



# Exford Waters

TRUE RIVERSIDE LIVING





# True Riverside Living









# An unrivalled waterfront lifestyle

Relax and feel the flow alongside the Werribee River. Combining natural surroundings with contemporary modern living, Exford Waters offers a unique opportunity to create a peaceful family oasis in an already established community.









Enjoy peaceful waterfront living, surrounded by a vibrant community where recreational facilities, parkland reserves, restaurants and cafes are all within easy reach.



# The best of both worlds

Perfectly positioned on the banks of the Werribee River, take in the natural scenery from your front doorstep. Meander along our walking tracks or meet up with friends and neighbours at one of our parks or playgrounds.

It's also easy to enjoy dinner or a spot of retail therapy at one of the many nearby restaurants or shopping centres, before returning home to enjoy the tranquillity of living along the river. With the City of Melton and all its conveniences at your doorstep, experience all that life at Exford Waters has to offer.

Embleton Chase Playground



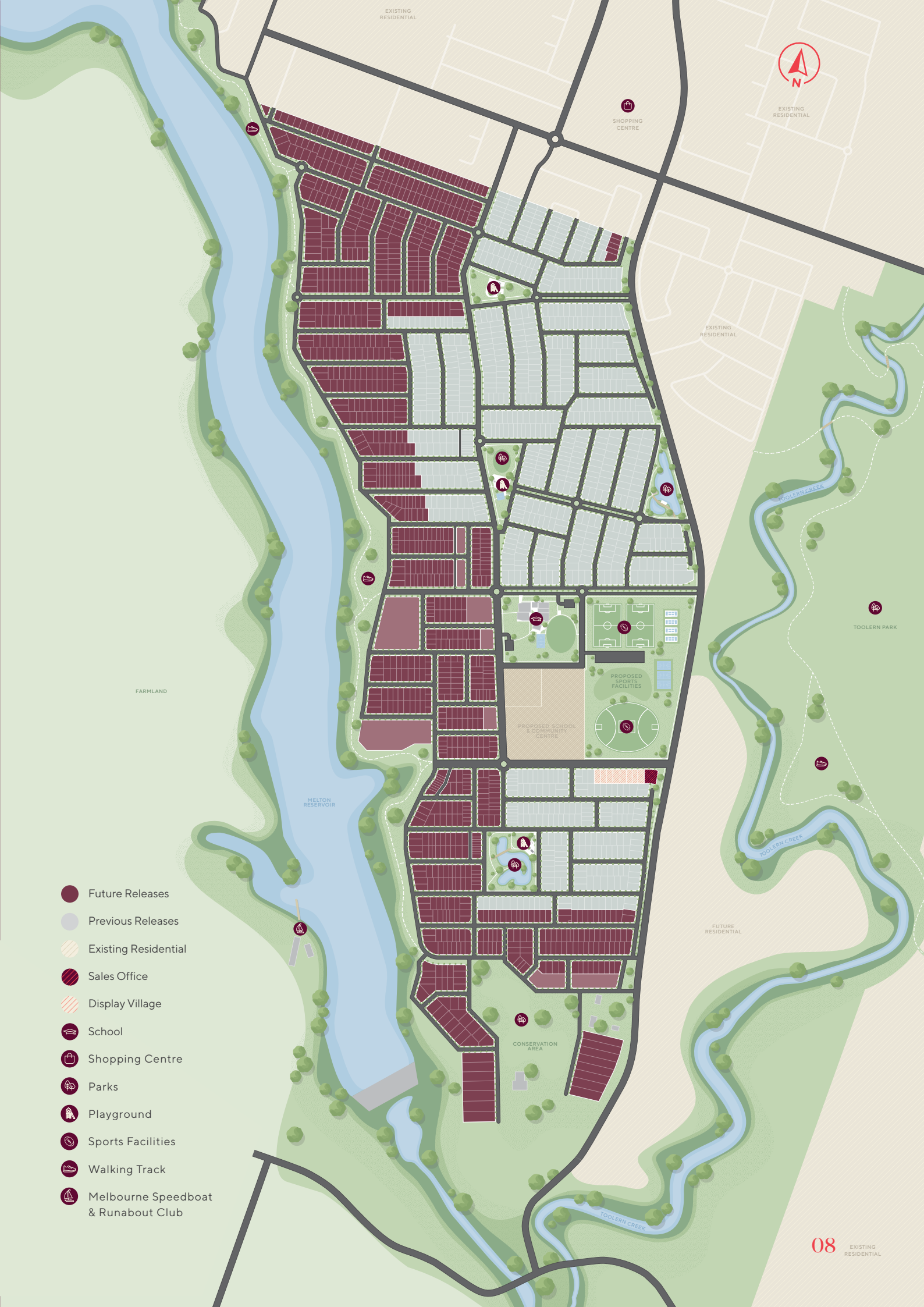


# Carefully considered for modern life

As a masterplanned community, Exford Waters has been designed to ensure the best for our residents. Careful integration with the natural environment, safe outdoor spaces to connect and enjoy, easy access to schools and public transport, and the latest in green technologies means Exford Waters is the perfect place to call home, for now and in the future.











# An established community

Our parks, walking tracks and sporting grounds are ready for you to enjoy from the moment you move in. Exford Waters is a rare opportunity to join an already established community with over 700 residents ready to welcome you to the neighbourhood. Make new friends among the wetlands and the waterways. What are you waiting for?



Embleton Chase Reserve









# Live a walkable lifestyle

Leave the car at home and enjoy a quieter pace. Most of the amenities at Exford Waters are just a short walk away, including playgrounds, parks and quality education, including St Lawrence of Brindisi Catholic School and a future government school within our masterplan. Even the local shops are just a leisurely 10-minute walk from home.







Opalia Plaza

Embleton Chase Playground



Explore your community  
on foot and discover its  
hidden gems just steps  
from your doorstep.

# Conveniently connected for easy living

A peaceful oasis in the heart of a thriving urban hub. With neighbouring Cobblebank set to become one of the largest town centres in the Greater Melbourne area, Exford Waters is well-connected to ensure that everything you need is close by and easily accessible.

## CONVENIENCE

- 1 Opalia Plaza Shopping Centre (Woolworths)
- 2 Cobblebank Shopping Centre (Coles)
- 3 Melton South Town Centre
- 4 Melton Town Centre
- 5 Woodgrove Shopping Centre
- 6 Woodgrove Big W
- 7 Woodgrove Kmart
- 8 Bunnings Melton

## EDUCATION

- 9 Exford Primary School
- 10 Future School
- 11 Kool Kidz Childcare
- 12 Future School
- 13 Strathulloh Primary School
- 14 Children's Community Centre & Kindergarten
- 15 St Anthony's Primary School
- 16 Al Iman College
- 17 Staughton College
- 18 Melton South Primary School
- 19 Melton Christian College
- 20 Botanica Springs Children's Community Centre
- 21 Coburn Primary School
- 22 Melton Library and Learning Hub

## MEDICAL

- 23 Chemist Warehouse
- 24 Four Corners Medical Centre
- 25 Future Melton Hospital
- 26 Station Medical Centre
- 27 Clinical Labs Melton
- 28 Melton Health & Community Services
- 29 Melton Medical Centre
- 30 Chemist Warehouse Melton

## PARKS & RECREATION

- 31 Anytime Fitness Gym
- 32 Toolern Creek Park
- 33 Melbourne Runabout & Speedboat Club
- 34 Lozzbert Reserve
- 35 Warrawong Estate
- 36 Bridge Rd Recreation Reserve
- 37 Melton Hockey Club
- 38 Atherstone Adventure Park
- 39 Athletics Track
- 40 Cobblebank Stadium
- 41 Tabcorp Park
- 42 Melton Botanical Gardens

## ONSITE AMENITY

- 43 St Lawrence of Brindisi Catholic School
- 44 Future School
- 45 Future Sports Park
- 46 Playground & Reserve
- 47 Wetlands & Board walk
- 48 Playground & Reserve
- 49 Wetlands & Playground
- 50 Future Heritage Area & Reserve

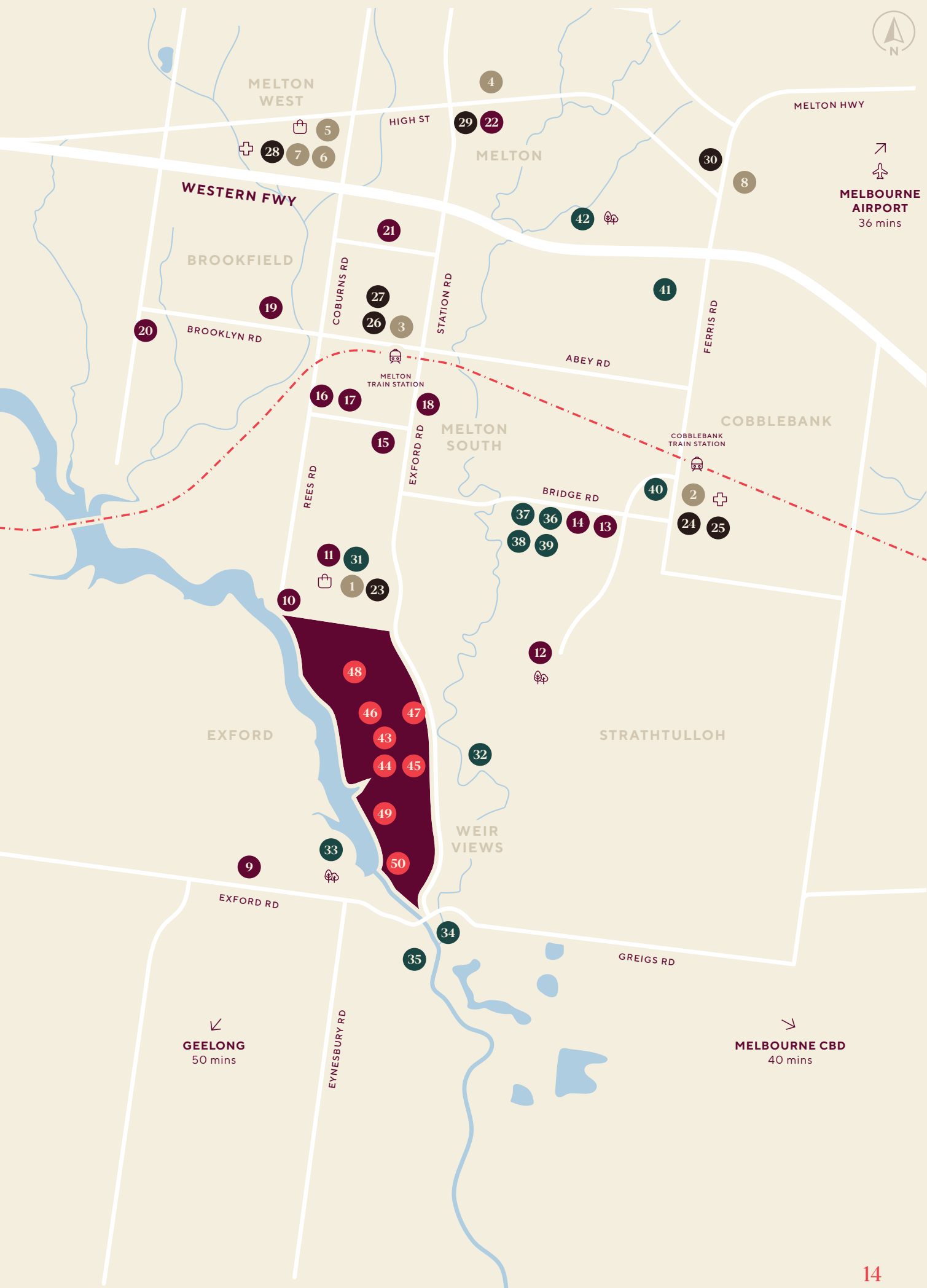
## LEGEND

- |                   |           |
|-------------------|-----------|
| ● Exford Waters   | ✈ Airport |
| 🚉 Train Station   | 🌳 Parks   |
| 🛍 Shopping Centre | 🌊 Rivers  |
| 🏥 Medical Centre  | 🛣 Roads   |



MELBOURNE - BALLARAT RAILWAY







# Life at Exford Waters looks like this...



Werribee River

Wake up to the sounds of the local birdlife as life on the river gets underway.

## 7.00am



## 8.30am

Walk the kids to school at St Lawrence of Brindisi Catholic School or the future government school.

St Lawrence of Brindisi Catholic School





Enjoy a stroll along the banks of the Werribee River, utilising the walking paths that connect the community.



Embleton Chase Reserve

9.00am

12.00pm

Meet up with friends for lunch at one of the many local cafes, including the Jolly Miller Cafe – just a short walk from home.



The Jolly Miller Cafe



Embleton Chase Playground

Stop off at one of the many playgrounds on your way home from picking up the kids from school.

## 3.30pm

## 1.30pm

Do the weekly grocery shop at the supermarket. The choice is yours, with Woolworths, Coles and Aldi all within close range.



Opalia Plaza

## 5.00pm

Cricket training for the kids at Melton Central Cricket Club - less than 10-minutes drive away. Exford Waters is also close to several other sporting facilities, including the state-of-the-art Cobblebank Stadium.



Catch up with friends for a BBQ at Central Reserve Park or Conservation Park.

6.00pm




Central Reserve Park

8.30pm

Relax and listen to the quiet symphony of true riverside living as you settle in for the night at your waterfront home.

Werribee River Reserve





Experience serene living  
in a modern community  
that blends nature and  
contemporary lifestyle,  
perfect for creating  
a peaceful family oasis.







# Embracing our rich heritage

As an area of cultural and historical significance, Exford Waters preserves the rich history of our home.

Exford Homestead is one of the oldest surviving residences in Victoria and still stands proudly, alongside two bluestone buildings that are visible from Exford Road. Heritage-listed, the homestead proves the connection between the area's past and the vibrant community that now calls Exford Waters home.

The land itself was originally pastoral land, farmed by Simon Staughton who had emigrated to Melbourne with his wife Mary from England in 1841. A year after their arrival, Simon was granted a licence to occupy the pastoral run at Exford — named after the Exford River which ran through the 28,350 hectare property (later named the Werribee River). The Staughtons built Exford Homestead in 1843, overlooking the junction of the river and Toolern Creek in the north-east corner of the property.

In mid-1850s, Simon purchased the land from the Government and added a new parcel to the north of the homestead, towards Melton. By the 1860s, Melton was an important town centre for the surrounding pastoral and agricultural area, with the Staughtons becoming active members of the community.

After Simon's death in 1863, the land was divided into four separate properties to be inherited by his sons. Exford, comprising of 5,265 hectares, was given to the youngest, Harry Werribee Staughton.

**Discover our rich history and embrace a new chapter of life at Exford Waters.**





Exford Homestead

In 1906, the land was sold to the Closer Settlement Board, and again changed hands when John Sutherland purchased Exford in 1927, who added to the original homestead. The property again changed hands in 1950, where it was used to farm and shear sheep by Bernard Lavery.

In 2004, Bill Green purchased the Exford Waters land parcel. Having lived and farmed in the area, Bill was adamant about keeping the site's historical features and allowing the Exford Weir to be accessible to the community. Having been involved in transforming properties since 1974, Bill's vision for Exford Waters was to create a master planned community that backs onto the Werribee River, celebrating and accentuating the history and unique location of the community.



Exford Homestead Sheep Shed

# Exford Waters

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