



THE AVENUE.

MADDINGLEY



A QUALITY **SOHO** PROJECT
LIVING



All images are for illustrative purposes.

THE PERFECT RETREAT FOR YOUR NEW HOME

Welcome to The Avenue at Maddingley, a new community in Melbourne's thriving outer north-west located only 45 minutes by car or train from Melbourne CBD.

The Avenue promises a better quality of life for people that want a more balanced lifestyle. Spend your precious downtime enjoying the great outdoors with your loved ones, surrounded by picturesque views and your choice of nearby schools, shops, parks and transport.

With a masterplan that has been carefully designed to harmonise with its pristine environment and heritage-listed Osage Orange Trees, The Avenue by SOHO Living is the perfect blend of contemporary design, modern living, and lush local landscapes.



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YOUR NEW NEIGHBOURHOOD

You'll find a vibrant community full of friendly locals in Maddingley and nearby Bacchus Marsh. Everything you need is right on your doorstep, with supermarkets, healthcare and a range of big brand and boutique shopping options less than 2km away.

There's an abundance of fresh produce and farm-to-table dining options available, thanks to the area's plentiful market gardens and orchards. What's more, some of the region's best restaurants and wineries can be found just around the corner. Whatever your tastes are, you'll find a cornucopia of culinary delights in Bacchus Marsh to satisfy your every need.



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IT'S ALL WITHIN REACH

Just 50 minutes away from Melbourne's CBD, The Avenue at Maddingley will have you surrounded by charming countryside views while remaining within arm's reach of the city.

The region has an established commuter infrastructure, with the express rail from Bacchus Marsh Train station getting you to Melbourne in a mere 45 mins without the stress of traffic.

Nature lovers will enjoy easy access to some of Victoria's most beautiful state forests, rivers, gorges and national parks, all available via a short car ride.

Otherwise, the regional heritage town Ballarat is only 50km away, offering a variety of options for shopping, dining, culture and entertainment.



BACCHUS MARSH COLLEGE
950m - 2min

BACCHUS MARSH GRAMMAR
1.4km - 3min

PARKLEY PARK SPORTS COMPLEX
3.6km - 7min

LERDERDEG WALKING TRACK
10km - 13min

WESTERN FREEWAY

PYKES CREEK
24km - 18min

BACCHUS MARSH HOSPITAL
1.3km - 2min

BACCHUS MARSH TOWN CENTRE
2km - 3min

LOCAL ORCHARDS

BACCHUS MARSH AVENUE OF HONOUR
1.7km - 2min

WERRIBEE RIVER

MADDINGLEY PARK
2 min walk



RECREATION AND AQUATIC CENTRE

TAVERNER ST

FISKEN ST

BACCHUS MARSH RD

BACCHUS MARSH TRAIN STATION
1km - 2min
10min walk

MELBOURNE AIRPORT
58km - 44min

MELBOURNE
50km - 45min



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CONTEMPORARY DESIGN AT ITS FINEST

SOHO Living have meticulously curated a series of townhomes and house and land packages to suit your lifestyle preferences, whatever they may be. Not to mention each new home in The Avenue is fixed price and turnkey ready, leaving you free to move straight in without any hidden costs attached.

SOHO Living's architecturally designed residences have set the benchmark for open plan living, maximising light and living spaces to make your home an absolute dream to live in. When it comes to adding your own personal touch, you can choose from five on-trend colour palettes to bring your home to life.



-  **TRAIN STATION**

-  **EDUCATION**
- 1 BACCHUS MARSH COLLEGE
- 2 BACCHUS MARSH GRAMMAR SCHOOL
- 3 BACCHUS MARSH LIBRARY
- 4 BACCHUS MARSH CHILDCARE & KINDERGARTEN CENTRE
- 5 ST BERNARDS CATHOLIC PRIMARY BACCHUS MARSH
- 6 YOUNG STREET KINDERGARTEN
- 7 BACCHUS MARSH PRIMARY SCHOOL

-  **HEALTH & MEDICAL**
- 1 BACCHUS MARSH MEDICAL CENTRE
- 2 BACCHUS MARSH & MELTON REGIONAL HOSPITAL

-  **RECREATION**
- 1 MADDINGLEY PARK
- 2 MASONS LANE RESERVE
- 3 PEPPERTREE PARK
- 4 BACCHUS MARSH LEISURE CENTRE
- 5 BACCHUS MARSH AQUATIC CENTRE
- 6 THE AVENUE OF HONOUR
- 7 RECREATION AND AQUATIC CENTRE

-  **SHOPPING CENTRES**
- 1 BACCHUS MARSH VILLAGE SHOPPING CENTRE
- 2 BACCHUS MARSH FRESH PRODUCE

 NORTH

 ROAD  TRAINLINE  RESIDENTIAL

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EXPLORE YOUR BACKYARD

Located only 5 minutes walk from Bacchus Marsh Train Station, The Avenue offers close proximity to transport options for those seeking an active, healthy lifestyle.

Residents will be able to take advantage of the world-class Moorabool Aquatic and Recreation Centre within walking distance of the estate. The Centre will include a four-court indoor sports stadium, aquatic centre and regional bowls facility, with bistro dining that's bound to satisfy all ages.

Adjacent to The Avenue is Maddingley Park, providing you with an extended backyard that's also the perfect picnic spot to socialise with family and friends. This historical park also features walking and cycling trails, sports fields and an adventure playground that the kids will love.



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A COMFORTABLE FUTURE

Living in The Avenue means it has never been easier to provide your children with a high-quality education to set them up in life. There are public and private schools for you to choose from that are all within walking distance of Maddingley. For families requiring childcare or early learning centres, two established facilities can be found less than 2km away. This includes a brand-new primary school and the well-regarded Bacchus Marsh Grammar.





THE SOHO LIVING DIFFERENCE

SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed houses and townhouses that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.



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REGISTER YOUR INTEREST

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