

DISCOVER THE FYANS LIFE



# THE FYANS LIFE

## EXPERIENCE NEXT GEN LIVING

WELCOME TO THE REGION'S MOST SOUGHT AFTER MASTER PLANNED COMMUNITY WITH ITS IDYLIC LIFESTYLE CELEBRATING THE FINER THINGS IN LIFE.

NESTLED IN ITS OWN TRANQUIL SURROUNDINGS, GEN FYANSFORD OFFERS A LIFE ENRICHED BY ITS GOLDEN PAST AND INSPIRED FUTURE.

POSITION YOURSELF NEXT TO A PARK, BY THE RIVER, OR HIGH UP WITH PANORAMIC VIEWS, AND EXPERIENCE NEXT-GEN LIVING AS YOU DISCOVER THE FYANS LIFE.



# A FYANS LIFESTYLE READY TO EXPLORE

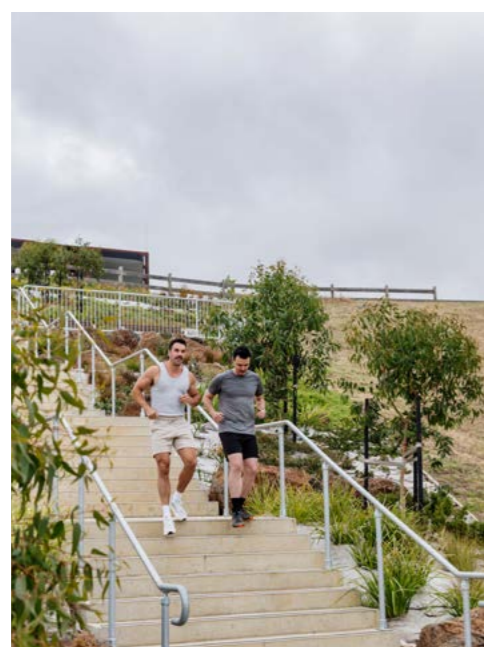
Sitting pretty by the river as it gently meanders through the estate, you're readily enticed to explore the stunning countryside beyond. It's hard to imagine a finer place to call home. Spend magical days wandering the Barwon & Moorabool River hiking trails, nearby Buckley Falls Reserve, or the nature reserves, parklands and wetlands along the way.

The 20km Barwon River Trail is something quite special and it's right at your doorstep.

Pedestrian and cycling networks make their way along both sides of the river to South Geelong, ensuring living at Gen Fyansford is an opportunity to explore somewhere new everyday.

*"Spend magical days wandering  
the Moorabool River hiking trails"*

OUR RECREATIONAL  
PARKLANDS AND WALKING  
TRAILS ARE DESIGNED TO  
GET RESIDENTS OF ALL  
AGES UP, OUT AND ABOUT.



## A LIFE FULL OF FINE MOMENTS

The Fyans life is one full of fine moments, from strolling the peaceful banks of the river to simply enjoying the majestic views from high above. This is all part of belonging to a community connected by a life full of treasured experiences.

Spend memorable family days making the most of the picnic and BBQ areas, start an impromptu game of footy on one of the ovals or open spaces, or take a beautiful evening walk with the dog along a track, the possibilities are endless! This is idyllic living at its best.



WONDERFUL OUTDOOR LIVING



*"You will treasure each day  
immersed in your community"*



## NATURAL BEAUTY IN A CULTURAL SETTING

What sets Gen Fyansford apart as a discerning lifestyle choice is, you have the rare opportunity to be immersed in the estate's stunning natural topography, while being perfectly positioned to enjoy the immediate lifestyle and cultural benefits that Fyansford has to offer.

The serenity and beauty of Gen Fyansford is just minutes from one of Geelong's hidden secrets – the historic Fyansford Paper Mill Precinct – right on the Barwon River overlooking the picturesque Buckley Falls. Here you'll be enticed by a fine selection of food, beverage and arts in a cultural precinct that is home to Provenance Wines, The Door Gallery Café, The Papermill Gallery and a contemporary middle eastern dining experience at Barwon Edge.



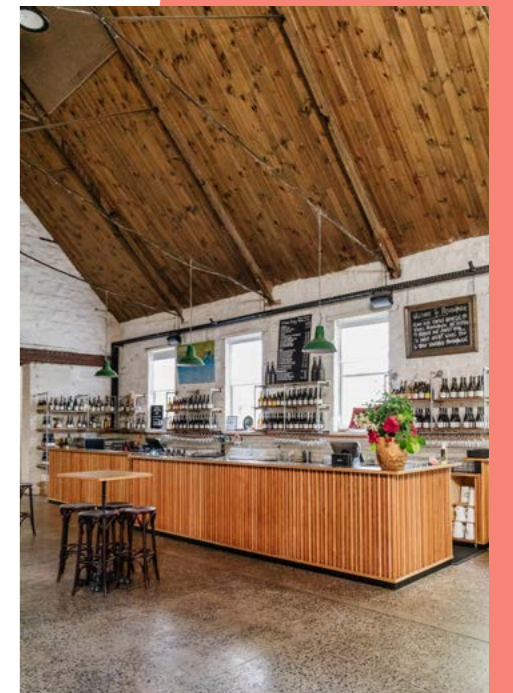
THE FYANSFORD HOTEL,  
BARWON RIVER TRAIL,  
PROVENANCE WINES,  
BUCKLEY FALLS.

*"Be enticed by a fine selection  
of food, beverage and arts"*



THE DOOR GALLERY CAFE.

THE PAPERMILL GALLERY  
AND PROVENANCE WINES.



*"Be just 5 minutes from Geelong's  
bustling Pakington Street"*

## A TRANQUIL LIFESTYLE CLOSE TO A THRIVING CBD

Everyday at Gen Fyansford, you can experience the relaxed lifestyle of a quiet country hamlet, yet be just 5 minutes from Geelong's bustling Pakington Street. Affectionately known by the locals as 'Pako', Pakington Street will draw you to its northern end's High Street-style shopping and cafés, award-winning eateries and the many boutique fashion stores that line the street. Should you choose to wander down to the river end of the street, you'll be immersed in a world of upmarket boutiques and cool craft shops.

MEET ME AT MARY'S



PAKINGTON STREET,  
ALMA RESTAURANT,  
BARWON EDGE,  
TULIP RESTAURANT.



You'll be in the perfect spot to enjoy all of Geelong's diverse shopping, entertainment and dining experiences, with its unique waterfront location a drawcard boasting the iconic Baywalk Bollards, Steampacket Quay and much more. While the bright lights of the Melbourne CBD are just an hour up the highway.



GEELONG WATERFRONT,  
LITTLE MALOP STREET.



PHOTO BY - BE HERE BE NOW PHOTOGRAPHY



*"Living at the gateway to one of  
the world's great coastlines"*

#### LOCAL WINERIES

Life in Gen Fyansford keeps you well served for the enjoyment of local wineries with an alfresco dining and cellar door experience right across the road from the estate at Provenance Wines. You can discover more wonderful local wineries dotted along the Surf Coast, throughout the Moorabool Valley and there's the renowned Bellarine Peninsula wineries.

#### WORLD CLASS COASTLINE

Access to the bay, and living at the gateway to one of the world's great coastlines, is reason enough to choose the Fyans life. Ocean Grove, Torquay and the world famous Bells Beach are within easy reach along with the stunning heritage listed Twelve Apostles. While popular tourist spots Lorne and Apollo Bay follow an unforgettable scenic drive along the stunning Great Ocean Road.



SURF COAST, MT DUNEED  
WINES, GREAT OCEAN ROAD,  
LOCAL WINE TASTING.

# A FYANS LIFE IS A WELL EDUCATED ONE

Choosing a life at Gen Fyansford is a smart choice with access to some of Victoria's very best educational facilities. From the earliest years at prep all the way through to a university honours degree, your primary, secondary and tertiary educational choices are endless and under 10 minutes away from home. This includes a number of local primary schools, APS Geelong College, as well as Deakin University a short 9 minute drive away. No wonder a Fyans lifestyle is such a well educated one.

**PRIMARY SCHOOLS**

The Geelong College Preparatory School	2 MIN DRIVE
Newtown Primary School	3 MIN DRIVE
Herne Hill Primary School	4 MIN DRIVE
Holy Spirit Parish School	4 MIN DRIVE
Manifold Heights Primary School	5 MIN DRIVE
Lutheran Primary School	5 MIN DRIVE
Ashby Primary School	6 MIN DRIVE
Fyans Park Primary School	6 MIN DRIVE
Geelong Grammar, Bostock House Campus	6 MIN DRIVE
Kardinia International College	7 MIN DRIVE

**SECONDARY SCHOOLS**

St. Joseph's College	4 MIN DRIVE
Western Heights College	4 MIN DRIVE
Sacred Heart College	5 MIN DRIVE
The Geelong College Senior School	5 MIN DRIVE
Kardinia International College	7 MIN DRIVE
Geelong Grammar, Corio Campus	18 MIN DRIVE

**TERTIARY / TAFE**

Gordon Institute of TAFE	6 MIN DRIVE
Deakin University	9 MIN DRIVE



*"Give your family the best that education has to offer"*

# BE CONNECTED TO ALL THE FINE LOCAL AMENITIES

While you might feel a world away in the tranquil surroundings of Gen Fyansford, you're right in the heart of everything you need to connect with contemporary living. Work, school, shopping, dining - all within easy reach.

The convenience of having work, school and any number of lifestyle and social activities so nearby, further confirms this is a fine choice for your future home.

## KEY TRANSPORT INCLUDES

Princes Fwy	1 MIN DRIVE
Geelong Train Station	9 MIN DRIVE
North Geelong Train Station	10 MIN DRIVE
South Geelong Train Station	15 MIN DRIVE
Avalon Airport	20 MIN DRIVE
Port Phillip Geelong Terminal	13 MIN DRIVE
Spirit of Tasmania	14 MIN DRIVE



*"You're right in the heart  
of everything you need"*



## NO FINER LOCATION

Put yourself in the picture and discover the finest riverside lifestyle in an estate designed to complement the serene beauty of its surroundings.



## THE FINE AMENITIES

Gen Fyansford is surrounded by all the finer things in life, with a host of exceptional amenities within close proximity.



## A LIFE ENRICHED BY A FINE PAST

Gen Fyansford's fascinating history dates back to 1837 and sets it apart from other estates.

There are still constant reminders of a pioneering age when bridges were built, rivers forded and the mill industries flourished at a time when Fyansford was one of Australia's most prosperous and colourful towns.

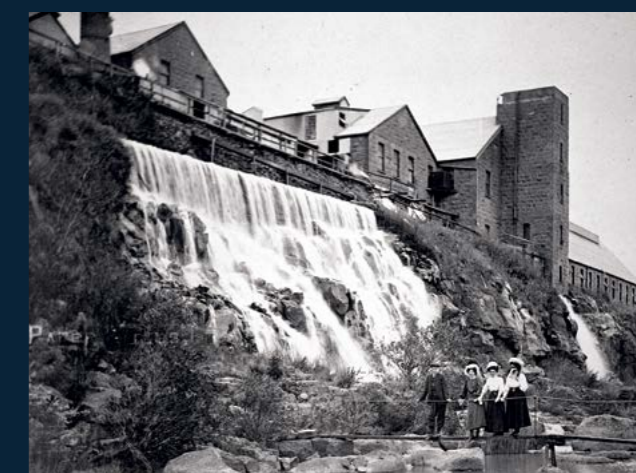
Most notable is the estate's heritage listed Fyansford Monier Bridge, a striking example of the Monier bridges built worldwide and the first of its kind built in Australia.

The original Old Mill is now a contemporary cultural precinct for arts, crafts and food and beverages, while the old pub known as the Fyansford Hotel is still keeping locals refreshed today.

It's a fine example of how the past can enrich a community today.

*"The Fyansford Monier Bridge  
is an elegant reminder of the past"*

Gen Fyansford acknowledges the Traditional Owners of the Wadawurrung Country where our estate is located, and pay our respects to Elders past, present and emerging.



PAPER MILLS ABOVE CASCADE,  
TOWNSHIP OF FYANSFORD MAP

# A FYANS LIFE IS A GREENER, MORE SUSTAINABLE ONE

When you make Gen Fyansford your home, you'll discover some friendly natives have already moved in. In fact the waterways, trees and grassy flats of this stunning ecosystem are teeming with local birds and marsupials thriving just like you.

Residents can rest assured there is a strong focus at Gen Fyansford on preservation, revegetation and conservation as part of the estate's future planning. This includes important preservation of the local Red River gums, the regeneration of the local waterways and wetlands and the protection of local birds like the plovers, swans and falcons.

We've worked hard to create beautiful sustainable spaces for you to call home and share with the local creatures.



YOU MIGHT SPOT AN ECHIDNA OR PLATYPUS ON YOUR EVENING WALK.

*"A strong focus on preservation, revegetation and conservation".*

## GUIDELINES TO A FYANS LIFE

Our Design Guidelines are in place to ensure the high standards of the Gen Fyansford community continue to be maintained now and in the future.

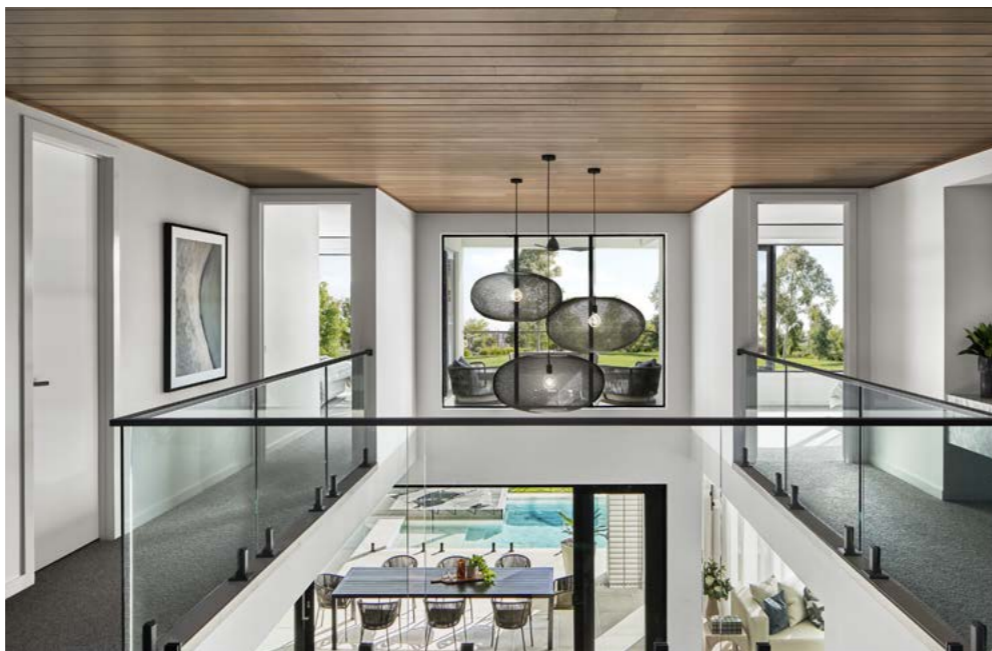
You can have total confidence knowing the beautiful tree lined streets and quality designed homes in your neighbourhood will ensure a community that reflects the Fyans life.

Have your choice of a beautifully designed home that is both sustainable and built for the future.

With a selection of Victoria's best, award winning home builders located in our Display Village to help you create the home you've always dreamt of! We can't wait to welcome you home.

You may of course prefer to bring in your own architect if you have something more 'custom' in mind. The choice is yours.

And to assist you with connecting your new home to the fibre optic network to enable your TV, broadband, telephone and other services, we recommend Opticomm, one of the Victoria's largest independent providers of broadband access networks.



MONIER WAY STREETScape.

# THE TEAM

Our expert team of industry leaders bring decades of experience to Gen Fyansford with a proven track record. This should give you complete peace of mind that they are creating a community at Gen Fyansford for generations to come.

## ICD PROPERTY DEVELOPER

ICD Property is an internationally renowned Melbourne-based residential, hotel and commercial property development group. With a long list of accolades in the categories of architecture, high-rise, urban development and innovation, ICD Property is devoted to delivering exceptional and innovative projects. ICD's mission is to deliver projects that stand the test of time by placing an emphasis on liveability both now and into the future; with sustainability, wellbeing and lifestyle key elements of all developments.



## SUPALAI DEVELOPER

Since 1989, through its own experience and zeal, Supalai has built itself into one of the three leading housing developers in Thailand. Moreover, it is one of the very few developers with a high level of all-round expertise in both broadacre land and apartment developments. The picture shows one of its crown jewels, 'Supalai Icon', which is among hundreds of ongoing projects.

## SUPALAI

## TRACT LANDSCAPE LANDSCAPE ARCHITECT, URBAN DESIGNER & TOWN PLANNER

For over 50 years, Tract has been committed to excellence in landscape architecture, urban design and town planning. As planners and designers their charter is to deliver sustainable and memorable solutions, shaping places for living, leisure and work, and the infrastructure that supports and connects these places. By harnessing the strength and diversity of their collective expertise, Tract continue to evolve and shape contemporary thinking, working in partnership with clients to deliver highly desirable places for people to call home.

Tract

## SINCLAIR BROOK PROJECT MANAGER

Established in 2004 and with more than \$7 billion of projects to date, Sinclair Brook® Group is an integrated development and project management company that is committed to pushing the boundaries of design and creating exceptional spaces for living and working. We are passionate about working alongside our clients and design teams to curate and deliver projects that will leave a positive legacy. We operate in the areas of project origination, development management, project management and capital solutions. Driving projects and opportunities for both clients and partners is our passion.





**GEN FYANSFORD**

6 Dell Boulevard  
Fyansford, Victoria 3218

1300 392 673

**GENFYANSFORD.COM.AU**