

DELLARAY

CLYDE NORTH



Nothing compares to **Award-Winning Delaray**

Villawood Properties creates communities with an emphasis on liveability, sustainability and community.

Our commitment and our ability to deliver on this vision has been at the heart of our multi-award winning residential communities for over 30 years.

Delaray represents the continuing evolution and refinement of this philosophy, combining innovation and quality to create a community which offers a lifestyle beyond comparison.

The state-of-the-art Residents' Club – with its indoor and outdoor activity features – forms the centrepiece, while 10 hectares of public open space incorporates walking and running tracks, parklands and wetlands. Signature to all Villawood Properties' communities, grand public art pieces will feature throughout.

Proximity to shopping precincts, schools and a range of other local leisure and recreational activities further complement what promises to be a lifestyle to be envied.

We hope that you will take a closer look at what this outstanding community has to offer.

Nothing truly compares.

Rory Costelloe & Tony Johnson

Villawood Properties Co-Executive Directors



Executive Directors
Rory Costelloe and
Tony Johnson (L-R)



UDIA
2019
AWARDS FOR
EXCELLENCE
VICTORIAN DIVISION
WINNER
Residential Development
Award Above 250 Lots

Caitlyn
Delaray community resident

Delaray is unlike any other – a community set in surrounds of beautifully landscaped parks and gardens, stunning wetlands and an exclusive Residents' Club at its heart. With its distinctive resort-style design, Club Delaray will be central to the lifestyle of the community and the envy of all others.

A 9-hectare sporting precinct with ovals and cricket pitches adjoins the natural wetland reserves of Delaray, ensuring you and your family enjoy a truly rich outdoor lifestyle.

It's close to vibrant shopping and a wealth of schools and tertiary institutions. For commuters, the Cranbourne Train Station will get you to the CBD in under an hour.

Delaray is the perfect place to build your castle, with room to bring your dreams to life and a rich range of healthy activities for a growing family.

When it comes to lifestyle, nothing compares to Delaray.



Nothing compares to Club Delaray

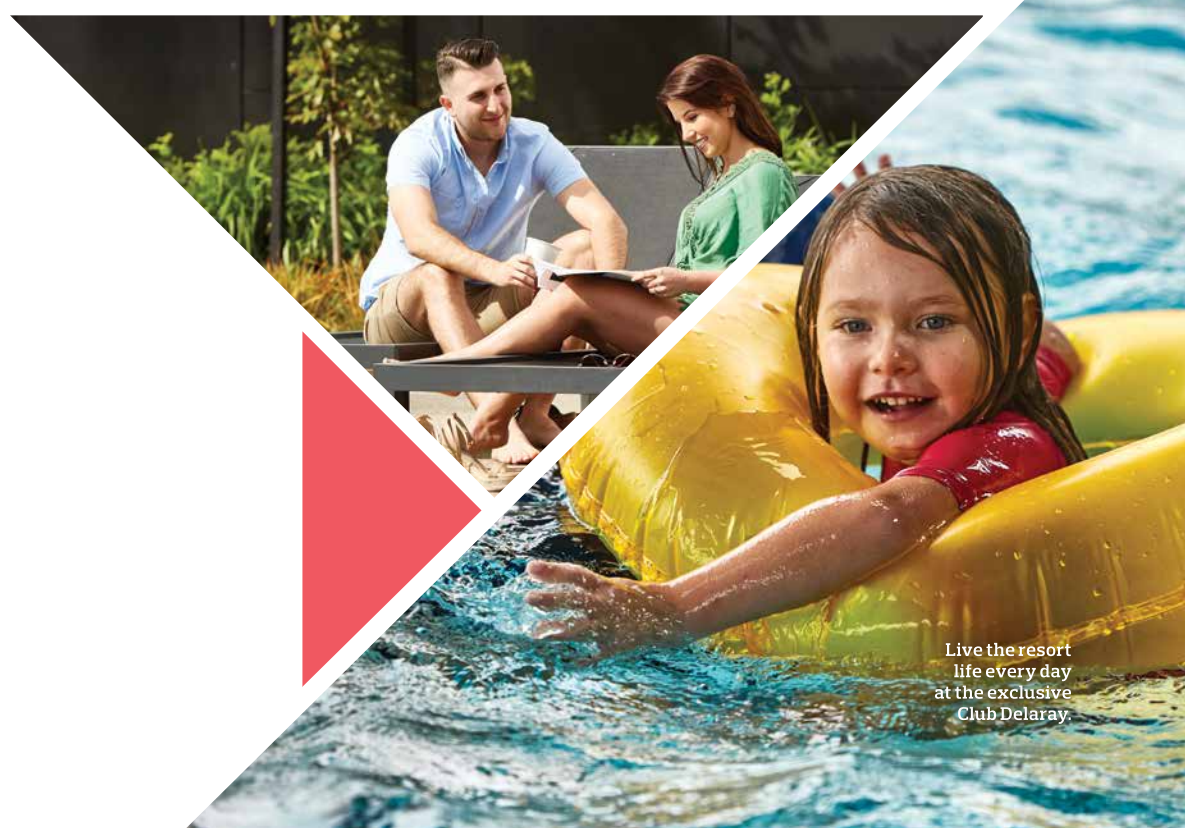
Club Delaray – a unique experience reserved for residents

The focal point of Delaray is our exclusive resort-style recreation centre, Club Delaray. Reserved for residents, the Club is an architectural feature and adds luxury to every day. Club Delaray is the central point for socialising, exercising and pursuing a host of fun, healthy activities.

Features of Club Delaray include a fully equipped gym, resort and lap-style swimming pools, function room and tennis court. Kick back in the family lounge, read the paper at the café, make friends at the men's shed and grow some vegies in the community garden. All of these amazing amenities are reserved exclusively for Delaray's residents.

"I like to come early in the morning and swim some proper laps – It's really nice to be able to come down and have a half hour swim."

Clare
Villawood Properties community resident



Live the resort life every day at the exclusive Club Delaray.



Nothing compares to the spaces & lifestyle

Wide open parks, picturesque wetlands and meandering paths for cycling, jogging or walking – there's nothing like the relaxed sense of space at Delaray.

The large-scale public art that we commission for every Villawood community sits proudly in this environment, and highlights the expansiveness of the land.

"Weekends, weeknights, holidays... any time we can, we like to use the area – parks, going for walks, going for bike rides..."
Abdullah
Villawood Properties
community resident

Explore wetlands, parks and surrounds along winding trails perfect for cycling and walking.



Playgrounds and spaces designed for imaginative play.

Enjoy a game of footy at the local 9-hectare sporting precinct.

Sculptures by Folko Kooper highlight open spaces



Nothing compares to being close to it all

Along with the adjoining 9-hectare sporting precinct, the nearby Casey Fields and Casey Recreation and Aquatic Centre (RACE) are home to all manner of sporting clubs. With a range of footy ovals, cricket pitches, soccer and rugby fields and more, your growing family will have the right amenities and training facilities just around the corner.

There are many local shops and shopping centres and families will also love the established schools and universities within easy reach.



Get active with the many sports and recreational groups close by.



Enjoy a coffee at Deoro & Co, voted City of Casey's 'Best Cafe' in 2021!



Shopping

- Clyde Village
- Cranbourne Centre Including:
 - IGA
 - Aldi
 - Coles
 - Kmart
 - Best & Less
 - Commonwealth Bank
 - ANZ Bank
 - Cranbourne Physiotherapy
- Eden Rise Shopping Centre
- Future Local Town Centre
- Hardys Road Major Town Centre
- Marriott Waters Shopping Centre
- Selendra Rise Woolworths
- Shopping On Clyde
- The Avenue Shopping Centre
- Westfield Fountain Gate
- Bunnings & Clyde North Lifestyle Centre

Transport

- Cranbourne Train Station

Education

- Akira Secondary College
- Casey Grammar School
- Chisholm Institute, Cranbourne
- Chisholm Institute, Berwick
- Clyde Primary School
- Cranbourne East Primary School & Cranbourne East Secondary School
- Future Government School
- Ramleigh Park Primary School
- Future Government School
- Monash University, Berwick
- St Francis Xavier College, Berwick
- St Peters Secondary College
- St Thomas Primary School

Sports Centres & Parkland

- Amstel Golf Club
- Casey Fields Sports Facilities
- Clyde Recreation Reserve/ Tennis
- Cranbourne Golf Club
- Cranbourne Library, Community Centre & Leisure Centre Complex Including Casey RACE
- Future Community Facility
- Future Indoor Sports Facility
- Future Local Park
- Future Local Park
- Future Local Park
- Future Local Sports Fields
- Future Local Sports Fields
- Royal Botanic Gardens

Other

- Casey Medical Centre
- Cranbourne Police Station
- Selendra Rise Retirement Village





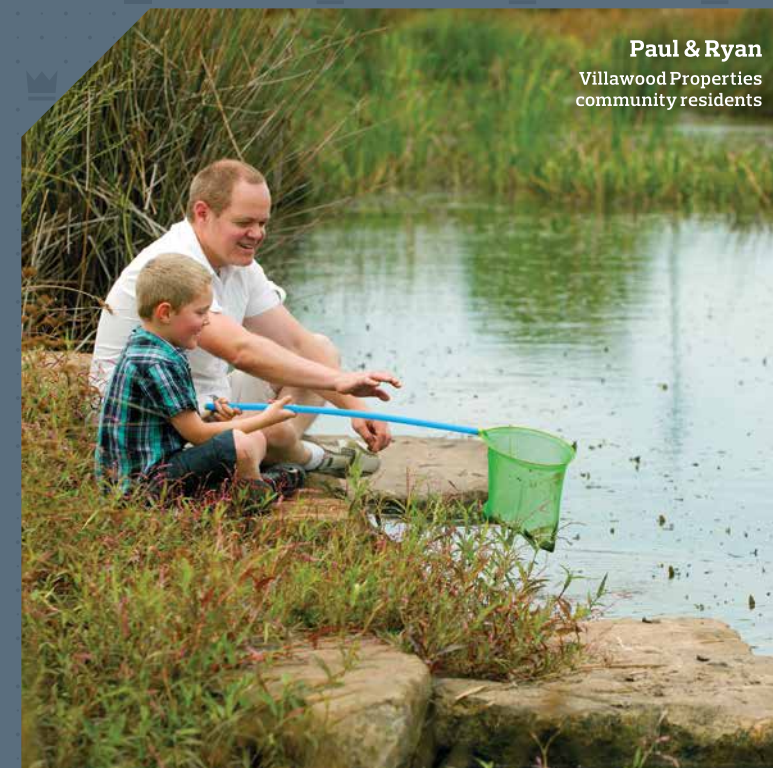
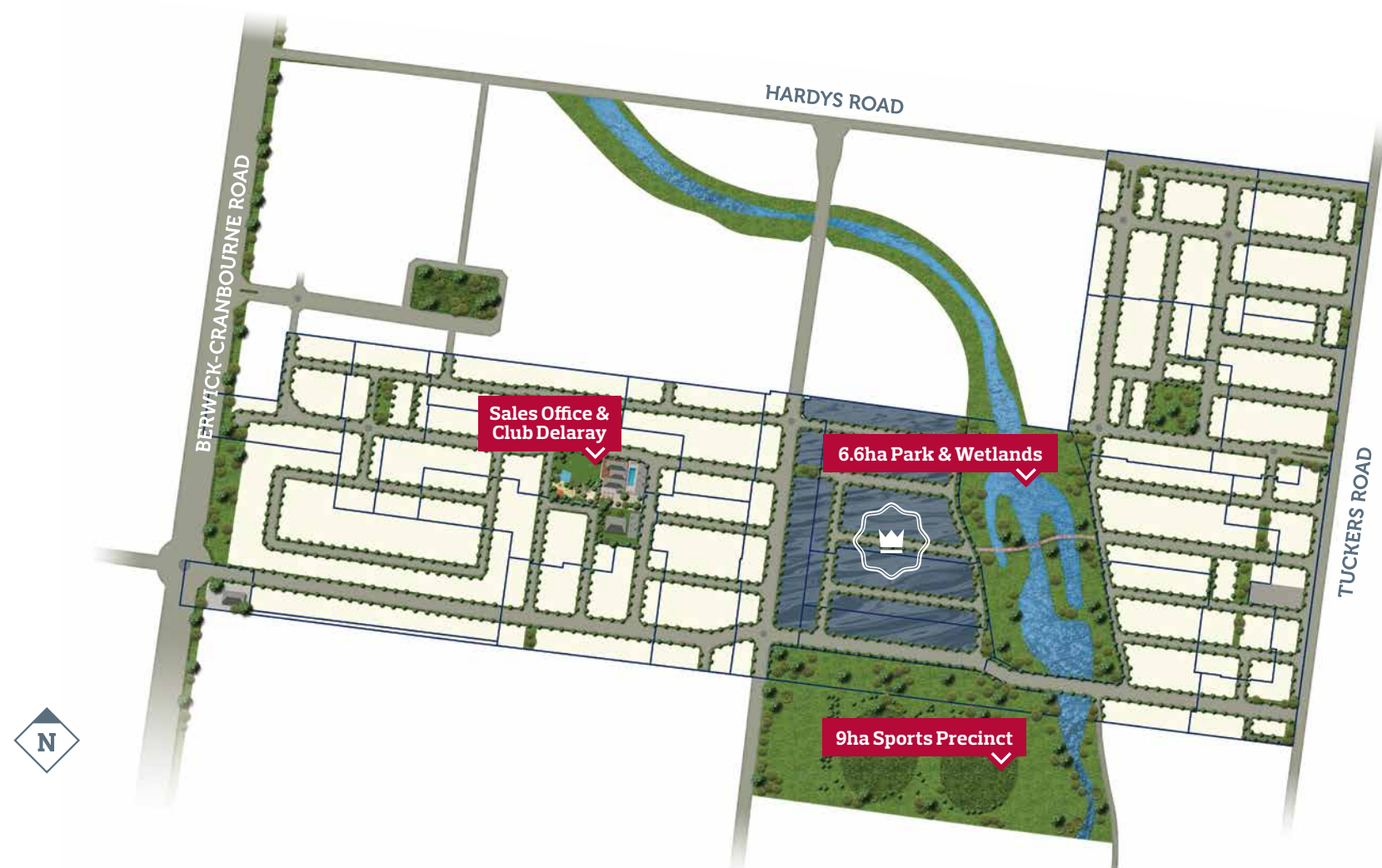
Nothing compares to planning for the future

Villawood has been creating sustainable communities for over 30 years. We apply that wealth of experience into every part of our masterplanning. This well thought out masterplan ensures all Delaray residents will be part of a caring, family-orientated neighbourhood.

Along with your residents-only recreation centre, Club Delaray, you'll be able to enjoy the open spaces of the wetlands and adjoining nearby sports fields.

Delaray's masterplan connects you not only with your community but to the world with optic fibre technology to each home.

Nothing compares to hectares of parks and open spaces for children to explore.



Paul & Ryan
Villawood Properties
community residents



The Hughes family
Villawood Properties
community residents

"We're really happy where we are and we love the wetlands opposite us... having a water view rather than a street view just sold it to us."

Paul
Villawood Properties community resident



Leila & Yasmine
Villawood Properties community residents



2019 Good Friday Appeal
Auction at Delaray, raising
\$761,000 for the Royal
Childrens Hospital.



Villawood Positive Change

As a part of a pledge to the residents of its communities, Villawood is ensuring a cleaner and greener future for generations to come with its initiative 'Villawood Positive Change.'

The enviroSTAR® program encourages buyers to build environmentally friendly homes using Villawood's 'Green Savings Calculator.' The Green Savings Calculator is both an online checklist and mobile application of sustainable ideas and initiatives that can be used to maximise the energy and water efficiency of new homes.

Proud supporters of the kidsSTAR® program, Villawood contributes a portion of each lot sale to The Royal Children's Hospital. To date, over \$6 million has been donated under this initiative.

Finally, under the forestSTAR® program, for every allotment sold in a Villawood community, an equivalent land area is donated back to Victoria's State Forests to provide a biodiversity offset for Villawood's projects.

villawoodpositivechange.com.au



Nothing compares to living in a Villawood community

Tony Johnson (L)
Villawood Properties Executive Director

"The Villawood Properties philosophy is simply about building communities. Building a community is not about concrete and tar, it's all about the facilities that make the community. Wetlands, sports facilities, education and local shopping are at the very heart of that philosophy."

Barry Murphy (R)
Landscape Architect

"We aim to create attractive landscapes to encourage people out into their community with designs that seamlessly blend the natural and built forms, with something to cater to a range of activities and outdoor interests. It's about creating the vibrant, interesting spaces that are a Villawood Properties signature."



The Hughes family

"We often use the Club as a family. I will use the pool with the children while my husband uses the gym... It's really great for the girls to be able to have a splash in the pool in a safe environment.

In the community there's definitely a sense of 'family' and 'caring.' We have some fabulous neighbours. Our first Christmas living here we were surprised when there was a knock on the door and we had neighbours arrive with presents. It's been really nice to be able to have a drink or to have breakfast with neighbours. It's great to feel that you are connected and to be real friends with the people that live around you."



The Nasser family

"We bought a house for the wetlands and the outlying view. We also loved the facilities they were offering as part of our land ownership.

I love the Residents' Club. I like getting home from work and being able to just pop into the gym. What I particularly like about the facilities and the gym is that it's for residents only so we know exactly who the people using the gym are."



The Schembri family

"Knowing that we were going to have a family here, having the Residents' Club and access to the gym and pool was definitely a plus for us.

We like getting out and about as a family whether that be riding or going to the playground. Ryan loves to have a kick of the soccer ball, I'm trying to get a footy into his hands... but not yet!"



Villawood community

Villawood has been a passionate developer of innovative, sustainable communities for over 30 years. We are dedicated to creating places for people to live and grow, with neighbours, friends and family.

It's the ability to deliver on this unique philosophy that has led to our multi-award winning success in residential development.

Every Villawood project is individually designed to include user-friendly facilities with the best possible mix of parks and gardens, wetlands, public art sculptures, playgrounds and more.

Our vision for Delaray is to deliver a unique masterplanned community, with a diverse choice of affordable housing, an abundance of parks and open spaces, urban art and facilities of the highest quality.

We hope that you'll decide to join this community and call Delaray home.



Multi-award winner

Winner UDIA Queensland Residential Subdivision Excellence 2020

Winner UDIA VIC Excellence Award Environmental Excellence 2019

Winner UDIA VIC Excellence Award Residential Development Award (over 250 lots) 2019

Winner UDIA VIC Excellence Award Young Professional of The Year 2019

Winner UDIA Excellence Award Community Engagement 2018

Winner UDIA Judges Award Excellence in Landscaping 2018

UDIA Lifetime Achievement Award Tony Johnson 2018

UDIA Lifetime Achievement Award Rory Costelloe 2017

Winner UDIA Excellence Award Masterplanned Development 2017

UDIA Enviro Development Accreditation 2017

Winner UDIA Landscape Award 2016

Winner UDIA Healthy Design Award 2015

UDIA Enviro Development Accreditation 2013

UDIA Melbourne Water Recognition Award 2013

Winner UDIA Excellence Award Masterplanned Development 2013

Winner UDIA Melbourne Water Recognition Award 2013

UDIA Distinguished Service Award Rory Costelloe 2012 Winner UDIA National Best Residential Development 2010

Winner UDIA Best Residential (over 250 lots) 2009 United Nations (Aus) Enviro Award 2008

Winner UDIA Judges Award 2006

UDIA Distinguished Service Award Tony Johnson 2005

Wyndham Enviro Award 2005

Winner UDIA Environmental Award 2005

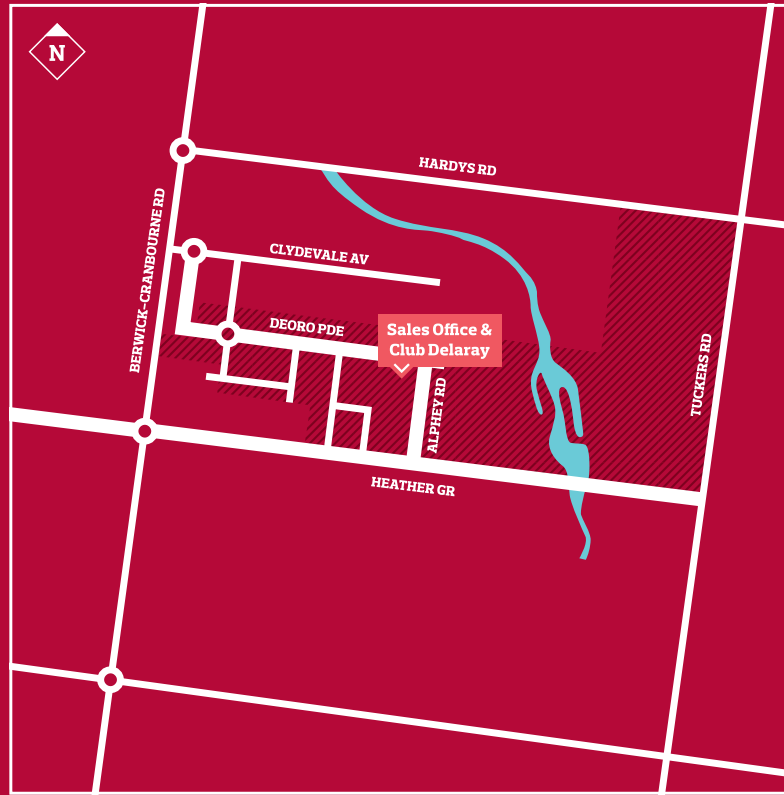
Premier's Sustainability Award (Finalist) 2005

Winner UDIA Judges Award 2002

Winner UDIA President's Award 1998



Club Delaray's function room is the hub of a huge range of activities, parties and community events



Map not to scale.



9684 8128
delaray.com.au
66 Deoro Parade, Clyde North

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. Photographs depict lifestyle only.

Selling Agent

