

Ⓐ NATURAL HARMONY

ΘCTAVE

AT JUNCTION VILLAGE



A

NATURAL HARMONY

AN EXCLUSIVE NEW BOUTIQUE COMMUNITY, PERFECTLY
IN TUNE WITH ITS IDYLIC BOTANICAL LANDSCAPE

A LIFE OF HARMONY IN A PERFECTLY
BALANCED NATURAL ENVIRONMENT

Royal Botanic
Gardens Cranbourne

Cranbourne
Training Complex

Cranbourne
Swimming Pool

CBD
53KM

Cranbourne
Racecourse &
Recreation Reserve

Cranbourne
Park Shopping
Centre

South
Gippsland
Highway

Tucked away in a cosy corner adjoining The Royal Botanic Gardens Cranbourne is a premium masterplanned community of approximately 300 lots in natural harmony with glorious surroundings. All within easy reach of major city centres, Cranbourne and Dandenong, along with the appeal of Port Phillip Bay, this is a once in a lifetime opportunity to live somewhere truly special.

CHOOSE FROM A VARIETY OF LOT SIZES
INCLUDING THE LAST REMAINING LARGER
BLOCKS IN THE CRANBOURNE AREA

FLEXIBILITY

A RANGE OF DIVERSE HOMESITES
WITH SPACE TO LOVE AND GROW

A masterplan noted for its diversity, Octave is designed to be a harmonious community with a variety of lot sizes to fit your personal lifestyle needs.

With plenty of choice, including some of the last remaining larger blocks for the area, you can build your dream home in this well-connected and sought-after location.



GREENSPACE

AN INSPIRED
BOTANICAL LANDSCAPE

In this peaceful and private pocket bordering the Royal Botanic Gardens Cranbourne is the comfort of Octave's greenspace amenity. A natural harmony with over 20% of large active open spaces, reserves and conservation areas reflecting a commitment to environmental sustainability.

The Royal Botanic Gardens Cranbourne itself is an amazing landscape to simply immerse yourself in amongst precious native bushland, and only a short walk away. An experience highlighted by a 15ha chorus of Australian flora, landscapes, art and architecture in the remarkable Australian Garden.

rbg.vic.gov.au/visit-cranbourne



ENVIRONMENT

ENVIRONMENTAL PLANNING

Octave is designed for residents to benefit from a clear environmental focus. This is highlighted by the estate's conservation corridor, with a landscape of protected indigenous trees and native plants that encourage the movement of the Southern Brown Bandicoot and other native animals of the area.



CONSCIOUSLY

SUSTAINABLE

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A SOUND LANDSCAPE

Octave's inspired landscaping reflects the natural heritage of the Royal Botanic Gardens with an indigenous flora palette and the strong influence of natural hardscape materials including timbers, gravel and stone. Dynamic key sculptures, warm design elements and naturally integrated green space will ensure this is a landscape of quality.

Octave is carefully designed to inspire a balanced and active outdoor lifestyle for its residents, and the wellbeing of the whole community. A perfectly composed landscape featuring a green spine running through the estate, an 870m equestrian trail adjoining the Royal Botanic Gardens, and over 2km of shared walking and bike paths to encourage exercise and recreation amongst relaxing green surrounds.



AMENITY

AN ESTABLISHED LOCAL CENTRE
ALREADY WAITING FOR YOU IN CRANBOURNE

Living at Octave will strike a chord with any shopper. Well established shopping destinations are a local source for all your needs including the much-loved Cranbourne Park and Cranbourne Market.



A COMMUNITY IN TUNE WITH HEALTH

Living at Octave puts you in the heart of local medical centres, GPs as well as allied health services to ensure your continued wellbeing and that of your loved ones.

CLASSICAL CHOICES FOR LIFE'S ESSENTIALS

LEARNING IS A KEY TO LIFE AT OCTAVE

Education opportunities are endless from childcare and local primary schools through to university and other tertiary facilities. With over 16 local schools to choose from, your kids will be well equipped and close to home.



A LIFESTYLE COMPOSED OF THE FINER THINGS

A TASTE OF INTERNATIONAL CUISINES

If you're looking to dine out locally, Octave is surrounded by a host of eateries with cuisines from all corners of the world, and the local favourites.



CASEY FIELDS REGIONAL ATHLETICS CENTRE

Your elite centre for the local community including running track, pavilion and grandstand with seating for 1,000 people.



SETTLERS RUN GOLF & COUNTRY CLUB

World class golf courses are part of the local sporting landscape including the Settlers Run Golf & Country Club offering premium facilities for golfers of all abilities.

C OMMUNITY

JOIN A COMMUNITY NOTED FOR
HEALTH AND LEISURE

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CASEY RECREATION & AQUATIC CENTRE

Casey RACE is an exceptional community facility featuring full pool and aquatic facilities, 24/7 gym, child minding and much more.



Image courtesy of YMCA Victoria

BUNJIL PLACE

Casey's vibrant entertainment precinct with an outdoor plaza, theatre, studio, function centre, library, gallery and local council facilities.





DESIGN

Image courtesy of Urbanedge

This is a unique opportunity to secure one of the last remaining homesites neighbouring the Royal Botanic Gardens and build your dream home with a choice of Australia's best builders.



Image courtesy of Metricon

CONTEMPORARY LIVING IN A BRAND NEW HOME

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You'll be part of a masterplanned community that follows design quality guidelines that are flexible enough to allow your own individual style, yet still ensure your investment and the natural beauty of the site is well protected.



LOCAL AMENITIES ON
AN IMPRESSIVE SCALE

ACCESSIBILITY

- | SHOPS & RETAIL | CHILDCARE / KINDER | EDUCATION | PARKS & RECREATION | HEALTH & MEDICAL |
|---|---|--|--|-------------------------------------|
| 1 Casey Central | 1 Aussie Kindies Early Learning Cranbourne | 1 Casey Grammar School | 1 Amstel Golf Club | 1 Amstel Medical Centre |
| 2 Cranbourne Homemaker Central | 2 Bambino's Kindergarten Cranbourne West | 2 Chisholm Institute – Cranbourne Campus | 2 Berwick Springs | 2 Camms Road Medical Centre |
| 3 Cranbourne Park | 3 Bowen Street Preschool | 3 Clyde Primary School | 3 Casey Fields Sporting Complex | 3 Casey Medical Centre |
| 4 Farmers' Market at the Old Cheese Factory | 4 Clarendon St Pre-School | 4 Cranbourne Carlisle Primary School | 4 Casey Race Recreation & Aquatic Centre | 4 Cranbourne East Medical Centre |
| 5 Hunt Club Village | 5 Cranbourne Central Early Learning | 5 Cranbourne East Primary School & Secondary College | 5 Clyde Recreation Reserve | 5 Cranbourne Integrated Care Centre |
| 6 Selandra Rise | 6 Cranbourne Day Care & Kindergarten | 6 Cranbourne Park Primary School | 6 Cranbourne Golf Course | 6 Cranbourne Stawell Clinic |
| 7 Shopping on Clyde | 7 Fairhaven Kindergarten | 7 Cranbourne Primary School | 7 Cranbourne Racecourse | 7 Evans Road Medical Centre |
| 8 The Avenue Village | 8 Pebble Patch ELC | 8 Cranbourne Secondary College | 8 Lawson Poole Reserve | 8 Everwell Medical Centre |
| 9 Thompsons Parkway | 9 Selandra Rise Family & Children's Centre | 9 Early Learning Centre Cranbourne East | 9 Ranfurly Golf Course | 9 HealthMint Medical Centre |
| | 10 Sierra Family Day Care | 10 Lyndhurst Secondary College | 10 Royal Botanic Gardens Cranbourne | 10 Marriott Waters Medical Centre |
| | 11 Springhill Drive Early Learning & Kinder | 11 Oorama Education | 11 Settlers Run Golf Course | 11 Pro Health Family Medical Centre |
| | | 12 Rangebank Preschool & Primary School | | 12 Springhill Medical Centre |
| | | 13 St Agatha's Primary School | | 13 The Avenue Family Medical Clinic |
| | | 14 St Peters College, Cranbourne East Campus | | 14 Thompson Road Clinic |
| | | 15 St Thomas The Apostle Catholic Primary School | | 15 Unique Medical Centre |
| | | 16 Tulliallan Primary School | | |
| | | 17 Wilandra Rise Primary School | | |





JINDING
AUSTRALIA

THE KEY TO
INSPIRING COMMUNITIES

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jindingau.com

In Chinese, 'Jinding' translates to 'a lifetime of commitment'.
A promise to honour lifetime partnerships.

Jinding Australia currently have developments in excess
of \$800 million in the Victorian pipeline, spanning 3000
residential lots in key growth corridors that includes Wollert,
Armstrong Creek, Junction Village and Sunbury.

Jinding Developments' team bring to Australia a combined
80 years of experience in successful property development.
This includes masterplanned communities delivering more
than 50,000 land lots, high-rise and medium-density
dwellings, as well as strong commercial, retail, hotel,
golf course and marina experience.

Operating since 2016, Jinding Australia is the local arm of the
Jinding Group with a vision to bring the same high-quality
global standards to their Australian masterplanned and
residential communities.





ΘCTAVE

AT JUNCTION VILLAGE

A NATURAL HARMONY

LAND SALES SUITE

1160 BALLARTO ROAD, JUNCTION VILLAGE, VIC 3977

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