

WESTBROOK NEWS BITES WINTER 2024

INSIDE OUR NEW WINTER NEWSLETTER 2024:

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WESTBROOK 
ANOTHER DENNIS FAMILY COMMUNITY

HAVE YOU MET

Westbrook Sales Consultant Hermione Wong?



With over 5 years in the building and land estate industries, Hermione Wong has brought her passion to Westbrook as a Sales Consultant specialising in built form and land sales.

As a key member of the Sales Team, Hermione guides prospective residents in selecting their perfect block of land and finding their ideal home. Hermione is fluent in English, Cantonese, and Mandarin and always endeavours to respect cultural differences and preferences.

What does your role as Sales Consultant entail?

I joined the Westbrook Sales Team about 4 weeks ago and it's been fantastic. In my role, I focus on built form and land sales, collaborating closely with building consultants to deliver high-value and peace-of-mind products to our clients.

My primary responsibility involves assisting clients in selecting the right block of land by providing advice, house and land options and explaining medium-density products like townhouses, to interested purchasers.

What is the best thing about your role?

The best part of my role is the satisfaction I feel when I help someone discover the value of medium-density properties in Westbrook. Witnessing the joy light up their faces brings me immense happiness.

What sets Westbrook apart from other residential developments in the area?

Westbrook is a hub of convenience, community, and lifestyle. Located just 24 km from Melbourne CBD, it offers easy access to shopping, schools, and public transport. What makes Westbrook special is its vibrant community with over 3,500 residents already calling it home. Plus, with plenty of parks and walking paths, it's the perfect place for an active lifestyle.

Who does Westbrook most appeal to?

Westbrook appeals to a wide range of buyers seeking a well-designed community in a prime location. Its proximity to good schools makes it attractive to families looking for an ideal community to raise children.

Medium-density townhouses in Westbrook cater to first-home buyers, right sizers and investors, while premium house and land packages in The Edge precinct are ideal for upsizers.

Are you seeing an uplift in demand for medium-density housing?

Medium-density housing at Westbrook is seeing a surge in demand, mainly because it's more affordable and requires less maintenance than traditional options.

For first home buyers, it's a great way to own a home in a developed community away from crowds of apartments.

Investors also love it for its high value and good rental returns. So, both buyers and investors are increasingly interested in medium-density housing at Westbrook.

At Westbrook, townhouses are selling fast because they come with architecturally designed facades, 100% fixed site costs, and valuable inclusions like landscaping, fencing, driveway, and a letterbox — all included in the package.



HAVE YOU MET

Club Tarneit Marketing Manager - Melissa Longo?

Located in the heart of Tarneit – Community is at the core of all that we do. Club Tarneit is a dynamic establishment, born out of the rich heritage of the Werribee Football Club.

How did your career prepare you for and take you to Club Tarneit?

I've been fortunate to work in Wyndham for many years, gaining exposure to our beautiful community through various roles. My extensive background in community engagement and retail has prepared me for this career move. My love for community and food, positions me well as the Marketing Manager, allowing me to bring a unique perspective to my role.

Were there any specific previous experiences that were unexpectedly applicable to developing and launching Club Tarneit?

Yes, my role as an editor of community newspapers was surprisingly applicable. It taught me the importance of storytelling and effective communication, which has been crucial in promoting Club Tarneit.

What's your relationship to the Werribee Football Club, and how has that changed over time?

The Werribee Football Club has strong ties to the Wyndham community. They understand the

importance of legacy, and we are proud to be part of the next phase.

What positive things have people either said to you or you've overheard about Club Tarneit?

The community has been incredibly kind. They are impressed by the beautifully designed space, but the feedback we value most is about our warm and welcoming team. It's gratifying to hear that community members see Club Tarneit as a valuable addition, to the local area.

Is there a feature or a way Club Tarneit works that wasn't evident until Club Tarneit launched?

One surprising aspect was how quickly the community embraced the function rooms for various events. The volume of queries and the diverse range of events, from community group meetings to large celebrations, exceeded our expectations. This highlighted the strong need for such a versatile space in the community.

How far is it from Westbrook to Club Tarneit?

Club Tarneit is conveniently located about a 5-minute drive from Westbrook, making it easy for locals to make this their new favourite destination!

What's your favourite space in the venue?

My favourite space is the bistro. It's a warm,

inviting area, and when filled with our beautiful community, laughing and enjoying the atmosphere, it's hard not to get swept up in the good energy.

What's something great to know about the venue that might not be self-evident?

One great feature of Club Tarneit is our boardroom, available for local groups to book for meetings and events. It's a fantastic resource that supports community engagement and provides a dedicated space for local organisations to gather and collaborate.

Can you recommend something from the menu?

I highly recommend the crispy-skin salmon dish, and it's hard to go past our CT Beef Burger. Our chefs take pride in sourcing high-quality ingredients and delivering flavourful options, which really shows on the plate.

The Werribee Football Club were runners-up in the 2023 VFL Grand Final. Is Club Tarneit going to be the celebration venue if they go all the way in 2024?

Absolutely! Club Tarneit would be honoured to host the celebration when Werribee goes all the way in 2024.

We're already gearing up for what we hope will be a fantastic finals season.



CLUB TARNEIT



Warm Up Your Home

Winter 2024 Interior Design Trends

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Interior design trends

With Winter here, warm tones, rich textures, and layers are taking over our interiors.

Our homes become sanctuaries and spaces for entertaining as we shelter from the cool weather. Style your space with the latest trends to liven your interior.



Back to Black

Bring back a moody atmosphere with a modern twist. Soften the dark tones with rich textures such as velvet, linen, and bouclé; introduce these textures through artwork, cushions, and floor rugs.



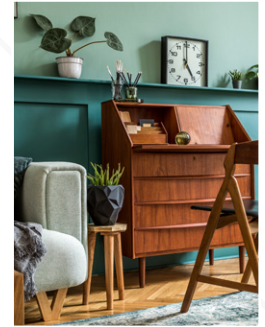
Western Gothic

Blend old American charm with country aesthetics to create nostalgic, dramatic spaces. Taupes and creams make the perfect backdrop for bright shades of red and blue. Inject these bold colours into spaces with bright cushions and blankets.



Australiana

This trend is inspired by national flora, fauna, and Australian landscapes to create grounded and calming spaces. Tones of eucalyptus green; warm white; and sandy beige are complemented by forest greens; pinks and apricots; and pops of yellow.



Retro

Inspired by the mid-20th century, the Retro trend evokes nostalgia and fun. The palette includes mustard yellow, lime green, burnt orange, and pink – pair these shades with subdued tones for balance. Introduce these colours throughout your interior with décor and tablecloths.

For interior inspiration and to see these colour palettes in person, visit the Inspiration Centre at the Manor Lakes Land Sales Centre.

SHINING BRIGHT



Glow Festival Lights Up the Westbrook Night!

Over 2,000 people celebrated Winter Glow at Central Park, Westbrook, on Saturday 22 June 2024.

Glow stick packs and a BBQ dinner were snapped up quickly with proceeds going to Wyndham Rotary.

All part of the radiant spectacle were lantern animals, mini golf, LED hula hoops, drummers, robots (a la Daft Punk), angels, stilt walkers, a fire show and bubbles area.

Thanks to everyone who came to light up the night!

See more images on the [Westbrook blog](#).

NOSTRA
HOMES

TOWNHOMES

Stage 65 exclusive release
with Nostra Homes

See next page...



Artist's Impression

A new range of townhouses is coming to Westbrook estate, built and designed by one of Australia's premier home builders, Nostra Homes.



These 3 and 4 bedroom turn-key homes exemplify comfort and style, ideal for first-home buyers, down-sizers, or those seeking a modern, low-maintenance lifestyle.

"A common challenge of joining Greenfield Communities is the wait for amenity. This is where Westbrook separates itself," says Dennis Family Corporation Sales Development Manager, Marlon Fernando.

"Stage 65 is nestled in the heart of Westbrook with access to parks, schools, childcare, Tarneit Station and Tarneit Central which round out the key pillars of critical amenities that will support our occupants today with no wait time."

These homes boast a prime position opposite future wetlands and



reserves, promising stunning views upon completion in late 2025.

Established amenities within proximity include Bemim Secondary College (Senior Campus), walking trails along Forsyth Waterway, Truganina Train Station, and the Tarneit Park Hub featuring over 10 national retailers including Bunnings Warehouse.

Enjoy the convenience of Club Tarneit, Leakes Road, and the Morris Road overpass.

Each home includes a generous kitchen, two spacious living areas, and a main bathroom with a soaking tub.

All homes include electricity, gas, and water connections, and Fibre Optic provisions.

Bathrooms and ensuites are fitted with stone benchtops, chrome tapware and polished edge mirrors fitted to the vanity length.

There is plenty of storage in the kitchens with overhead cupboards and open shelves. Bellissimo appliances and designer pull handles complete these architecturally designed spaces.

All landscaping is delivered with the completed build, including full front and rear plants, pebbles, mulch, a pre-formed letterbox, and a fixed folding clothesline.

The partnership between Dennis Family Corporation and Nostra Homes ensures these townhouses exceed expectations with their fixed-price inclusions and contemporary design.

Discover the charm of Westbrook with the Nostra Homes townhouse collection.

Register your interest on the Westbrook website: <https://westbrookestate.com.au/nostra-townhomes-rebate-offer>

These bespoke townhouses are designed with your choice of interior palette.

Select the Coastal theme and its cool tones to shape your home into a calming retreat, the Mode palette includes true neutral shades for a light and soothing sanctuary, and Luxe draws on dark tones for a moody and dramatic space.

COASTAL



MODE



LUXE



SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 17 Society Boulevard (just off Leakes Rd).

We are also available via phone, email, Zoom, SMS and WhatsApp.

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