



Charlemont Rise

ABOVE ALL ELSE

CHARLEMONT RISE

Pristine rolling countryside meets exceptional urban design

Welcome to Charlemont Rise, a new masterplanned community situated on the magnificent Horseshoe Bend Road, encompassed by spectacular views of Geelong and the Surf Coast.

Resplendent in its natural beauty, the estates desirable north facing land features tree lined streetscapes and native vegetation. The gentle rise and fall of the land offers exceptional elevated living and exclusive paramount outlooks.

Homes with diverse architectural styles will adorn the rolling hills and open space landscape, shopping, educational and community facilities, creating an urban oasis for families to call home.

There is no place that compares; living at Charlemont Rise is living above all else.







Artists Impression

Have the best of both worlds

Live moments from the bustling city of Geelong, popular coastal destinations and suburban hot spots, Charlemont Rise is at the centre of attention.

Your options are endless. Mornings at the beach, walking the kids to school, a caffè latte with friends, quality time with family or simply relaxing at home are all part and parcel of the lifestyle awaiting you at Charlemont Rise.

A destination in itself, Charlemont Rise ensures your everyday conveniences are within reach, playing host to shopping, educational and community amenities, all the while keeping you close to major retailers and supermarkets.



— MASTERPLANNED COMMUNITY —

Community living at its height

At the centrepiece of Charlemont Rise comes the stylish and sophisticated neighbourhood shopping and activity complex. Featuring a unique gallery of stores and boutique coffee shops all at your doorstep.

In walking distance to the public and catholic primary school, Charlemont Rise and the surrounding area supports lifelong learning. With the proposed onsite public secondary college and early learning centre located adjacent to the parklands, Charlemont Rise has your family's growing education covered.

With an abundance of natural walking trails at your doorstep and just a short scenic stroll to the local shops, train station and community centre, Charlemont Rise provides an accessible lifestyle. Being active becomes easy with newly established football ovals and tennis courts, available to all residents.

Working with the environment and natural resources, Charlemont Rise is designed to deliver your family a liveable community. Each home has Class A recycled water as part of our sustainable water-saving plan and high-speed broadband to keep your family connected.





LOCATION

Highly connected

Superbly positioned in the suburb of Charlemont along Horseshoe Bend Road, Charlemont Rise is minutes to the Geelong Ring Road, providing a direct route to the Melbourne CBD.

The nearby Surf Coast Highway and Great Ocean Road puts a stunning and unique coastal environment within easy reach, just 15 minutes from beautiful beaches and coastal towns. Geelong CBD with its abundance of dining and shopping opportunities is only a short 10 minute drive from your home. Experiencing the best of both worlds has never been easier.

Charlemont Rise is well connected to the public transport network. Walk or ride to nearby Marshall Station where train and bus services frequently depart to get you where you want to go.







- Community Centre
- Public Parkland
- Retail Precinct
- Schools
- Sporting Fields



Masterplan

Drawing inspiration from existing tree lined borders and undulation of the land; Charlemont Rise is planned to perfection, showcasing natural conservation reserves, situated both to the north and south, in the midst of highly thoughtful residential development and community facilities.

Landscaped pocket parks, wide-open space and multiple sporting fields are spotted throughout the estate. Whether it's a leisurely stroll, a picnic in the park or a kick of the football, Charlemont Rise is designed to be enjoyed.





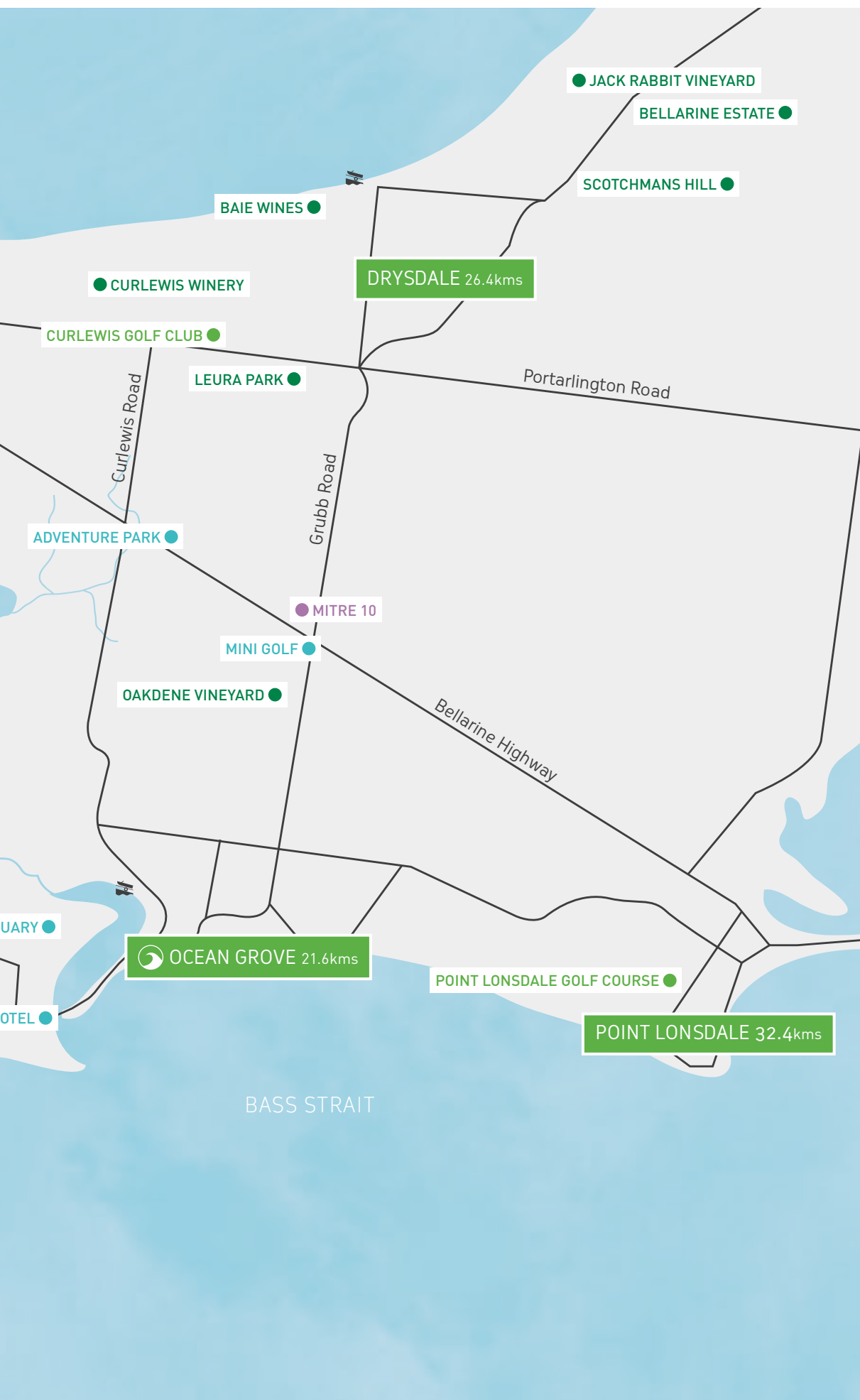
AMENITIES

Everything you need from city to coast

A host of local amenities surrounds Charlemont Rise. With access to Geelong, the Surf Coast and Bellarine Peninsula, there is always new destinations to explore.

With a stunning coastline, fertile farm country with restaurants and wineries aplenty, there's something for everyone to get excited about. Why not indulge in some retail therapy at the vast variety of surrounding shopping destinations.

Wherever life takes you, Charlemont Rise will be there to welcome you home.





● CARTEL COFFEE ROASTERS, GEELONG



● TORQUAY MAIN STREET



● THE BARWON RIVER



● MARSHALL TRAIN STATION

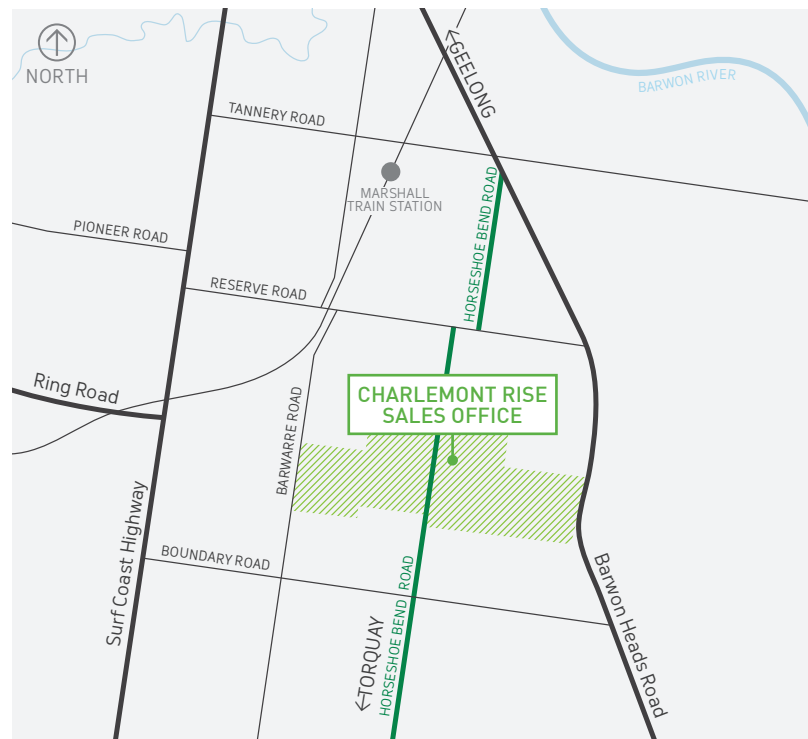


● TORQUAY BEACH





Charlemont Rise



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Visit charlemontrise.com.au Phone **1300 737 814**

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