

# LIFE BEGINS ON THE SOUTH SIDE



**START YOUR NEXT CHAPTER AT  
CARDINIA'S NEWEST ADDRESS,  
OFFICER SOUTH**











A place where  
history is  
made



# Kaduna Park



3809

Things grow  
better in the country







Located on a beautiful old cattle farm passed down from generation to generation, Kaduna Park has always been home to families. As you meander through the gum tree-lined paths, breath in the fresh country air and explore the charming old homestead and garden, you'll feel at home as did they who wandered these paths before you.

Like the old oak trees surrounding the homestead, things seem to grow and thrive at Kaduna Park. Make a new beginning and create family history in a place where the past and future intersect.











# A new life begins

**Picture the future you've always dreamed of**

Escape to a place where country and community meet; where horizons are endless and the future is yours to make. Plant your roots in a place where your family can grow. Kaduna Park will set a new standard for communities

in the South East, while embracing and retaining its natural beauty and tranquility. Enjoy the open air and country charm of the estate's farmland setting with the convenience of suburban living moments away.

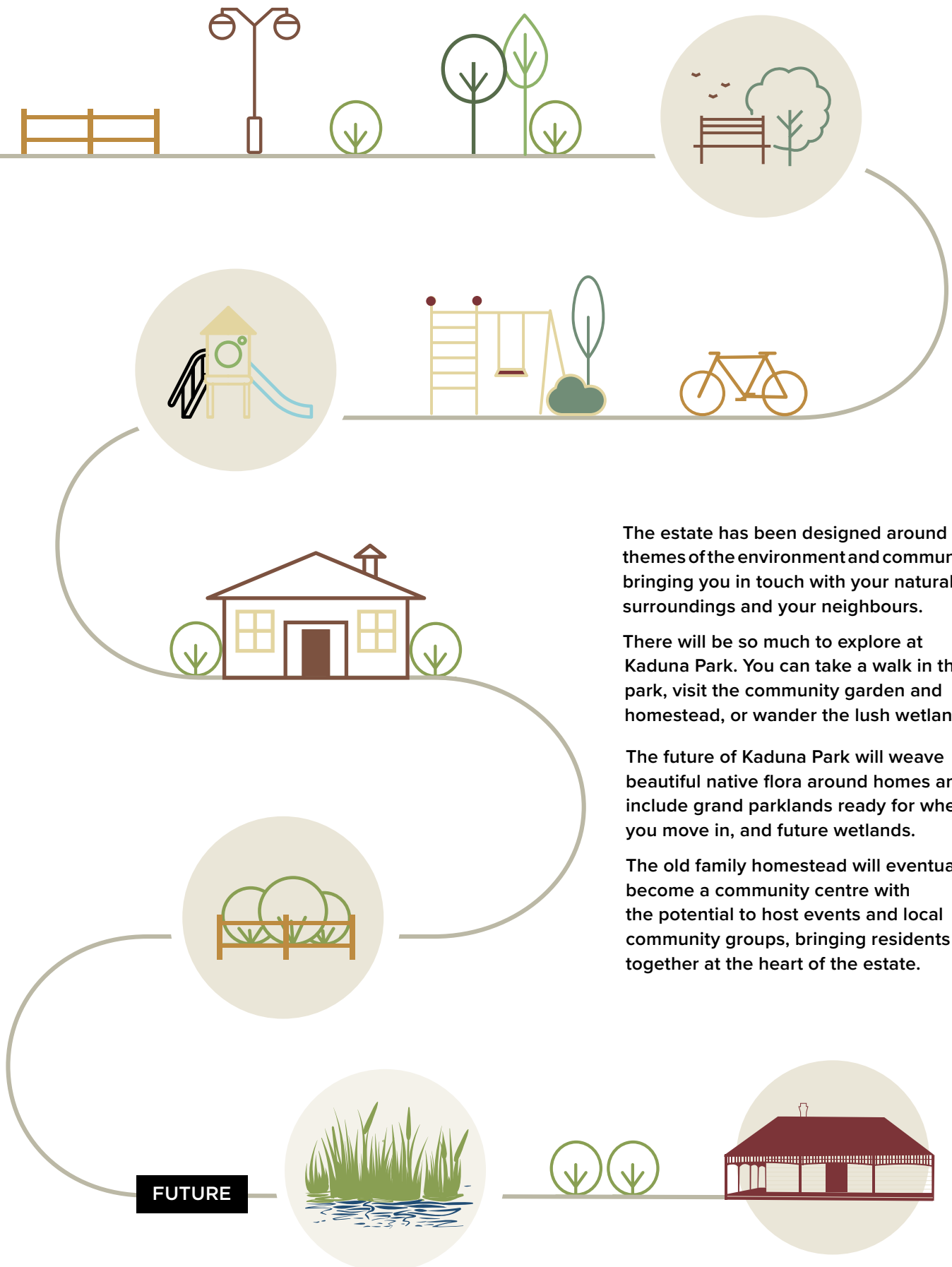




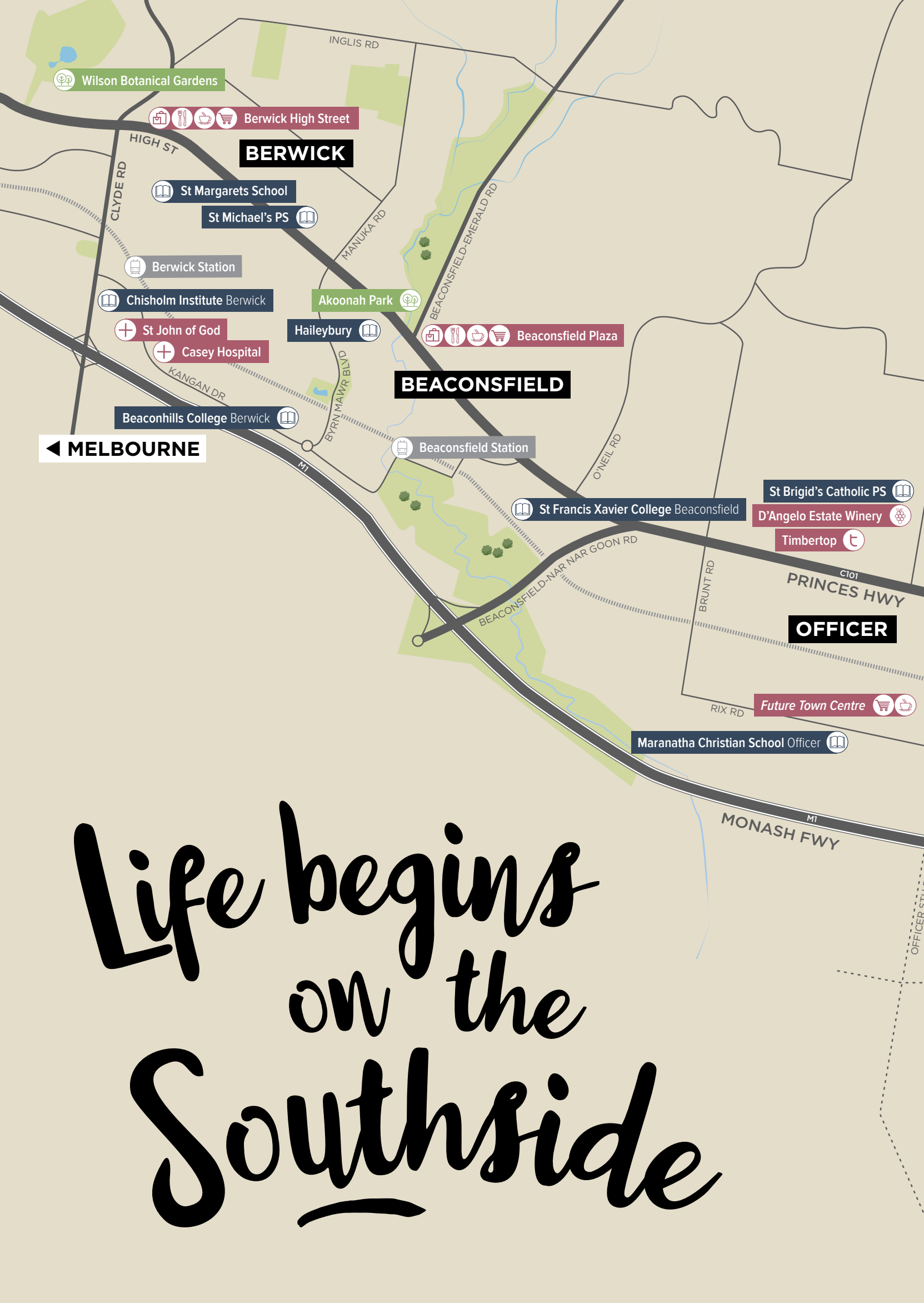




## There's so much to explore at Kaduna Park







Wilson Botanical Gardens

Berwick High Street

**BERWICK**

St Margarets School

St Michael's PS

Berwick Station

Chisholm Institute Berwick

St John of God

Casey Hospital

Beaconhills College Berwick

Akoonah Park

Haileybury

Beaconsfield Plaza

**BEACONSFIELD**

Beaconsfield Station

St Francis Xavier College Beaconsfield

St Brigid's Catholic PS

D'Angelo Estate Winery

Timbertop

**OFFICER**

Future Town Centre

Maranatha Christian School Officer

Life begins  
on the  
Southside



Start your next chapter at Cardinia’s newest address, Officer South.

With great schools, shops, and places to explore on the weekend, Kaduna Park brings untouched country living to the heart of thriving family communities. Discover everything the Cardinia Shire has to offer or jump on the M1 for easy access to the city.



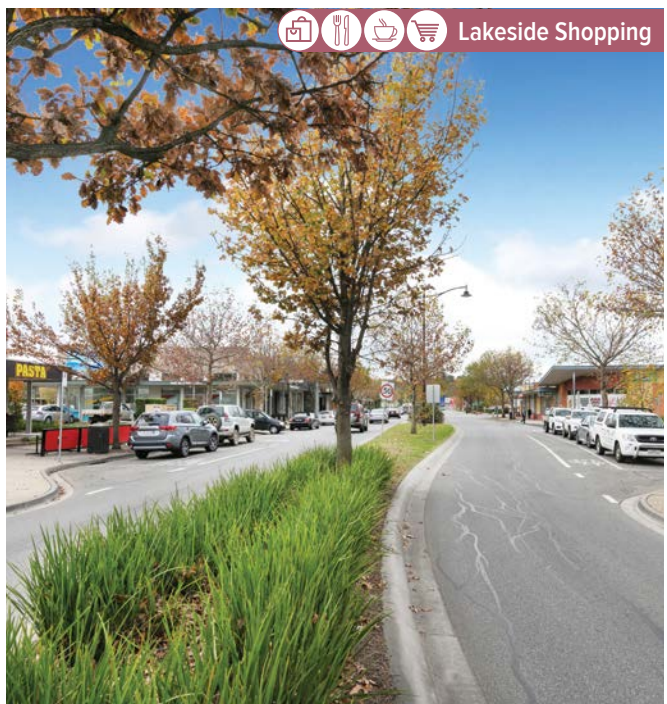




 Cardinia Road Station





Berwick High Street    



    Lakeside Shopping







Cardinia Life  

Everything is at your doorstep with convenient transport options surrounding the estate. Head into the city via the Pakenham Bypass (M1) or Cardinia Road Train Station, both just around the corner. Or discover the Cardinia Shire along the Princes Highway.

You're spoilt for choice when it comes to shopping in the area. Grab your groceries down the road at Arena, Heritage Springs or Lakeside Square or find all your favourite brands at Westfield Fountain Gate. Enjoy a weekend coffee and shop for unique finds along Berwick's charming Main Street. On a Sunday morning take a wander around Akoonah Park Market.

Looking for something local to do on the weekend? Wine and dine at D'Angelo Estate Vineyard in Officer, catch a show at Cardinia Cultural Centre in Pakenham or a movie at Westfield Fountain Gate, or take the kids for a swim at Cardinia Life and a play at Wilson Botanical Park.



Westfield Fountain Gate Shopping Centre    



Cardinia Cultural Centre 





# A new community begins



**Know your neighbours and be a part of a real community.**

Kaduna Park's vision for the future is a community where neighbours know one another and get together to have fun, build friendships and contribute to making the estate a wonderful place to live for everyone.

This vision will become a reality through community groups, events and facilities, including the future community centre, which will be located at the old family homestead.



Wilson Botanical Gardens









# An active life begins

Enjoying a healthy lifestyle is child's play, with parks, wetlands, bike paths, barbeques, playgrounds and more. The future park will bring out your inner child with something for the nature lover, the fitness fanatic, and the entertainer.

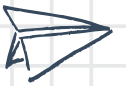
**Lives a walk in the park, or the gardens, or the wetlands**



Get active with a game of half court basketball, a game of soccer in the open grass area, or a circuit along the walking paths. The kids will love messing about on the play equipment while you enjoy a barbeque picnic with friends. Or explore further afield with a bike ride through native wetlands.



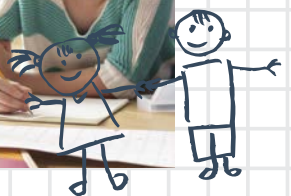
# A life of Learning begins



Kaduna Park is just a short drive from some of the best child care, primary and secondary schools in the Casey/Cardinia region. Put your kids' education first and set them up for a bright future.

The area is also leading the way in tertiary education with a number of state-of-the-art university and TAFE campuses a short drive away including Monash University Berwick and Chisholm Berwick.

**You're close to child care for the little ones.**



**Secondary school for the big ones.**



**And every stage of schooling in between and beyond.**





# Peace of mind



Home should be a place where you feel safe and secure. Kaduna Park puts security first so you can relax and enjoy life in your new home.

The estate promotes comprehensive security measures to protect your home and family and make Kaduna Park a safe place to be.

**A safe place to come home to**



The estate will support sustainable and environmentally conscious living, including providing an advisory service to ensure your home is as energy efficient and climate adaptive as possible. Kaduna Park has been accredited an EnviroDevelopment by the Urban Development Institute of Australia (UDIA), Australia's peak representative body for the urban development industry.





# Parklea's building quality communities

Parklea developments are built on quality and a sense of community. Parklea is setting new standards for the area, building land estates with larger lots for open, outdoor living. Enjoy premium features such as timber capped fencing and landscaping, solar and security rebates, quality facilities and parks all moments from your door.

## Because you want the best for your family

Building communities, not just land estates is Parklea's ethos, with an emphasis on fostering safe, friendly neighbourhoods through events, residents' groups and community facilities.

Parklea's communities embrace their natural environments, bringing homes into harmony with nature. Sustainability is also a key focus, with Kaduna Park just one of a handful of UDIA accredited EnviroDevelopments. The accreditation is made up of several sustainability categories or 'Leaves'. Kaduna Park is working towards obtaining all six EnviroDevelopment Leaves, making it the first in the Cardinia Shire.











Join the  
community



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