings, shopping centres, early learning centres, medical centres, police stations and court houses, and also undertake residential development. Folkestone's on balance sheet activities focus on commercial real estate and residential development.

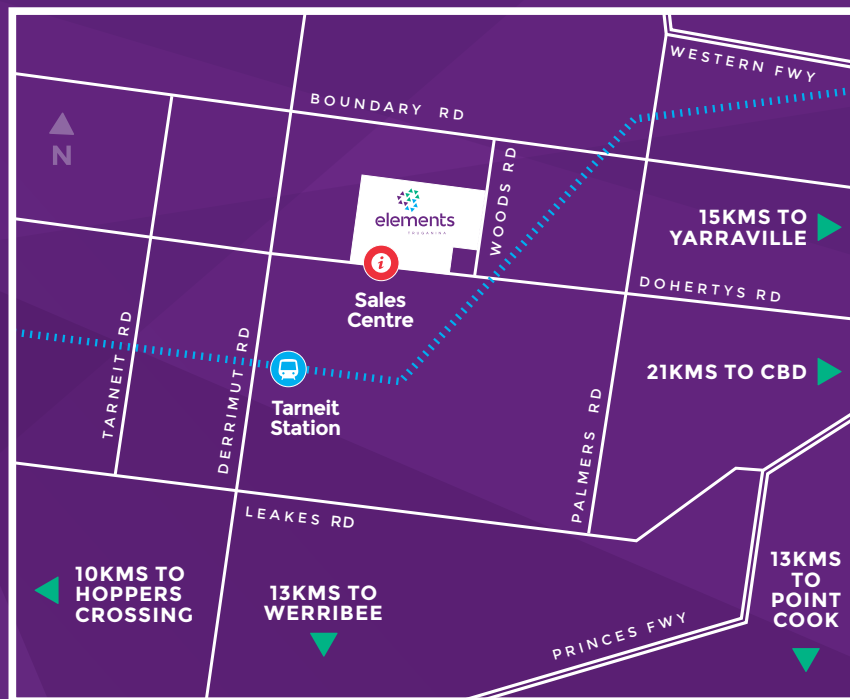


Proudly marketed by
●LIVER ■UME



elements

TRUGANINA



ELEMENTS

DOHERTYS ROAD, TRUGANINA 3029

P 03 9684 8122 E enquiries@elements.com.au

www.elements.com.au

Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impression and for illustrative purposes only.