

INVESTMENT OPPORTUNITY

1165 MT COTTREL RD

ROCKBANK VIC 3335



Only **10m** from Tycoon's current development site,
1156 Mount Cottrell Rd, Melton South VIC 3338





1165 Mount Cottrell Rd, Rockbank VIC 3335

- Just 30 minutes from Melbourne CBD.
 - Only 7 mins from Rockbank North Primary School built to open in 2021.
 - 150 m from shopping center.
 - 1 km from local town center.
 - 1.5 km from major town center.
 - In close proximity to the upcoming Thornhill Train station and the new Thornhill Park Estate.
 - Close to major developments like Woodlea by Mirvac, Thornhill Park by Welsh Developments and Atherstone by Lend Lease
 - Toolern PSP: The Precinct Structure Plan applies to approximately 2,400 hectares of land within the Urban Growth Boundary (UGB).
 - Located within the Western Greater Melbourne within the Western Growth Corridor which has a current population of 712,000 people, and is expected to experience a population growth of between 370,000 to 430,000 new residents by 2031 which will require 135,000 to 175,000 new dwellings to be built in the region.
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Key Site Statistics

- Land settled this October
- Council endorsed subdivision plan for **128** lots.
- A total site area of 30 acres
- Private pre-approved school on 3.6 acres
- Newly completed Toolern Station just 1.5 km from the site.
- In close proximity to the upcoming Thornhill Park Train station and the new Thornhill Park Estate.

29B

Cash injection in **major** projects
in Victoria by Government

55M

Cash injection in **major** projects
in Rockbank by Government

\$29 billion investment - Victoria

\$15.8 billion

to fully fund and make North East Link a reality

\$6.6 billion

to remove the most dangerous and congested level crossings

\$3.4 billion

to transform the suburban train network

\$1.43 billion

for a new hospital for Footscray

\$608 million

to upgrade the local suburban roads that drivers use every day

\$195 million

for extra services on some of our busiest train lines

\$163 million

for new and upgraded trams

\$50.1 million

to improve our state's bus network.

\$45.4 million

for new and upgraded bike and pedestrian paths

\$209 million

to build new homes to fight homelessness

\$402 million

to build, expand and renovate the state's non-government schools

\$116 million

in grants for metropolitan and statewide community sport infrastructure.

\$83 million

to plan the redevelopment of the State Basketball Centre, including the Knox Arena and 10 new community courts for local basketball competitions.

\$55 million investment - Rockbank

Top building and population hotspot, witnessing an annual population growth rate of **59.4%** and **\$224.2 million** in building approvals.

\$1.6 billion

to Victoria's hospitals which will include a new Melton Hospital which will provide increased access to high-quality health services for Rockbank residents.

\$100 million

to deliver new metropolitan lines to Melton and Wyndham Vale.

\$13 million

to the City Vista Sports Precinct in Fraser Rise will include two synthetic and two natural grass soccer pitches, a pavilion, commercial kitchen, car park, pathways and landscaping.

\$12.3 million

to Macpherson Park's redevelopment which is Melton's principal recreational reserve of 98 hectares, servicing clubs and teams from the local and broader region.

\$9.4 million

to Eynesbury Recreation Reserve

\$8.6 million

to Aintree Children's and Community Hub

\$4.6 million

to The Melton Central Community Centre' redevelopment.

\$5 million

to resurface various local roads throughout the Melton municipality.

\$2.1 million

to Caroline Springs Community Pavilion Extension.