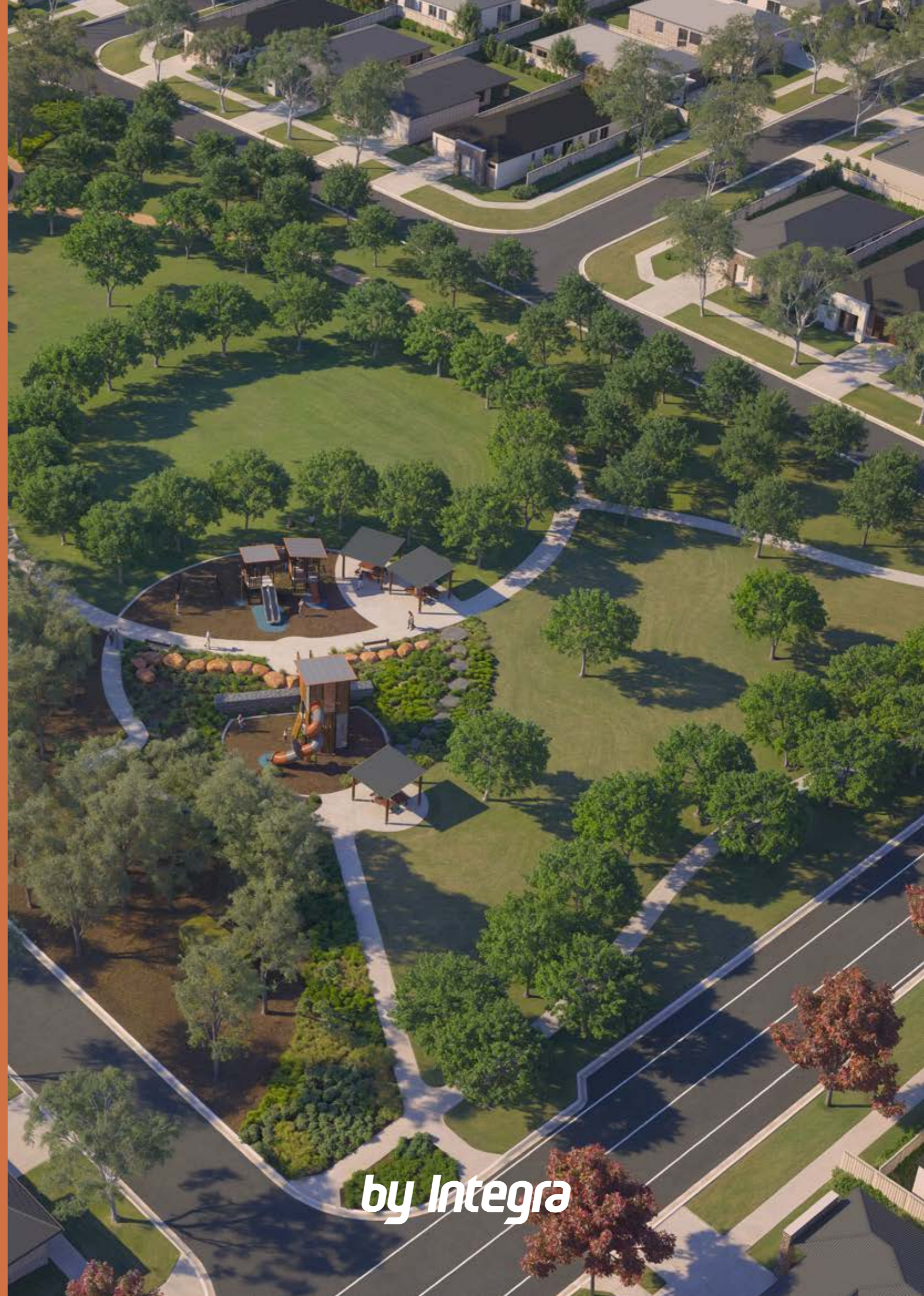


Aberdeen



beyond the ordinary starts here

Welcome to Aberdeen, a serene new community redefining modern living. Inspired by the natural surrounds and history of the land, this expertly master planned community is well positioned between urban amenities and tranquillity of countryside. Home to lush green space, curated neighbourhood parks and a flourishing wetland, experience a lifestyle beyond the ordinary at Aberdeen. Delivered by Ballarat's trusted property developer, Integra.



by Integra

Future Education,
Sports + Retail
Precinct

Sports Ovals

Indoor
Leisure Centre

Private
School

Childcare

Secondary +
Primary School

Multi-Purpose
Community Centre

Retail Precinct

North

Delacombe
Town Centre
2km

Ballarat CBD
9km

Geelong
90km

Melbourne
110km

Discover value woven into every aspect of Integra's visionary project, Aberdeen.

Superbly located in thriving Ballarat, surrounded by local amenity and boasting trademark Integra developed tree-lined streets, manicured green space, inspiring playgrounds and landscaped wetland, Aberdeen offers value that is truly beyond the ordinary.



520 Glenelg Highway, Winter Valley

Image is for illustrative purposes only and was produced prior to planning approval, statutory approval, and commencement of construction, and may change without notice. Image and information presented are intended as a guide only. Proposed future precinct information is sourced from the Ballarat West Precinct Structure Plan 2016 – Plan 8 Future Urban Structure and is subject to change. The proposed future precinct will not be owned or managed by Integra and delivery of timings and outcome are outside of Integra's regulation. Purchasers must rely on their own ongoing enquiries about the proposed future precinct.

lifestyle beyond the ordinary



Life at Aberdeen unfolds at your own leisurely rhythm. Choose to relax and unwind in your home space or explore regional hidden gems nearby, from nature reserves, waterfalls and walking trails, all sprinkled between the region's charming country towns.

Devils Kitchen Geological Reserve
Ballarat-Skipton Rail Trail
Jubilee Walk
Enfield State Park
Clarksdale Sanctuary

You're just a stones-throw away from paddock-to-plate local produce, wineries, boutique shops and cafes.

The Green House

Wootten

Avalon Nursery

Red Duck Distillery

Smythesdale Country Market

Nintingbool Vineyard & Winery



Centre expansion

The centre is growing with a new 10,000sqm retail precinct, featuring Planet Fitness and Hungry Jack's.

Delacombe Town Centre is a 3-minute drive down the road, a single destination for shopping, restaurants, and the local cinema.



Source - www.delacombetowncentre.com.au/delacombe-town-centre-is-expanding

Stores & entertainment

Woolworths

Kmart

Dan Murphy's

Showbiz Cinemas

Australia Post

Starbucks

Direct Chemist Outlet

Also nearby

Bunnings

Petstock








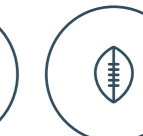
parks beyond the ordinary

Inspired by exploration and adventure, Aberdeen's neighbourhood parks feature something for all ages.



Horman Park

Taking inspiration from the charming Kinderhurst Farmhouse and named after the matriarch of the Menhennet family Margaret Horman, this park is a playground straight out of a farmyard dream. With barn-style shelters to gather with family and farm-themed play equipment to explore, children can let their imaginations run wild.

-  200+ trees
-  2400+ plants
-  four slides
-  net bridge
-  dual swings
-  sheltered picnic area
-  drinking fountain
-  kick-and-throw area

*Park images and equipment are indicative only and subject to change



At Aberdeen, every street runs through to beautiful green spaces, so you can feel connected to nature and community.

North Park

Whether you're scaling the towering climbing structure, zooming through thrilling tunnel slides, or soaking up the amazing views from Aberdeen's highest point, there's something for everyone to enjoy at North Park. With plenty of spots for walking, playing, and spotting wildlife, it is the perfect place for family adventures and nature lovers alike.



1270+ trees



7000+ plants



four slides



rock scaling wall



dual swings



sheltered picnic area



net scramble



drinking fountain



Aberdeen's impressive front-entry wetland will feature a range of indigenous and exotic plant life creating a thriving wildlife habitat. Central to the wetland's design is a 1-kilometre walking track, promoting exercise and allowing residents to experience the wetland up close. It is an ideal spot for both jogging and leisurely strolls, blending active lifestyles with nature.

28,000
wetland plants

9,000
shrubs

100
trees



viewing platform



walking track



views
beyond
the ordinary

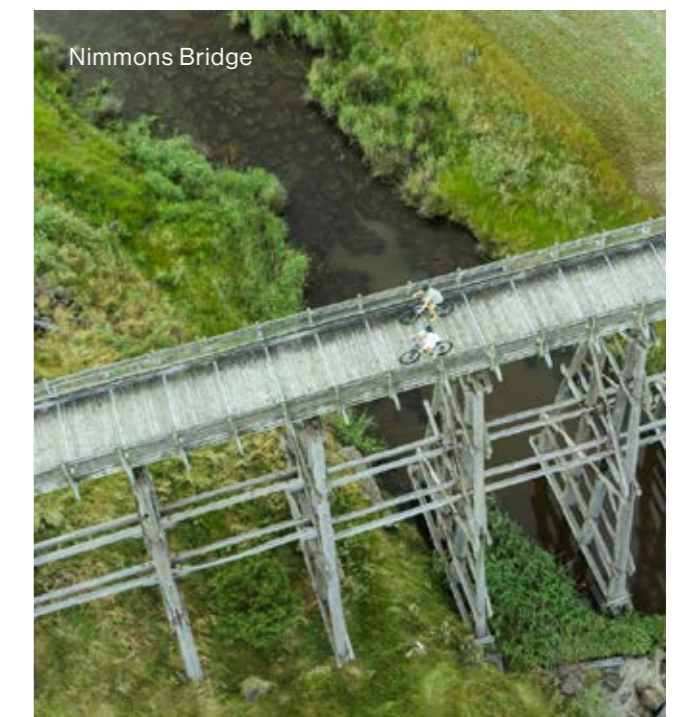
Sitting on the southern side of the Great Dividing Range, Aberdeen is thoughtfully designed to take advantage of the rolling country landscape.

Surrounded by nature, wide open spaces and mountains, the estate forms a peaceful retreat in Winter Valley. Elevated homesites provide an opportunity to embrace the impressive regional surroundings.

history beyond the ordinary



Rich in history and deep rooted in family values, the origins of the land as the Kinderhurst farm was lovingly cared for by generations of the Menhennet family. The name Aberdeen is a nod to heritage and the past farming of Aberdeen Angus cattle on the land.



Neighbouring townships in the Golden Plains Shire are home to historic sites such as the Nimmons Bridge, Smythesdale Courthouse Hotel, and Devils Kitchen Geological Reserve.



community beyond the ordinary

Envision feeling part of a community from the get-go. Carefully masterplanned to be inclusive, diverse, and welcoming, Aberdeen will create a true sense of belonging where your neighbours are also your friends.

Open green park spaces are located within 350 metres of every home, continuing Integra's commitment to bringing residents together to create meaningful connections in vibrant spaces. Contemporary neighbourhoods have been established with a safety-first approach with streets fronting parks, providing both active and passive surveillance.



Integra proudly supports newly built neighbourhoods by running local events and on-the-ground partnerships with community groups to help foster a lifelong connected community.



value beyond the ordinary

Aberdeen's allure extends through Integra's signature touches and unique standards. Through respectful planning, construction of builder-ready homesites, abundant green space and inspiring playgrounds, Aberdeen creates a valuable opportunity for future homeowners.

Offering a range of lot sizes and layout options to suit first home, second home or forever home purchasers. Whether you need a spacious backyard or low maintenance courtyard, side access for a caravan or double car garage, you can choose a space suited to your lifestyle.

a sanctuary to call home



Our building and design covenants will protect a coherent character and well-designed streetscape, whilst allowing for flexibility and encouraging innovative home design. The project covenants will ensure consistency of amenity, siting, built form, setbacks and fencing for a refined finish.

Conscious of the natural topography Aberdeen will offer individually prepared home-sites as part of the subdivision works. Works include earthworks, retaining walls (as required) and a crossover, to provide a ready-to-build product, delivering efficiency and enhancing affordability for the future homeowner.

Integra is committed to providing nature-rich community spaces and tree-lined streetscapes, as well as park and wetland maintenance throughout the project completion.



sustainability in play



As Ballarat locals,
we care deeply about what
we're leaving as a legacy
because we too are a part
of this town.

- Nick Grylewicz,
Director of Land Development

A strategically designed and sustainable approach ensures Aberdeen's residents enjoy a vibrant and healthy environment that's well connected to nature.

Aberdeen's parks and wetland creates a sanctuary for biodiversity, with thousands of new trees and plants enhancing the site's habitat and residents' lifestyles.

Throughout the estate, reclaimed, recycled and locally sourced products are used such as the basalt rocks, timber fence posts and indigenous plants.

All properties in Aberdeen are required to meet a minimum 7-star NatHERS energy rating.

Lot orientations have been developed to maximise sun exposure to support energy efficiency. Residents can have peace of mind about the energy performance of their new home.

From
ABCs to PhDs,
we've got it all
close by.

Aberdeen offers a strategic location for a seamless educational journey, accommodating learners from early childhood to adulthood.



Future education

Connected to Aberdeen is a future neighbourhood activity centre which will include a new Primary School, Kindergarten and Secondary School.



Education within a 10km radius

Delacombe Primary School

Ballarat Grammar

Lumen Christi Primary School

Phoenix P-12 Community College

Ballarat Clarendon College

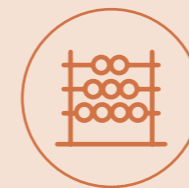
St Patricks College

Ballarat High School

Federation University

Loreto College

Australian Catholic University



Early learning

Delacombe Community Kindergarten

Milestones Early Learning

Delacombe Child Care Centre

Brady Bunch Early Learning

Easily accessible wellbeing facilities

Medical

Staying on top of medical appointments is easy with Delacombe Medical Centre, Family Dental Clinic and the Ballarat Community Health Centre just down the road. Ballarat Base Hospital and St John of God Hospital are located within a 9km radius.



Lifestyle villages & aged care

Located near care facility Bupa Aged Care and a variety of lifestyle villages, you will have the convenience of being close to family when it matters most.



Pet care

Furry friends are close to vet services, puppy school, grooming and doggy daycare facilities.



Fitness

Next to some of Ballarat's best fitness facilities including QuickFit Health Club, D2E Gym and Elements Health & Fitness.



Coming to Winter Valley

A future precinct planned for the suburb will enhance community access to education and wellbeing facilities.

Large Activity Centre (shopping/retail precinct)

Primary School (State Government)

Secondary School (State Government)

Private School (Catholic prep to grade 6)

Early Years Hub (kindergarten / childcare)

Indoor Leisure Centre (sports)

Multi-Purpose Community Centre

Ballarat infrastructure plans



Mars Stadium upgrade

Ballarat's Mars Stadium is undergoing a substantial upgrade with 5,000 new permanent seats added, raising the seated capacity to 10,000. Improvements will enhance the region's capacity to host major sport and entertainment events. Mars Stadium currently hosts two AFL matches per season.

Source - www.development.vic.gov.au/projects/ballarat-major-events-precinct?page=overview



Ballarat Hospital redevelopments

Ballarat Base Hospital, operated by Grampians Health is currently undergoing a \$595 million redevelopment, offering a new emergency department, expanded operating theatre suite, postnatal ward, birthing rooms, and an additional 100 inpatient and short stay beds. Ballarat Regional Integrated Cancer Centre provides specialised cancer care services for the community across the Grampians Region of Victoria.

Premier private hospital St John of God Ballarat is undergoing an \$80 million redevelopment, which will include a new ICU, a new Central Sterile Services Department, four new operating theatres, and a new 30-bed inpatient ward.

Source - www.bhs.org.au/about-us/base-hospital-redevelopment
www.sjog.org.au/our-locations/st-john-of-god-ballarat-hospital/news/news/2023/01/13/04/55/hospital-redevelopment-2022-in-review-and-2023-plans



Future transport

Stage 2 & 3 of the future Ballarat Link Road will provide a link between the Western, Glenelg and Midland Highways, connecting residents to central Ballarat, Wendouree and Melbourne. These enhanced routes will support a faster and safer commute for residents.

Aberdeen has been built with considerations for public transport. The planned bus route will come into effect as determined by PTV and will run from Greenhalghs Road travelling south and turning east at Horman Park onto Masada Boulevard.



On the doorstep of historic Ballarat

Located just 75 minutes west of Melbourne, Ballarat is renowned for its art, culinary scene and vibrant culture. Lined with leafy streets, grand buildings and award-winning attractions, there is no shortage of things to do in Ballarat.

[Ballarat Wildlife Park](#)

[Sovereign Hill](#)

[Art Gallery of Ballarat](#)

[Lake Wendouree](#)

[Speciality Retailers](#)

[Cafes & Restaurants](#)

[Farmers Markets](#)

Integra's commitment to deliver more.



Nick Grylewicz, Director of Land Development
+ Matt Agterhuis, Managing Director



Integra is a local, family-owned business with values steeped in innovation and expertise. With a proven track record of delivering exceptional communities, Integra consistently go above and beyond what is required. Past achievements demonstrate an ongoing commitment to delivering more, ensuring every project reflects a dedication to excellence.



Integra Guarantee

When you purchase land in an Integra community, you're choosing a team with a proven track record of over 20 successful communities in regional Victoria. As locals who live in and love Ballarat, we are here to support you every step of the way.

Buy with confidence with Integra.

Since 1985, delivering
20+ communities
and counting



Our communities

Acacia Place

Ballymanus

Beerwah Heights

Bellview Drysdale

Bluestone Green

Canadian Lakes

DTC Edge

Eumundi 110

Insignia Ballarat

Jasper Hill

Macarthur Park

Mount Helen Avenue

Rainbow Ridge

Sanctuary

Station Street Epsom

Tandara

The Chase

Aberdeen

Lucas

Providence

Viewpoint

Aberdeen

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by Integra

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