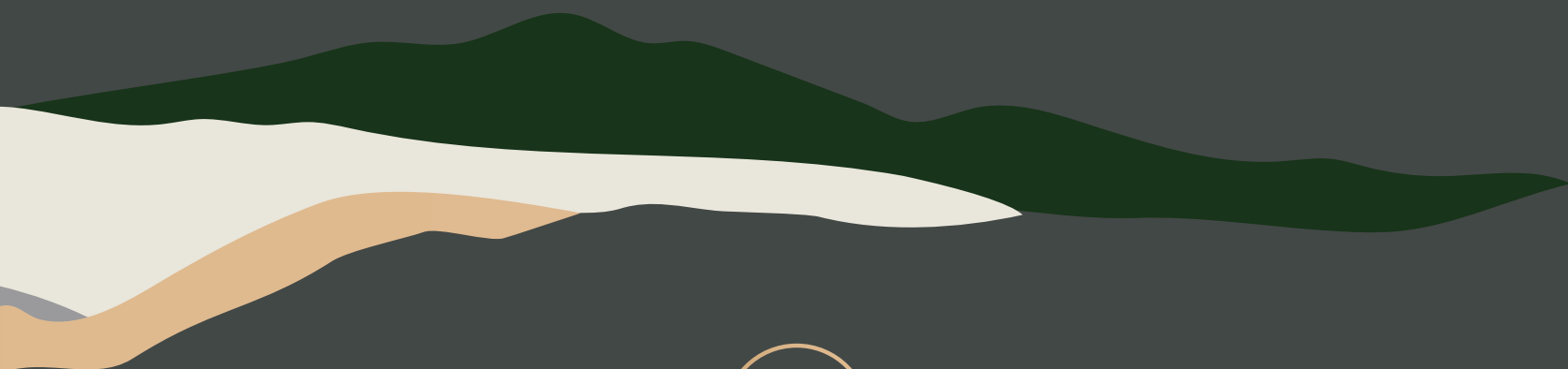


# ALTURA

DROUIN





Discover a place  
where nature, family,  
and relaxation unite,  
and the warmth of an  
established community  
welcomes you home.

280 WEEBAR RD, DROUIN







Artist's Impression

At Altura Estate, you  
will find a place where  
the whispers of rustling  
leaves mingle with the  
laughter of families.

Nestled in the picturesque town of Drouin, in the heart of West Gippsland, Altura presents a unique lifestyle that seamlessly blends the tranquillity of nature with the modern convenience of a connected regional centre.

Surrounded by lush greenery and embraced by its charming rural setting, Altura offers a haven for families seeking a life balanced with nature. Where the everyday pace is gentle, and the possibilities are endless. Spanning more than 40 hectares, and set to welcome at least 200 families like yours, Altura invites you to experience the perfect harmony of serene living, outdoor adventure, and prosperity.



# A peaceful place to raise your family, and an escape from the urban sprawl, Altura feels like home.

A community where tree-lined streets are bordered by lush, landscaped wetlands, parks, and green reserves, and the gentle hum of King Parrot Creek is the blissful soundtrack to everyday life. Embrace a neighbourhood where the great outdoors is in your own backyard, and well-being is enhanced by connection with your community.

At Altura Estate, the bustling township is a stone's throw from home, and the centre of Warragul just a 12-minute drive. Healthcare, education, and everything essential for your family is within easy reach, yet the bustle of modern life seems so far away.





## SPORTS & RECREATION

Across from King Parrot Creek will lie a vibrant regional active space, where the spirit of sportsmanship and community will soar.

With sporting ovals, courts and purpose-built facilities, this fitness hub will encourage a healthy drive for fitness and competition. For impromptu games and spontaneous fun, a dedicated kickabout space will invite residents of all ages to revel in the joy of casual sports. This vast sporting precinct will become a gathering point where the community comes together to forge friendships while fostering a sense of unity through the shared love of sports.



## WETLANDS

At the heart of Altura, twelve hectares of landscaped wetlands will offer a serene escape into nature.

A network of winding walking and cycling trails will meander through lush greenery, inviting residents to explore and connect with their surroundings. Children will find delight in exploring the habitats of local fauna, while older generations will savour the peace of the art of observation. King Parrot Creek anchors the estate, providing a calming backdrop for leisurely strolls or heart-racing strides. Wide, open spaces will host picnics, play and get-togethers, where neighbours become friends, and friends become family.







SPORTS  
PRECINCT

WALKING  
TRACKS

WETLANDS

ELEVATED  
OUTLOOK

ELEVATED  
OUTLOOK

ELEVATED  
OUTLOOK

Embrace the beauty  
of connectedness





## Life enriched by nature

Thoughtfully conceived every new land site is positioned to maximise light, aspect and outlook. A range of block sizes invites a variety of home designs, welcoming all lifestyle aspirations and budgets, and families in every stage of their lives. Whether your home is creekside, park-adjacent, or nestled between friends and kin, every resident will thrive in a community elevated by the beauty of its natural surroundings.

-  **WETLANDS**
-  **ELEVATED VIEWS**
-  **PUBLIC PARKLAND**
-  **WALKING TRACKS**
-  **SPORTS PRECINCT**
  - 2 FOOTBALL FIELDS
  - 6 NETBALL COURTS
  - CRICKET NETS
  - CAR PARKING







# Drouin has everything one needs to craft an extraordinary lifestyle.

Surrounded by nature's wonderland, with snowfields, wineries and coastlines all within reach, this is a place many aspire to one day call home. A local community built upon a rich history of traditional values and the drive for prosperity, Drouin is where nature's abundance and contemporary convenience collide. Visitors are drawn to the area's gourmet food, wine and artisanal produce, while high-quality education, healthcare and commercial centres enhance local lifestyles across generations.





# LOCAL FEATURES

## FOOD & WINE



### MIDDELS TAPAS BAR & RESTAURANT

Nestled in the heart of Drouin, Middels invites you to indulge in a fusion of flavours, where tapas and a la carte dining are enhanced by a warm and friendly atmosphere. Middels delivers a tempting array of mouthwatering tapas like chorizo and calamari, alongside hearty mains and fresh seafood. Whether it's a leisurely breakfast, a vibrant lunch, or an intimate dinner, Middels offers a welcoming escape with a menu that celebrates fresh, locally sourced ingredients matched with premium Australian and New Zealand wines.



## FOOD & WINE



### THE ROYAL HOTEL DROUIN

As the timber and stone were carried away from Drouin's first sawmills and quarry, it opened up opportunity for early farmers to begin dairy farming. The Royal Hotel Drouin was open before Drouin's homes even had electricity! While Drouin may have changed, from a small settlement of railway workers and farmers, to now over 11,800 people, the Royal Hotel Drouin still offers fantastic country service and the atmosphere of a truly great local pub 140 years and counting.



## EDUCATION



### CHAIRO CHRISTIAN SCHOOL

Chairo is a growing non-denominational Christian school, with more than 1,800 Kinder to Year 12 students attending campuses in West Gippsland, South Gippsland, the Latrobe Valley, and near Pakenham on the outskirts of Melbourne. Since 1983, many families have embraced Chairo's approach to education, partnership and community. Known for its partnership with families, caring Christian community and strong academic outcomes, Chairo prepares students thoroughly for life.



## EDUCATION



### LITTLE SAINTS CHILD CARE

Little Saints Drouin offers a nurturing environment for children aged 6 weeks to 6 years. With six classrooms, qualified educators, and natural indoor-outdoor spaces, the centre provides personalised, strength-based learning experiences, including funded kindergarten programs.



# LOCAL FEATURES

LEISURE & WELLBEING



## THE FITNESS FACTORY

More than just a gym, The Fitness Factory is a community-focused fitness hub led by passionate owner Benny Lucas and positioned only 4 minute's drive from Altura. With state-of-the-art equipment, a variety of group classes, and personalised training programs, Benny and his team empower members of all fitness levels to achieve their goals.

LEISURE & WELLBEING



## DROUIN GOLF AND COUNTRY CLUB

Nestled amidst rolling hills and a breathtaking rural landscape, the Drouin Golf and Country Club stands as a respected destination for golf enthusiasts and nature lovers alike. Open to the public, the 18-hole golf course challenges players of all levels across narrow tree-lined fairways, wide-open links, and gently undulating landscapes. With a new clubhouse, restaurant, and onsite driving range, the Drouin Golf and Country Club encapsulates the essence of regional leisure, making it a cherished gem in the heart of Drouin.

LEISURE & WELLBEING



## CIVIC PARK

The beating heart of Drouin, Civic Park is where the local community unites for all manner of leisure. Hosting an expanse of open green spaces, manicured gardens, covered rotundas, walking and cycling paths, and an impressive sensory playground equipped for toddlers through to tweens, Civic Park is a beautifully kept public space that sets the scene for many cherished memories.

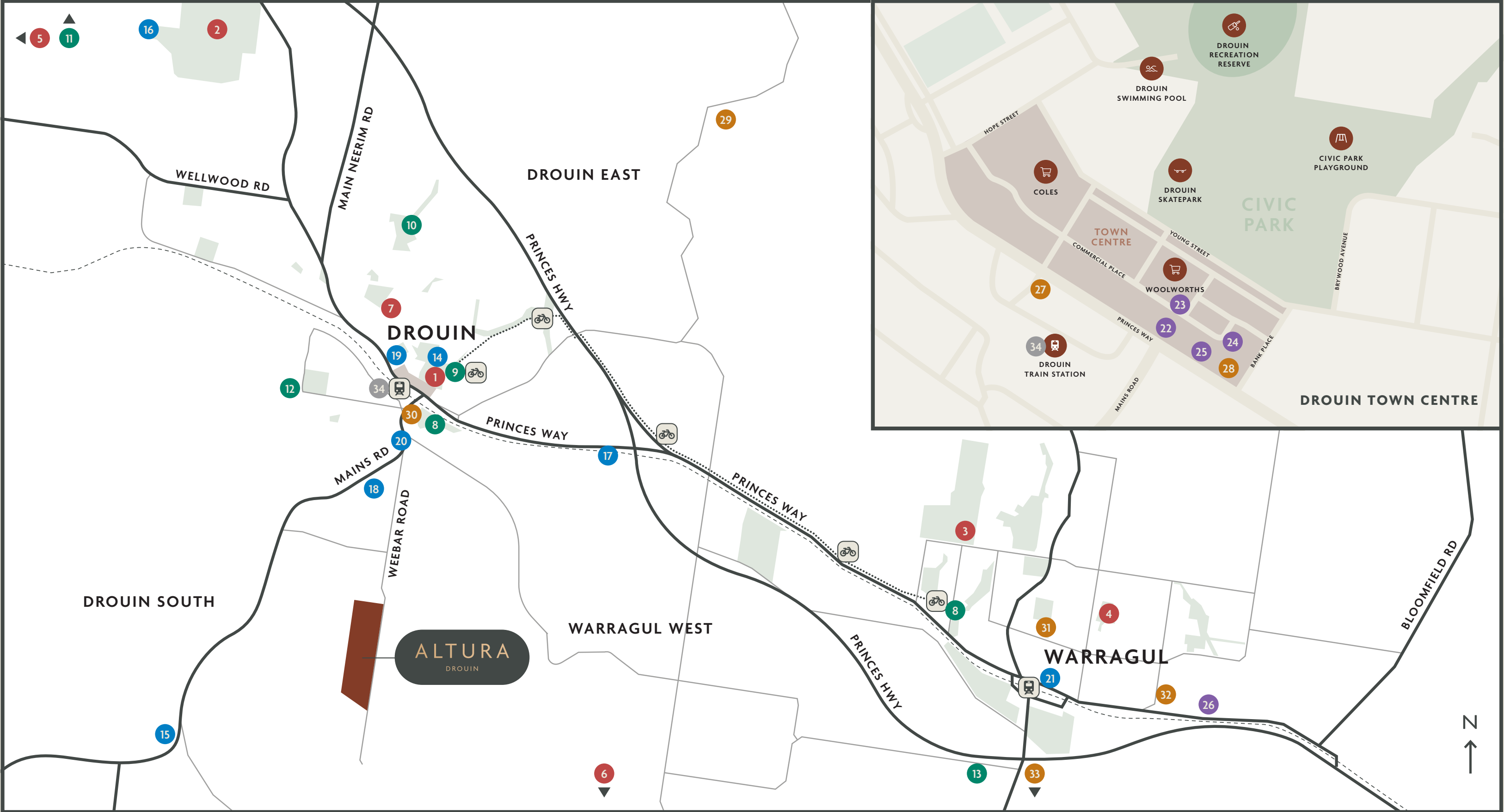
LOCAL LANDMARK



## FICOFOLIA AVENUE

Ficofolia Avenue stands as a testament to Drouin's natural beauty and community spirit. Lined with century-old gum trees, the avenue of trees is located on either side of the main road into Drouin, painting a picturesque scene of a blooming scarlet canopy above the town. The annual Ficofolia Festival and Parade celebrates the flowering of these gums, and the town's dedication to preserving its heritage and treasured green spaces for more than 32 years. The community festival brings the entire town together with family entertainment, activities, markets, fireworks, and a warm sense of togetherness that pays homage to the town's history.





LOCATION

Altura is home to a flourishing new community, in a vibrant region steeped in heritage and natural beauty. Surrounded by modern amenities, and enriched with unique landscapes, Altura offers an elevated way of living where wellbeing is enhanced by connectedness with nature.

LIFESTYLE

- 1. Drouin Craft and Produce Market
- 2. Drouin Golf and Country Club
- 3. Warragul Country Club
- 4. West Gippsland Art Centre
- 5. Gumbuya World
- 6. Lardner Park – Farm World
- 7. Ficofolia Avenue

LEISURE & WELLBEING

- 8. Alex Goudie Flora Fauna Reserve
- 9. Two Towns Trail
- 10. McNeilly Park
- 11. Robin Hood Reserve
- 12. Bellbird Sport Complex
- 13. West Gippsland Hospital

EDUCATION

- 14. St Ita's Catholic Primary School
- 15. Drouin South Primary School
- 16. St Pauls Anglican Grammar School
- 17. Chairu Christian School
- 18. Drouin Secondary College
- 19. Drouin Primary School
- 20. Little Saints Early Learning
- 21. TAFE Gippsland

RETAIL

- 22. The Health Barn
- 23. Drouin Central Shopping Centre
- 24. The Willow Branch Florist
- 25. TerryWhite Chemmart Drouin
- 26. Warragul Homemaker Centre

FOOD & WINE

- 27. Middels Tapas Bar & Restaurant
- 28. Drouin Gourmet Café
- 29. Brandy Creek Estate
- 30. The Royal Hotel Drouin
- 31. Warragul Farmers' Market
- 32. Bandolier Brewery
- 33. Wild Dog Winery

TRANSPORT

- 34. Drouin Train Station





BUNYIP STATE PARK

MELBOURNE - 1H 15MINS 🚗

PAKENHAM - 35MINS 🚗

PRINCES FREEWAY

MAINS ROAD

DROUIN TOWN CENTRE

WARRAGUL - 13MINS 🚗

MORWELL - 40MINS 🚗

# ALTURA

DROUIN

WEEBAR ROAD

EXISTING FARMLAND

COOK TRACK



Beyond your doorstep, an array of experiences beckon. Indulge your senses in the region's finest wineries, embark on a culinary journey along the gourmet food trail, or take the family on an adventure to nearby ski fields and waterfalls in Mount Baw Baw and beyond.

For those with an adventurous spirit, within an hour of Drouin, dense bushland and mountainous forests invite hiking, cycling and mountain biking, promising breathtaking views at every turn. Within Drouin, manicured reserves, walking paths, and sheltered playgrounds cater to low-key leisure close to home. BBQ areas, historical trail walks and well-constructed cycle paths have every member of the family embracing the delight of nature.







Whether it's privacy or the  
drive to form bonds, Altura  
will enrich the lives of all  
those who call it home.



## Visitors travel great distances to relish the local gourmet food scene.

Fresh produce grown locally, free-range meats, cool-climate wines produced from generational vineyards, and family recipes now famous across the region have paved the way for a thriving hospitality culture in Gippsland. Drouin locals frequent the many cafes that call the area home, while nearby Warragul offers even more selection with cuisines from around the world, only 13 minutes from Altura.



## The Gippsland food and wine trail is an infamous journey of culinary delight, attracting thousands of tourists every season.

Regarded as one of Australia's best-known food tourism destinations, the area around Drouin boasts more than 30 cellar doors open to the public, as well as award-winning distilleries and breweries. The beautifully scenic and diverse landscape of the region supports richly-textured and distinctive wines such as chardonnay, sauvignon blanc and pinot noir, while the emerging hero – sparkling wine – is growing a reputation as a local crowd favourite.





PROJECT TEAM



Landcore is a development company with over 40 years of experience who have successfully delivered numerous projects in Greater Melbourne & Regional Victoria. Landcore make each property development a success by exceeding each stakeholder & purchaser expectation.



Engmil was founded in 2011 with the aim of servicing developers and municipalities to build liveable communities and economic prosperity through superior civil design and urban development. We are leaders in engineering design, development coordination and construction management focusing on innovating solutions for streamlined project delivery and better financial outcomes, whilst ensuring safety, quality and cost-effectiveness. Our founder Lee Miller have built a team of dynamic, pragmatic and highly competent civic and design professionals, who together provide a unique combination of skills, knowledge and experience to successfully deliver the most technically complex and challenging projects.



Beveridge Williams plans, designs and manages the development of thriving communities. Whether you're a corporate client, private developer, local, state or national authority, we balance social, environmental and economic factors helping you reduce risk and optimise efficiencies for the most outstanding outcomes. Team with Beveridge Williams and enjoy proactive, responsive, creative support on your next land development, built environment or infrastructure project. Our team will partner you across the project lifecycle making sure you maximise value and achieve your goals.



Lyssna Group was created to offer exceptional services to Developers and Property Professionals in Victoria. With over 50 years of combined experience, Andy and Scott have each cultivated reputations as trusted, thought leaders of the profession by taking on the most complex, difficult projects and delivering high value-add results. As specialist Licensed Surveyors, we aim to ease the heartache and deliver great value to clients involved in large scale or complicated developments.



Urban Edge Landscape Architects (UELA) provide Landscape Architectural Consultants Services to a number of large scale residential land subdivision projects across Melbourne involving the design, documentation and contract administration of a wide range of open space reserves, waterways, streetscapes, parks and playground spaces. UELA are an award winning practice, working with some of Australia's leading property developers for over 18 years, experienced in the delivery of high quality, innovative, value for money landscapes and interesting, robust and functional open space areas.



HWL Ebsworth's origins can be traced back to 1896. Since our inception and through our combination of legal specialists and industry experience, HWL Ebsworth has firmly established a reputation as a legal service provider of choice for organisations across Australia and internationally. HWL Ebsworth is the only fully integrated commercial law firm with offices in every State and Territory across Australia. Our rapid rise to become the largest legal partnership in Australia shows that clients and lawyers want to do things differently. Let us demonstrate how you can benefit from those differences.



With over 50 years of combined experience, Essentia Projects has navigated every market, successfully achieving or outperforming clients' sales targets in each one. Having delivered projects for some of the country's most esteemed industry organizations, Essentia Projects possesses firsthand insight into the challenges and opportunities that arise during the development process. The team has closed more than 1,500 off-the-plan sales and launched hundreds of property developments across Australia. From land estates and communities, townhomes and apartments, to mixed-use and commercial developments, all projects have been launched, marketed, and sold with measurable outcomes.

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DROUIN

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