



News at Donnybrae

Summer 2020/21


DONNYBRAE

 ANOTHER DENNIS FAMILY
COMMUNITY

Exciting updates for our Donnybrae community!



With Donnybrae's first five stages now titled and settled, and Stage 6 and Stage 7 due to title early this year, we are thrilled to be reaching an important community milestone!

As it becomes an exciting hive of activity in the new year, what can we expect to see at Donnybrae in 2021?

A THRIVING COMMUNITY!

Construction has well and truly begun on Donnybrae's first homes and we are already welcoming our first residents. We look forward to welcoming more residents as the year progresses.

We are impressed at the strong level of applications being submitted to the Donnybrae Design Review Panel (DRP). **Design Guidelines** benefit everyone by encouraging visually appealing and cohesive streetscapes that will create the unique Donnybrae 'look'.

Donnybrae's first park

Donnybrae's southern park, located in Stage 4 on Willaroy Boulevard, is a 4100m² neighbourhood park that is destined to become the focal point of outdoor adventures for young and old alike. Construction is to commence in early 2021, with completion scheduled for mid-2021.

There won't be a child in Donnybrae who won't pretend to be one of the dinosaurs that may have once walked this land (or may still be lurking in the cabbage palm trees and cycads that will be a feature of the park!) as they stomp through the Jurassic-themed playground.

You will also be able to relax in the shelter and picnic area, or enjoy a stroll along the concreted pathways flowing through and around the play areas.



With so much happening we look forward to sharing regular updates with you in the coming months.

As always, do not hesitate to get in touch with Liliana Fierro-Martinez and the team at the Donnybrae Land Sales Centre if you have any questions or would like more information.



An offer too good to refuse lures Adrian and Casey to Donnybrae

Adrian, Casey and Jax are a delightful young family who have purchased a house and land package and are excited to be planning their future at Donnybrae.

Adrian is a mechanical plumber and installs air conditioners and heaters: "I keep you warm in winter and cool in summer!" he jokes.

Casey is a registered nurse who has just completed her graduate year at the Royal Children's Hospital and her son, Jax, has just turned three.

As first home buyers, they cite unbeatable offers as the irresistible carrot that enticed them to choose Donnybrae for their future home.

"None of the other developments could match Donnybrae's offers,

especially when they were combined with the First Home Buyer Grant and the house and land package," beams Adrian, who is clearly thrilled at the prospect of owning their own home.

Considering it was their first home, Adrian says they found the process of buying the house and land package surprisingly easy and acknowledged Liliana, Donnybrae's Sales Consultant, for ensuring the whole process was kept simple and proceeded smoothly.

"We are currently living with Casey's parents in Hurstbridge," Adrian continues. "The land isn't due to title for another 18 months, so we will be able to save some more money before settlement."

While Adrian's work takes him to different locations on a daily basis,

Adrian believes the accessibility of Donnybrook station and the Hume Highway are ideal for Casey's work.

"It will also be great to be able to jump on the train whenever we want to go out in the city."

As an active family, Donnybrae's fresh air and open space will be perfect. And no doubt Jax will enjoy making lots of new friends at Donnybrae's local park.

"We wanted a place where we will have parks and the major amenities Jax and our children need in the future," Adrian states. "I feel like Donnybrae is going to be a really nice little community. We looked at some other estates but this just felt right."

The Shape of things to come

Donnybrae together with Shape Homes are proud to be offering the latest in contemporary townhome design.

Ideally located facing Donnybrae park, these 3 bedroom, 2 bathroom, double garage townhomes have been created by the award winning architects MPS International. Pre-approved and offered as a full turnkey product, they come complete with internal fittings and external landscaping.

With standard lot sizes for detached homes becoming smaller, townhomes offer the best of both worlds - the street appeal and space of a 3 bedroom home with a spacious

open plan living area, well-appointed kitchen for entertaining friends and family, plenty of storage space and much more. Yet owners can still enjoy the ease of low maintenance and the ability to lock up and leave if that suits their lifestyle.

Townhomes are built with attention to detail and quality finishes throughout. And, with a fixed price, there are no expensive 'surprises' along the way. Owners simply move in and start living.

Priced to sell at just \$385,000* with current rebates, just four of the ten townhomes are still available. What's more, Shape Homes can issue a building contract within approx. 2 weeks of purchasers providing a deposit so buyers who get in quick may be able to tap into the lucrative HomeBuilder Scheme[^]. AND if you are eligible for the First Home Buyers Grant[^], you could save even more!

For more information visit:
donnybrae.com.au/townhomes

*Subject to terms & conditions. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice.

[^]Subject to State and Federal eligibility rules.



Time for summer FUNfields!



Did you know that Victoria's biggest theme park – Funfields – is less than 15 minutes down the road from Donnybrae?

One of Melbourne's best places for outdoor fun and adventure for the young and old alike, Funfields is located at 2365 Plenty Road, Whittlesea.

With the world's biggest, longest and tallest Proslide 'Wave' waterslide – the 'Gravity Wave', and the world's longest Proslide Cannonball waterslide – the 'Typhoon', among the many water play attractions, summer is, without

doubt, the best time to enjoy Funfields! If it's a bit cool, the 'Volcano Beach' heated wave pool will keep you warm, while spine-tingling rides, go-karts thrills and mini golf are perfect for those who prefer to stay dry.

All the excitement is bound to stir up a healthy appetite and Funfields caters for every craving, with hot food, fresh food, ice creams and a lolly bar, as well as freshly squeezed juice, hot drinks and coffee.

Visit funfields.com.au for more information.

Shaved zucchini salad with parmesan & pine nuts



Anyone fortunate enough to have their own vegetable patch is sure to be enjoying a bounty of fresh, home-grown basil and zucchini right now - perfect for this quick, easy and super tasty salad adapted from epicurious.com!

INGREDIENTS (serves 6)

- 1/3 cup extra-virgin olive oil
- 2 tablespoons fresh lemon juice
- 1 teaspoon coarse kosher salt
- 1/2 teaspoon freshly ground black pepper
- 1/4 teaspoon dried crushed chilli
- 1 kg medium zucchini, trimmed
- 1/2 cup coarsely chopped fresh basil
- 1/2 cup pine nuts, toasted
- Wedge of Parmesan cheese

PREPARATION

1. Whisk oil, lemon juice, 1 teaspoon coarse salt, 1/2 teaspoon black pepper, and crushed chilli in a small bowl to blend. Set dressing aside.
2. Using vegetable peeler or V-slicer and working from top to bottom of each zucchini, slice zucchini into ribbons. Place ribbons in a large bowl. Add basil and nuts, then dressing; toss to coat. Season to taste with salt and pepper. Using vegetable peeler, shave strips from Parmesan wedge over salad.



HIT REFRESH WITH A \$20K LAND REBATE**

+ \$10K Deposit on selected lots*
+ \$10K First Home Owners Grant[^]
OR 50% Stamp Duty Saving[^]

\$10K HOME BUILDER GRANT EXTENDED*

Hit refresh with a \$20K land rebate!

With record low interest rates and Donnybrae's \$20K land rebate on selected lots, **right now** is a great time to make your dreams of home ownership come true.

Need more incentives? How about a \$10K deposit* on selected lots, plus a \$10K First Home Owner Grant[^] or Stamp Duty Saving[^] for eligible buyers!

But you will need to be quick – with rebates available on selected lots

and for a limited time only, they are selling fast! Stage 9 is almost sold out and Stage 10 is due for release mid-February.

For more information visit:
donnybrae.com.au/hit-refresh
or call 1300 303 380.

*Terms and conditions apply.
[^]Subject to State and Federal eligibility rules.

Land Sales Office - COVID-19 Update

With the Victorian Government now having reduced restrictions, we're pleased to announce that the Donnybrae Sales Centre has re-opened, between 10am and 5pm daily.

As always, the health and wellbeing of our staff and customers remain our number one priority, and we'd like to update you with some information about the steps we're taking to ensure we manage this appropriately.

We're limiting the number of people allowed in the Land Sales Centre at any one time.

- You will be required to provide your name and contact details once you enter the sales centre. This is to facilitate contact tracing in the event there is a COVID-19 infection.
- We've installed hand sanitizer units at the entrance to the Land Sales Centre for visitors to use prior to entering the sales floor and upon leaving.
- We've installed social distancing signage on the sales centre floor.
- We'll also be regularly wiping down all high contact areas.



We understand that some of you may still prefer to stay at home, so please be reassured that you can still access the same great service you have come to expect from our team via email, phone, SMS and video calls, and can arrange private appointments.

Call 1300 303 380 or email info@donnybrae.com.au for more information.



Donnybrae Estate, Land Sales Centre:

Open daily 10am – 5pm 875 Donnybrook Rd PH: 1300 303 380 donnybrae.com.au

This brochure is not a contract and is not binding. While we have taken all care in preparing it, prospective buyers should make and rely on their own enquiries. Photographs, plans, maps, drawings and dimensions are for illustrative purposes only, may not be to scale and may differ from final built forms. Information is current as of publication but may change without notice, check your land sale contract for full up-to-date terms and conditions. "Donnybrae" is a registered trade mark used under license © 2021.



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