



MODEINA




ANOTHER DENNIS FAMILY COMMUNITY

That's
my kind of
place





A scenic view of a modern house on a hill. In the foreground, a paved path winds through a grassy area with some low-lying plants. Two people are jogging on the path, and another person is walking further up the hill. The house is a two-story modern design with large windows and a flat roof. The scene is set during the golden hour, with warm sunlight filtering through the trees and casting long shadows. A large tree branch is visible in the foreground, framing the scene.

This is what life is all about. You've worked hard to get here, so you should enjoy your reward - living in a beautiful new home in a place that is your idea of 'just perfect'.

Imagine your new life at Modeina. Surrounded by people who, like you, appreciate the finer things in life, and love the choice of nearby schools, shops, parks and transport. Everything is just so close.

From beginning to end, Modeina is all about bringing together the best of everything - the people, the place, and the future.



That's my kind of
lifestyle

You've recently moved in to Modeina, and the whole family has made new friends.

And it's no surprise they get on so well with all your old friends – you know, the ones that keep coming around to see what all the fuss is about.

The neighbourhood is growing every day and you have no end of invitations to join in the social life around Modeina - the only question is how are you going to fit it all in?

The family loves the BBQ and play areas, with more parks and recreational areas planned. The Community Centre offers 3 and 4 year old kindergarten, occasional care, maternal and child health, and a range of parenting groups.

Modeina has so much to offer when it comes to family.



That's my kind of
people



That's my
kind of life





For those just starting out,
there's no smarter decision
than starting out at Modeina.

When lifestyle matters, that's
when you'll appreciate all that
Modeina offers now, and in
the future.



From running around the paths
that will surround Modeina to
simply wandering around your
neighbourhood, Modeina will
help you make the most of
everything you do.

It's a big decision, now let's
make it one of your smartest.



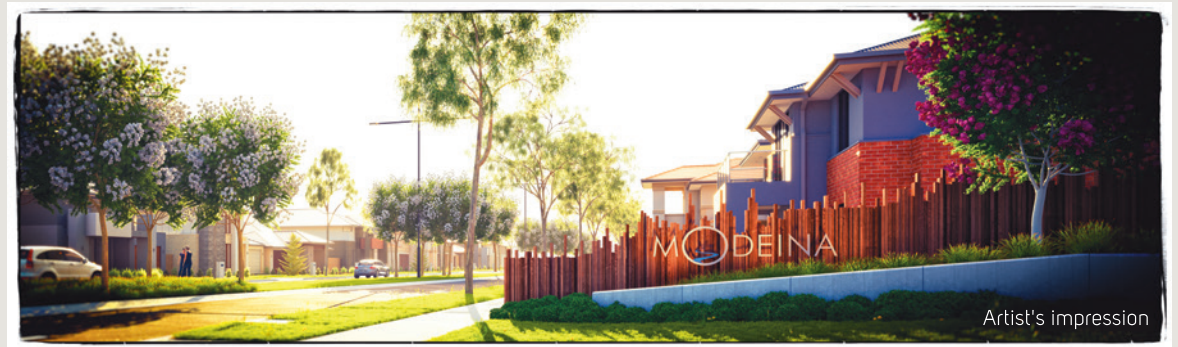


That's my kind of home

You probably know exactly what your brand new home will look like. The big decision here is where you're going to put it.

Within Modeina itself, there are so many possibilities. Maybe something creekside where you'll have uninterrupted views across Kororoit Creek, or perhaps closer to the future wetlands or the new parks. As a growing family, living near our very own school, Burnside Primary, could be the perfect choice.

Whatever you consider to be important for your home's position, Modeina will have a lot that will suit your choice - beautifully.



Artist's impression



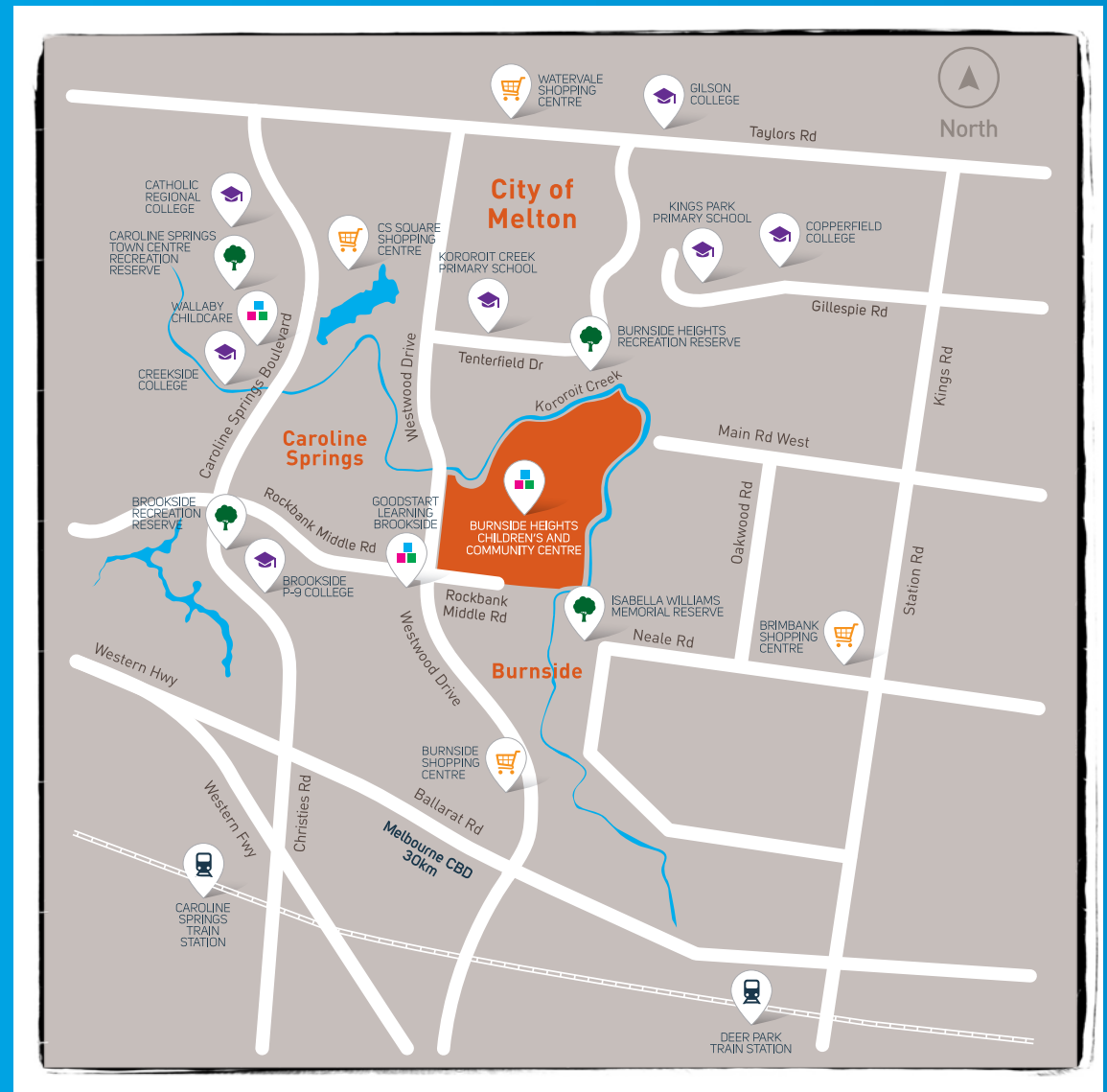
That's my kind of close

Modeina is uniquely positioned to take advantage of all the great facilities and amenities the local area offers.

You'll enjoy the fantastic shopping and excellent schools of Caroline Springs just down the road. The impressive Isabella Williams Playground is just across the creek.

Public transport is as close as Westwood Drive for the bus, or Caroline Springs for the train.

By car it's an easy drive to access Ballarat Road and the Western Ring Road to get to the CBD or Williamstown.



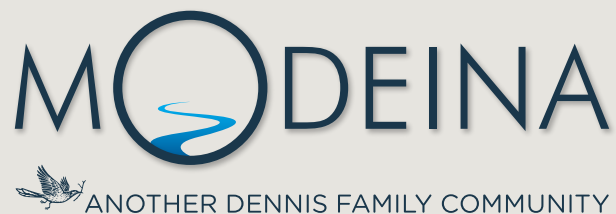




- A** Direct access to the Calder Freeway
- B** Proposed pedestrian link to Burnside Heights Recreation Reserve
- C** Planned cycling and walking path
- D** Community BBQ, playground and open space
- E** Conservation Area
- F** Wetland, conservation area and playground
- G** Montemarte Boulevard Reserve
- H** Burnside Children's and Community Centre
- I** Burnside Primary School
- J** 10 minutes easy walk to Burnside Shopping Centre
- K** Local bus stop
- L** Fitness Station
- M** Proposed community space
- Sold Out
- Available

This plan is for marketing purposes only. All details are subject to approval by relevant authorities and as such, may vary. Modeina accepts no responsibility for any changes that may occur to this plan.





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It takes a family to
understand how a family
wants to live

At the Dennis Family Corporation,
we believe that our own family's
experience in creating communities
and building homes gives us special
insight into the unique requirements
of each and every family we meet.

As a family-owned and operated
business, our values mean everything –

- Honesty and integrity in our conduct
- Passion for our business
- Caring for our customers
and our communities
- Vision for the future
- Quality in our products and services