DISCOVER SETTLERS CREEK

ATHERSTONE’S NEW CREEKSIDE ADDRESS

belong at SETTLERS CREEK
atherstone.com.au | 1800 981 644
Introducing Atherstone’s newest address

Located just 38 kilometres west of the Melbourne CBD and 10 minutes’ drive from Caroline Springs, Settlers Creek at Atherstone is the perfect place to call home.
Quietly tucked away in the Atherstone community, Settlers Creek provides the ideal sanctuary from the everyday - a quaint, creek-side address that caters to your family and your active lifestyle.

Located on the original Atherstone homestead, Settlers Creek is also home to some of the most amazing views in the region. Surrounded by natural wetlands, lush parklands and bordered by a picturesque creek, these beautiful surrounds provide a natural sanctuary from the outside world, yet you’re close to all the modern amenities you could ever need. In fact, you’re only 600m from the nearest train station.
The master plan for Atherstone is as beautiful as it is inclusive. It embodies the exact standards that have made Lendlease what it is today. Literally every detail has been considered, ensuring that we create the most livable and thriving community both now, and in the future. That way our residents can experience a sense of belonging like no other.

At Atherstone’s Settlers Creek you’ll discover it’s so much more than a beautiful place to live, it will be a family-friendly community that you can truly feel like you belong to. With nature at its heart, it features tree-lined streets, gardens, natural waterways, walking trails and kilometres of bike paths that wend through the red gums. All with beautiful Toolern Creek at its border.

The Atherstone community will continue to thrive with more exciting additions planned for the future.
ATHERSTONE
1. Atherstone Sales & Information Centre
2. Display Village
3. Wilton Fields
4. Stone Ridge
5. Settlers Creek

RETAIL
6. Future Atherstone Town Centre
7. Future principal Town Centre

SPORTS
8. Future town oval
9. Regional play space
10. Regional sports precinct - phase 1
11. Future regional sports precinct - phase 2
12. Future sports precinct

EDUCATION
13. Future Government primary school
14. Future private primary school

NATURE
15. Northern Wetlands
16. 100ha Regional Park
17. Future wetlands
18. Future Stone Ridge Village Park

COMMUNITY
19. Western BACE
20. Bridge Road Children’s & Community Centre
21. Future Neighbourhood Centre
22. Future train station
23. Existing train station

ATHERSTONE MASTERPAN
MELTON - MELBOURNE RAILWAY LINE
1.5 km to Western Freeway

Settlers Creek
ATHERSTONE ROAD END
WILSONS ROAD
WILLETON BOULEVARD

ATH ORN E W ARTI S
EAST-WEST ARTERIAL ROAD
The delivery of the Community Centre and schools is subject to planning approvals and Council and State commitment. The Town Centre will be developed by parties other than Lendlease, is subject to planning approvals and economic conditions and may be delivered over a number of years. Lendlease does not warrant or guarantee that the proposed element in the Town Centre will be delivered by a particular time, or at all.
Fashioned by experts in community planning, Atherstone was created so that our residents could get the most out of every aspect of life. Sporting fields, wetlands and green open spaces combined with new community and education facilities nurture social ties and strengthen a connection to the community.

**PARKS & OPEN SPACES**
- Tree-lined streets, extra layers of mature trees and waterways bordering and throughout the community
- Over a quarter of the community dedicated to open space, parks and gardens, waterways, hike and bike trails

**100 HECTARES OF REGIONAL PARK**
- That’s 50 times the size of MCG playing surface

**HOUSING OPTIONS**
- Fixed price house and land packages available
- Quality modern designs with room for individuality
- A greater choice of lot sizes to suit all budgets and lifestyles with room for individuality
- Design guidelines aimed at creating a beautiful streetscape in order to protect your investment

**SUSTAINABILITY**
- Intelligent water recycling and energy conversation
- Low energy street lights
- Linear parks, on road bike lanes, shared user trails

**Encourage the construction of star homes to assist residents in reducing the homes operating costs whilst being kind to the environment**

**EDUCATION**
- Atherstone residents currently enjoy the Bridge Road Children’s and Community Centre featuring:
  - Kindergarten
  - Maternal and child health
  - Occasional child care

- In the future, this will be enhanced by: Children’s traffic school (subject to council approval)

- Primary schools
Surround yourself with the best of everything, now and in the future

SPORTS & RECREATION

Did you know that more than a quarter of Atherstone will be preserved as open space? This includes a 100 hectare regional park, extensive hike and bike trails and more than 8 hectares of waterways and wetlands. Atherstone will also boast the region’s largest dedicated sport precinct, complete with an oval, tennis courts, hockey fields, athletic facilities and proposed activity centre.
EDUCATION
Here you’ll discover a perfect place to grow young minds, with a choice of kindergartens, primary and secondary schools, and local colleges. And the best thing is, they’re all close to home.

FOSTERING A BETTER COMMUNITY
With a new Children’s & Community Centre and Maternal & Child Health, Settlers Creek provides you and your family the support you need now and for the future.

HEALTH
Boasting 4 different medical centres within 5km of Atherstone, you can feel confident that you’re never far from the medical attention you need.

RETAIL THERAPY
Shop till you drop with an extensive range of retail stores at local shopping centres. And if you need to run to the supermarket to grab something for dinner, you’ll find your favourite ones just around the corner.
Atherstone’s new creekside address
Contact us today

Sales and Information Centre
Corner of Bridge Road and Astley Drive,
Melton South VIC 3338

Opening Hours
Monday - Friday: 9am - 5pm
Saturday - Sunday: 10am - 5pm