

Villawood Properties Elevated Living Builder Partners

Expression of Interest
Display Homes @ Sherwood Grange



Sherwood Grange

Redstone.

KIMBERLEY

villawood

Exclusive Opportunity with Villawood

Presenting a unique opportunity to showcase split-level home designs on sloping blocks in Villawood’s Sherwood Grange community at Sunbury.

Become an Elevated Living Partner and Villawood will fund your split-level display home and unlock access to 1400+ sloping lots over the next 15 years.

This will also be a stepping stone to further display home opportunities at our Redstone community in Sunbury.

Villawood to

**FUND YOUR
DISPLAY HOME**

at Sherwood Grange

Partnership with Villawood & access to a database of

15000+

Unlock access to

1400+ LOTS

at Redstone & Sherwood Grange

Exclusive access to high volume lots over next

15 YEARS

About Villawood

Villawood Properties is Australia’s leading greenfields developer with 35 years along its remarkable journey.

From the humble beginnings of a 30-lot subdivision in Bendigo Victoria in 1989, Villawood has grown to become one of Australia’s most trusted residential land developers.

Villawood’s legacy is innovative, community focused greenfield developments, that residents are proud to call home.

Over the course of 35 years, Villawood has expanded from Bendigo to Metropolitan Melbourne, and then to Queensland, New South Wales, and more recently South Australia.



Our modest
Bendigo beginnings of

1989

have grown
exponentially to

73

completed projects

with

29

currently on market

and a pipeline
of at least

18

more

Villawood Sunbury

Villawood is the largest developer in Sunbury with three active communities, 5000 lots and a significant presence in the region over the next 15 years.

Villawood's Sunbury communities offer an exciting opportunity to create unique streetscapes and innovative designs, in response to sloping lots.

- ⌚ Lot range from 250m² up to 1400m²
- ⌚ High volume of land with slope 1m+

Villawood has experienced great success with communities featuring sloping lots such as our Wandana and Montego Hills communities. Both communities were recognised for their design and awarded by the UDIA.

🌿 Sherwood Grange

300 LOTS

Redstone.

2500 LOTS

KIMBERLEY

2200 LOTS

View sloping streetscapes featured at Villawood's Wandana community in Geelong:
[Click Here to Preview](#)



Wandana, Geelong |
Winner of UDIA Residential Developments
Under 250 Lots Excellence Award, 2022



Montego Hills, Gold Coast |
Winner of UDIA Best Residential
Subdivision in Australia Award, 2021

Villawood Sunbury

Sherwood Grange

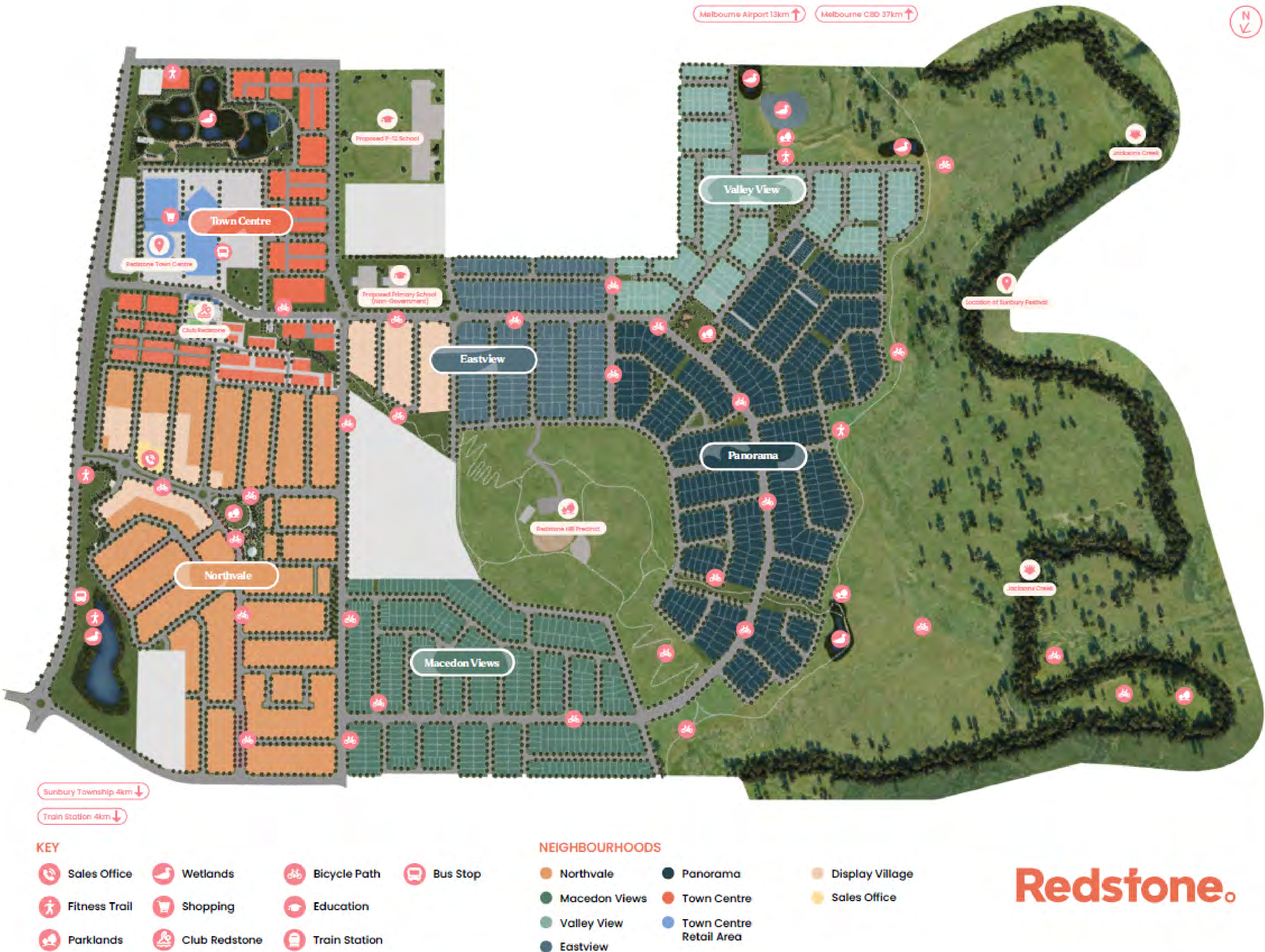
- Large lots from 560m² up to 1400m²
- Boasts 300 bespoke residences
- Sunbury's established township 2.5km away
- Walking and bike trails connect to existing township
- Exceptional views of the waterways and parkland
- Direct access to Jacksons Creek Reserve and Emu Bottom



Villawood Sunbury

Redstone.

- ⌚ Exclusive Residents Club with gyms, pools, play areas, café, sports court and function space
- ⌚ Future Town Centre – a sub-regional shopping centre of 25,000sqm with full-line supermarkets & mixed-use retail
- ⌚ Future schools and community centre
- ⌚ Redstone hilltop with views across the valley & Melbourne CBD
- ⌚ Over 111 hectares of open space connecting to 1,000+ hectares of regional parkland
- ⌚ Second Display Village opening 2026 with 42 homes from 21 Builders



Villawood Sunbury

KIMBERLEY

- ⌚ Three future schools, including the new Salesian College campus
- ⌚ Directly connected to the future proposed Sunbury North train station and town centre
- ⌚ Panoramic views of Mount Macedon and the Sunbury township over Jacksons Creek
- ⌚ Future walking paths and bike trails connected to the 1,000ha Jacksons Creek biik wurrdha regional parklands
- ⌚ Generally flat land with no significant slope on lots at Kimberley



Opportunity for Elevated Living Builder Partners

Elevated Living Builder Partners

Villawood to

FUND YOUR DISPLAY HOME

at Sherwood Grange

Villawood is offering to fund the build of four display home at Sherwood Grange. These lots are titled and therefore ready to build now.

Villawood will retain ownership and intend to sell the home as a leaseback to purchasers.

Join Metricon, Elements and Glenvill in this boutique Display Village providing Sunbury with the only split-level house designs suitable for sloping lots in the region.

Sherwood Grange attracts subsequent home buyers driven by design and lifestyle. Their budgets are in the vicinity of \$1.2 - \$1.6m on a house and land package.



Display Village location, Sherwood Grange



Metricon Display Home, Sherwood Grange

Sherwood Grange Display Village Partner

Lot#	Frontage	Depth	Land Area
104	20m	40m	800m ²
105	20m	40m	800m ²
106	20m	40m	800m ²
107	20m	40m	800m ²



Display Home Expectations

Display homes must be opened on the weekends and by appointment during the week.

Each home must be operated as a display home for a minimum of 12 months from open date.

Front fencing, banner signage and blade signage to be provided by Villawood.

Finishes, styling and fit-out furniture to be provided by builder.

Any sales office garage conversions to be made-good by the builder at end of the display term.

Elevated Living Builder Partners

Unlock access to

1400+ LOTS

at Redstone & Sherwood Grange

Elevated Living Builder Partners will join a panel of preferred builders who will receive guaranteed access to lots within Villawood's Sherwood Grange and Redstone communities.

These lots have slope ranging from 1m to 3m which vary in direction.

Villawood will provide Elevated Builder Partners access to customer databases and marketing support.



Artist Impression. GJ Gardner, Stamford 285 Side Elevation

Submission

Submission Requirements

Builders must submit indicative plans, pricing and timing to represent their intentions for the Sherwood Grange Display Home and Elevated Living Builder Partner opportunities.

Interested builder are required to respond to the below submission requirements.

- ✓ **Split-level house design**
 - ⌘ Provide 4 x unique designs suitable for sloping lots
- ✓ **Price to build including**
 - ⌘ Site costs
 - ⌘ Home specification
 - ⌘ Wholesale price
 - ⌘ Landscaping
- ✓ **Indicative Timing**
 - ⌘ Start Date
 - ⌘ Build Timeframe
 - ⌘ Opening Date
- ✓ **House & Land Packages**
 - ⌘ Using the display home design, provide packages on land at Sherwood Grange and Redstone
- ✓ **Detail how you intend to staff the display home**
- ✓ **Detail how staff will be supported and educated on the benefits of elevated living**
- ✓ **Demonstrate how staff will overcome consumer objections they may face with sloping lots**

Expression of interest opens
25 November 2024

Submissions Close
31 January 2025

Villawood to respond to submission entrants
by 28 February 2025

Submitting Your Expression of Interest



Confirm Interest
Email to:
Andrew Duggan & Jennifer Brettell
sunbury@villawoodproperties.com

Access Opened
Villawood to provide access to relevant documents for builder submission.

Submit
Address all criteria contained throughout this document.

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properties