

SMITHS LANE

by mirvac

At Smiths Lane, like-minded neighbours can live and thrive in a place created for and by the voices of the community.

A place like no other, this curated new community offers everyday convenience within walking distance of your front door. With a charming village like setting, a vibrant town centre, green open space and quality education, life on Smiths Lane allows for more time for the things that matter.

DESIGNED WITH YOU
DELIVERED
BY MIRVAC

LIFE ON THE LANE

Choose from distinctive, connected neighbourhoods to build your dream home. Whether you want urban convenience, at a tranquil sanctuary, green open spaces, park front outlooks or tree-lined boulevards, it's all here on Smiths Lane.

Introducing a benchmark new community that will reimagine living in the South East.



Artist's impression. Aerial masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac's control and subject to change and delay. Parts of the land surrounding the development shown do not form part of Mirvac's Development Site (External Area). Development of External Areas are not the responsibility of or under the control of Mirvac. External Areas may not be complete at the time of settlement. *Distances are approximate only and are calculated via Google Maps.

Smiths Lane is designed as a well-connected, pedestrian-friendly community with everyday convenience in walking distance of your home.



GRAND ENTRY & LANDSCAPED STREETS

A grand entry and elegant landscaping creates an impressive backdrop for your life on the lane.



UNIQUE NEIGHBOURHOODS

Each neighbourhood has its own unique identity, bringing charm and character to the wider community.



DISTINCTIVE LIVING

Contemporary design guidelines ensure high standard streetscapes, with the flexibility to design your dream home while enhancing your investment.



MAJOR SPORTING GROUNDS & FACILITIES

Planned facilities include football and soccer fields, cricket nets, playgrounds and tennis courts so you can stay fit and active.



CONVENIENT TOWN CENTRE

A local town centre is planned to ensure that shopping essentials, fresh produce, plus plenty of dining options are on your doorstep.



VILLAGE GREEN

Meet with friends and family on the Village Green, a central space for community events and impromptu gatherings.



MULTIPURPOSE COMMUNITY CENTRE

The proposed council community centre will provide space for mothers' groups, children's activities, kindergarten and multi-purpose spaces.



EVENTS & ACTIVATIONS

Join in community events planned throughout the year from pop-up cinemas to farmers markets and group activities.



CONSERVATION & SUSTAINABILITY

An eco-friendly focus means shady walkways, the use of recycled materials and the enhancement of local biodiversity.



PARKS AND OPEN SPACES

Green open spaces are located around 200m from every home providing a range of nature play, adventure parks and activities for all ages.



LIFELONG LEARNING

A range of educational facilities and services encourage lifelong learning, including the planned early delivery of Clyde Grammar.†



CONNECTED LIVING

Access nearby suburbs and Melbourne's CBD via the future upgraded Thompsons Road and Monash Freeway.

† Clyde Grammar and other proposed education institutions including the kindergarten and primary school are being delivered by third parties and are subject to development approvals and construction. The proposed amenity will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change.

Everything you need to work, live and play on your doorstep.



8KM BEACONSFIELD TRAIN STATION*



KEY

- TOWN CENTRE
- COMMUNITY FACILITY
- SCHOOLS
- SPORTS RESERVE
- LOCAL PARKS
- OPEN RESERVE
- WETLAND RESERVE
- BLOCKS
- CYCLING TRAILS
- CONNECTING ROADS
- POWERLINE

SMITHS LANE



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Artist Impression Only and subject to change and developer approval.

The early amenity delivery planned for Smiths Lane will ensure you have all of life's essentials on your doorstep.

'19



Smiths Lane Experience and Community Centre located offsite at 1775 Thompsons Rd (cnr Berwick-Cranbourne Rd), Clyde North

'21



First residents move in to Stage One at Smiths Lane



Display Village opens



Stage One Park opens

'22



Clyde Grammar proposed to open on-site



Co-working space to join Sales Experience Centre, Café and Community Centre in Stage One

'23 ONWARDS



Active Open Space



Village Green and Adventure Park



Childcare Facility

'25 ONWARDS



Local Town Centre with supermarket and specialty stores



Council Community and Activity Centre



Government Primary School

CONNECTED LIVING

Convenient connections locally, to Melbourne's CBD and beyond.

Smiths Lane is well connected, sitting within reach of nearby train stations and the Monash Freeway. Plus, a range of education options and shopping centres are within convenient driving distance.

TRAIN STATIONS

- 8 KM BEACONSFIELD STATION
- 10 KM BERWICK STATION
- 12 KM CRANBOURNE STATION

MAJOR ROADS

- 11 KM SOUTH GIPPSLAND HIGHWAY
- 12 KM MONASH FREEWAY

EDUCATION

- ONSITE CLYDE GRAMMAR AT SMITHS LANE
- 3.1 KM HILLCREST CHRISTIAN COLLEGE
- 6.5 KM ST CATHERINE'S CATHOLIC PRIMARY SCHOOL
- 6.5 KM TULLIALLAN PRIMARY SCHOOL
- 8.6 KM ST PETER'S COLLEGE
- 9 KM HAILEYBURY COLLEGE BERWICK CAMPUS
- 9 KM CHISHOLM INSTITUTE
- 10 KM NOSSAL HIGH SCHOOL
- 29 KM MONASH UNIVERSITY PENINSULA CAMPUS

SHOPPING & ENTERTAINMENT

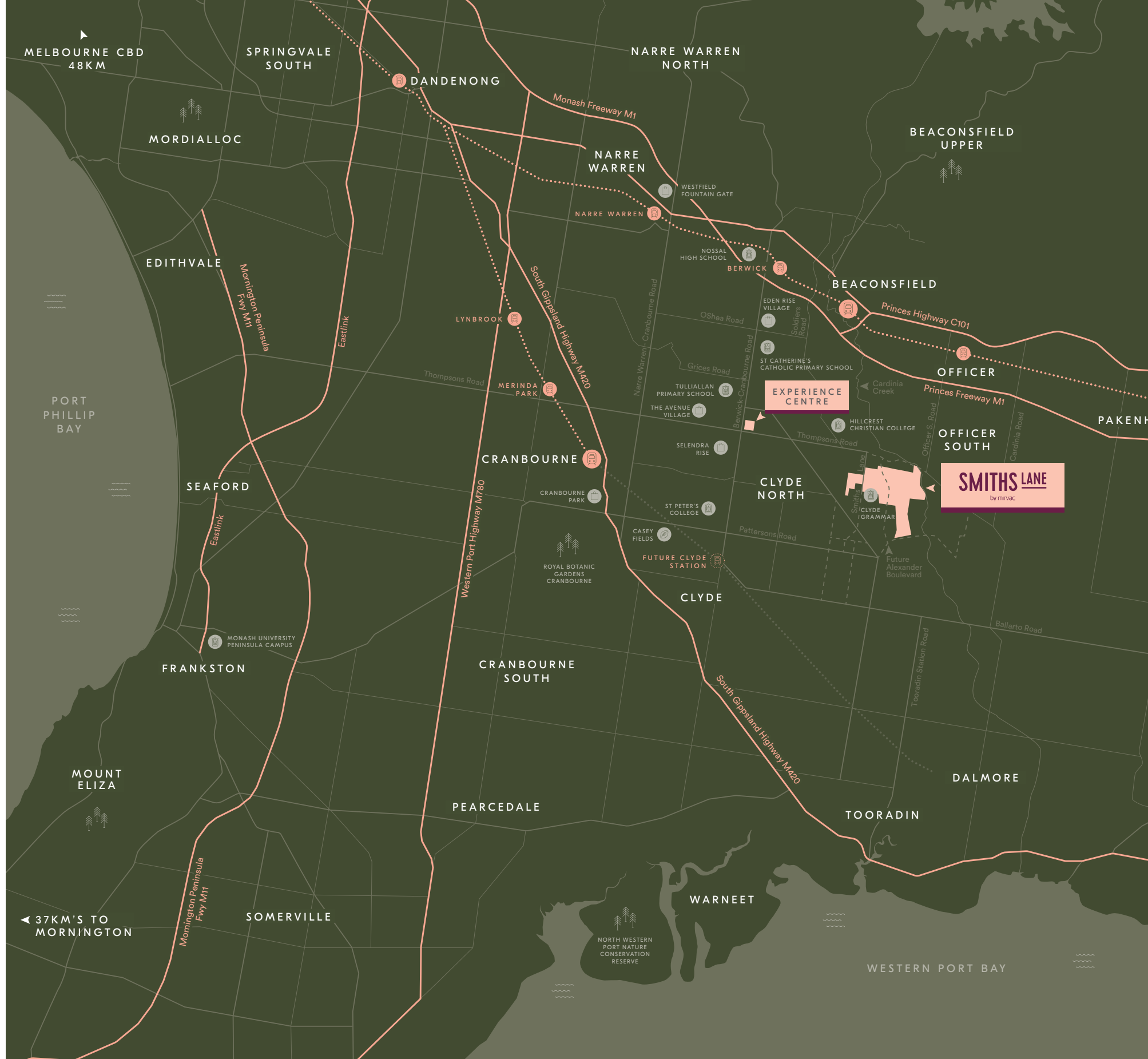
- 7 KM THE AVENUE VILLAGE
- 7 KM SELANDRA RISE
- 7.5 KM EDEN RISE VILLAGE
- 13 KM CRANBOURNE PARK
- 14 KM WESTFIELD FOUNTAIN GATE
- 15 KM BUNJIL PLACE

LIFESTYLE

- 16 KM ROYAL BOTANIC GARDENS CRANBOURNE
- 39 KM WESTERN PORT BAY
- 43 KM MORNINGTON PENINSULA

MEDICAL

- 8 KM CASEY HOSPITAL



SMITHSLANE.MIRVAC.COM

SMITHS LANE EXPERIENCE CENTRE
1775 THOMPSONS RD,
(CNR BERWICK-CRANBOURNE RD),
CLYDE NORTH



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