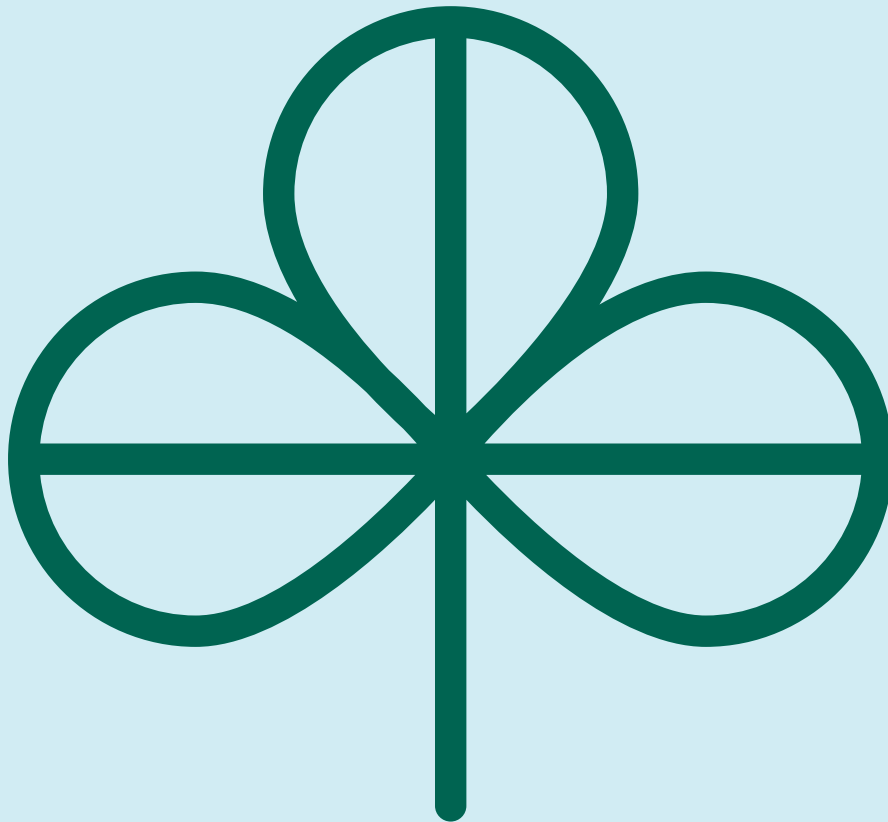




Marran Run



Welcome to Marran Run.

Marran Run is an exclusive new community, hidden away along the green edge of Thomastown.

Create *your* place in this exclusive new residential community. Tranquil and spacious while being close to established amenity, it's Thomastown's hidden gem. Nestled amongst established homes, the Whittlesea Public Gardens and Marran Baba Parklands, **Marran Run** residents will thrive in an environment rich in possibilities for a perfect lifestyle.

Marran Run offers purchasers the rare combination of the opportunity to build a stylish modern home with ready access to existing transport networks, shopping, recreation and community amenities all within close proximity to a range of schools and educational choices.





Discover Marran Run

Marran Run will be an exciting and modern addition to Thomastown. At Marran Run, you'll enjoy the benefits of living in a well-connected community that's been carefully designed to highlight and embrace its natural open surrounds. The convenience of shops, education, transport and community services are all in place, just a short drive from Marran Run. There's an abundance of parkland and open space on your doorstep, as well as a connected network of walking and cycling paths to encourage you to live a healthy lifestyle.

* Map not to scale

Enjoy a connected lifestyle.



Life is better spent surrounded by family and friends. Escape the hustle and bustle of everyday life, with the convenience of having everything a modern lifestyle needs within reach of *your* doorstep.

EDUCATION

Families living at **Marran Run** won't have to travel far to find quality education options with a number of kindergarten, childcare, and public and private primary and secondary schools within a short drive or bus/train trip. For those undertaking tertiary studies, RMIT Bundoora and La Trobe University are just a short drive away via the Metropolitan Ring Road.

SHOPPING

A few minutes' drive away on Edgars Road is the local IGA Supermarket, perfect for those last-minute milk and bread runs. Travel a little further to Pacific Epping, the major shopping centre in the area, complete with supermarkets, specialty shops and major retail outlets, including Kmart, Big W, Aldi, Coles and fresh food providers in butchers, grocers, fishmongers and more.



FOOD & DINING

Catching up with friends or family over a coffee or meal is easy for **Marran Run** residents – the hardest part is choosing where! Stay local and explore the wide variety of international culinary influences within *your* community. Venture a bit further and partake in the growing coffee culture and dining options in Reservoir and Preston. For special occasions, you're only a short drive from the inner-city dining options of Carlton, Fitzroy and Brunswick.



TRANSPORT

Marran Run is well connected by established transport options, with nearby Thomastown Train Station getting you directly to Flinders Street Station. Bus Stops on Barry Road service bus route 557, which takes in key stops such as Thomastown Train Station, Lalor Train Station and Lalor Shopping Centre. Access Melbourne's freeway network via the Metropolitan Ring Road, with the Edgars Road onramp recently upgraded and only a short drive away.

Find your healthy balance.

Thanks to an incredible range of nearby parks, playgrounds, walking & cycling trails and sports facilities it's easy to keep active and healthy at **Marran Run**.

SPORTS & RECREATION

Marran Run offers an opportunity for a healthy life. In addition to the abundance of parks and open space, **Marran Run** residents are a short drive to Thomastown Recreation & Aquatic Centre.

There are also a number of playgroups and organised community sporting groups to choose from, offering plenty of opportunities for the whole family to socialise, have fun and be active.



PARKS & NATURE

However you enjoy the great outdoors, there are plenty of opportunities to play at **Marran Run** where you're surrounded by an abundance of nature, open spaces and parks. On your doorstep is the Metropolitan Trail Network, which connects to the Marran Baba Parklands the neighbouring Conservation Reserve and surrounding suburbs and beyond.

Directly to the north of **Marran Run** lies the Whittlesea Public Gardens which is currently being upgraded by the City of Whittlesea. The redevelopment will reenergise the gardens and create a modern space for **Marran Run** residents to get active, socialise and enjoy the outdoors.



Perfect for every lifestyle.



NORTHERN
HOSPITAL



COSTCO EPPING



PACIFIC EPPING

LALOR GARDENS
PRIMARY SCHOOL

ST CATHERINES
PRIMARY SCHOOL

GILWELL PARK
WHITTLESEA UNITED
SOCCER CLUB

WHITTLESEA
PUBLIC GARDENS

LALOR
LIBRARY

LALOR
TRAIN STATION

RMIT
BUNDOORA

BARRY ROAD
PRESCHOOL

RGC COOK
RESERVE

MAIN STREET
RECREATION
RESERVE

THOMASTOWN
TRAIN STATION

THOMASTOWN
LIBRARY

THOMASTOWN
RECREATION &
& AQUATIC CENTRE

THOMASTOWN
SECONDARY COLLEGE

THOMASTOWN WEST
PRIMARY SCHOOL

SUPA IGA
THOMASTOWN

THOMASTOWN MEADOWS
PRIMARY SCHOOL

CBD 20 km

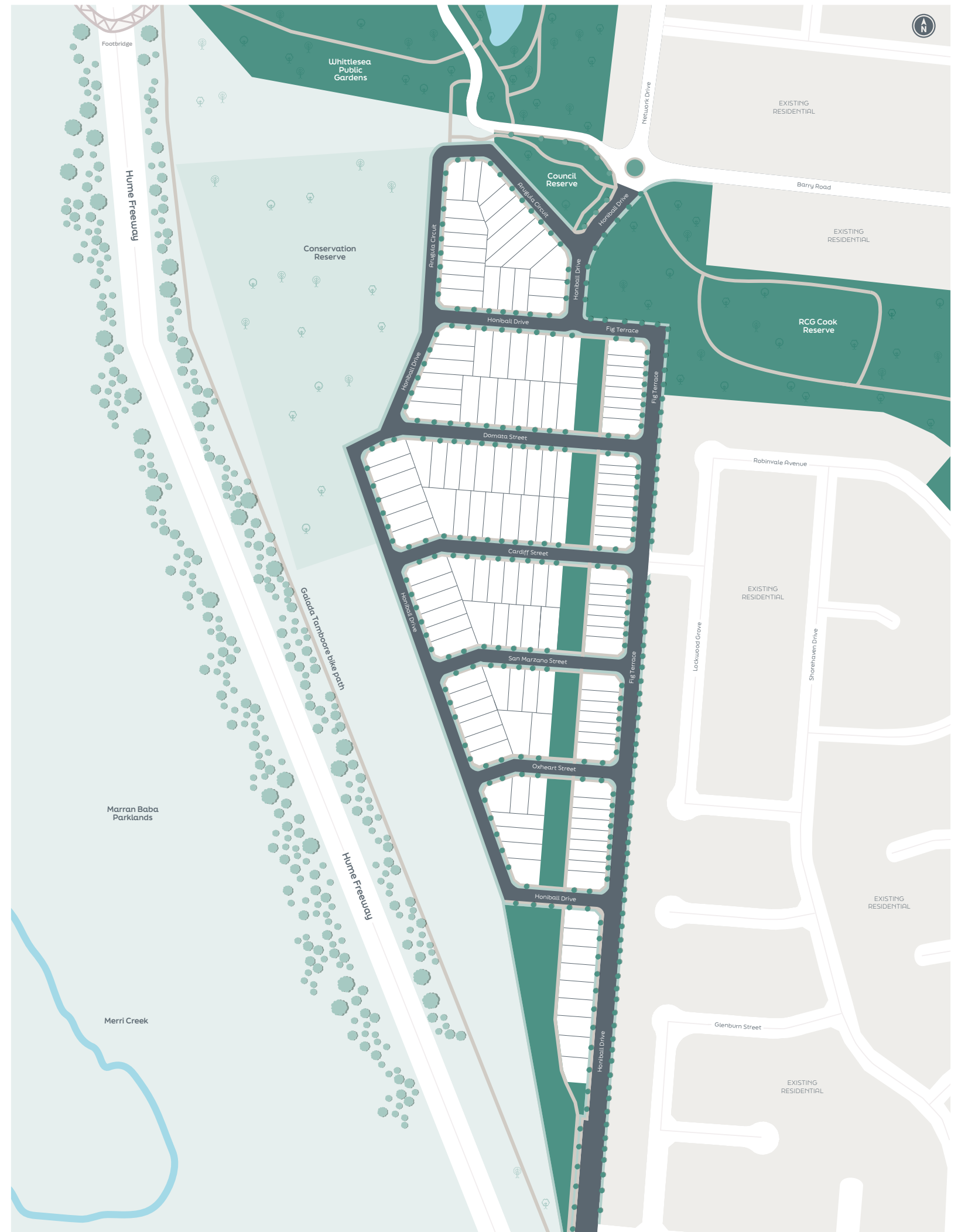


All drawings, plans and images are indicative only, subject to change and may not be to scale. 'Artist Impression only' images are conceptual and are intended for illustration purposes only.

Lot sizes to suit every lifestyle.

Whether you're buying your first home, upsizing, downsizing or investing, **Marran Run** offers you the rare opportunity to buy off the plan in Thomastown. Build a modern and stylish home to suit *your* lifestyle!

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Whittlesea Public Gardens.

A space to get active, socialise and enjoy the outdoors.

Whittlesea Public Gardens has been the heart of the local Thomastown community for decades and the City of Whittlesea has recently commenced a multi-million dollar redevelopment.

Stage 1 of the redevelopment is expected to be completed in late 2022 and will include an impressive new playground equipped with:

- A large play tower,
- Double flying fox,
- Rope climbing unit,
- Swings,
- Slides,
- In-ground trampolines,
- Rockers,
- Nature play,
- Upgrade of the existing off-leash dog park and more.

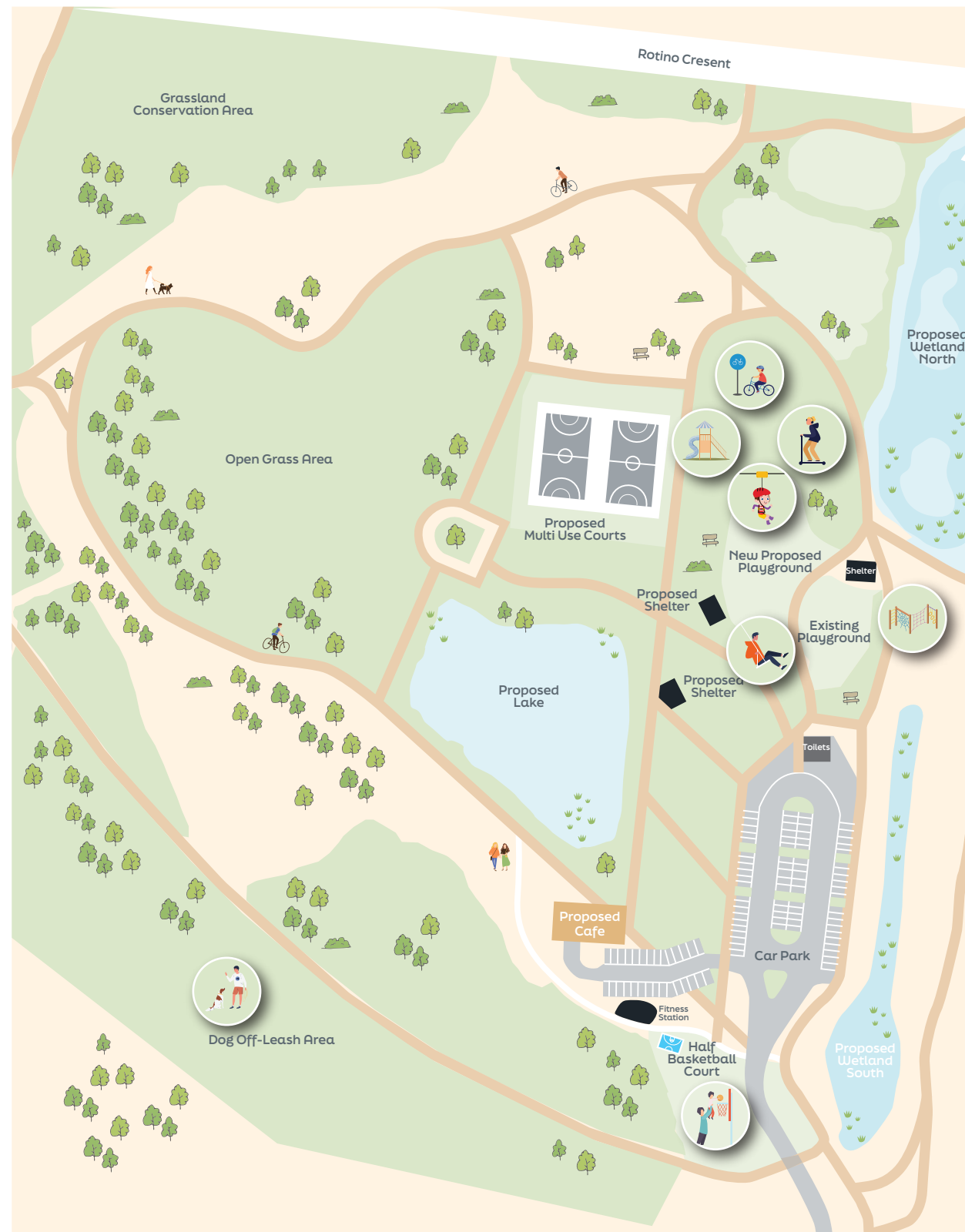
The first stage of the upgrade will also include a proposed new learn-to-ride area. It's sure to be a hit with young cyclists, with the park's fun-sized roundabouts, speed bumps, intersections and crossings providing hours of fun and education.

Stage 2 of the redevelopment is scheduled to commence in late 2022, and will include:

- A skate park for beginners to intermediate users,
- Spectator lawn area,
- Rock climbing wall,
- A full-size basketball court and a half-size basketball court (multi-lined for use as multi-purpose courts),
- 100 space car park,
- Picnic shelters and settings,
- Hotplate BBQ,
- Seats and benches, and
- Upgraded lighting along key paths.

Stage 3 is proposed to include:

- Wetland and waterways improvement
- Continued network of pedestrian and cycle paths
- Protection and enhancement of the Native Grassed conservation zone
- Natural water play elements around the wetlands.
- Outdoor fitness equipment.
- Repurpose the redundant lake into an irrigated events lawn.



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Information extracted from website:
<https://engage.whittlesea.vic.gov.au/whittlesea-public-gardens>.

Marran Run will feature an exclusive run of 3 or 4 bedroom, double garage townhomes.

These townhomes will offer residents traditional ground-floor living with landscaped courtyards and double car garages with the comforts of environmentally sustainable home designs. The townhomes will come with a range of premium inclusions as standard, including panel lift garage doors, stainless steel oven, cooktop, rangehood, dishwasher and more.

A range of upgrades are on offer to ensure *your* townhome reflects *your* style. All townhomes will front onto green space and will be turnkey, meaning *your* townhomes will include *your* landscaping, letterbox, driveway, clothesline and more! Whether you are a first-home buyer, young family, or downsizer, these townhomes will have a range of floorplans to suit *your* lifestyle.



Image is of Nostra townhomes at Aspire Estate

Your Home, Your Place, Your Style.

MARRAN RUN VISION

Marran Run will be home to a modern and vibrant community built on a vision of a connected lifestyle. The masterplan offers a variety of lot types to inspire and give you the freedom to design a home the suits *your* lifestyle and taste.

DESIGN GUIDELINES

Marran Run's design guidelines create a clear vision for the **Marran Run** community. The guidelines are designed to ensure all homes at **Marran Run** are built to a high standard and maintain an aesthetic that will create harmony while embracing diversity. The guidelines help provide peace of mind that your investment is protected.

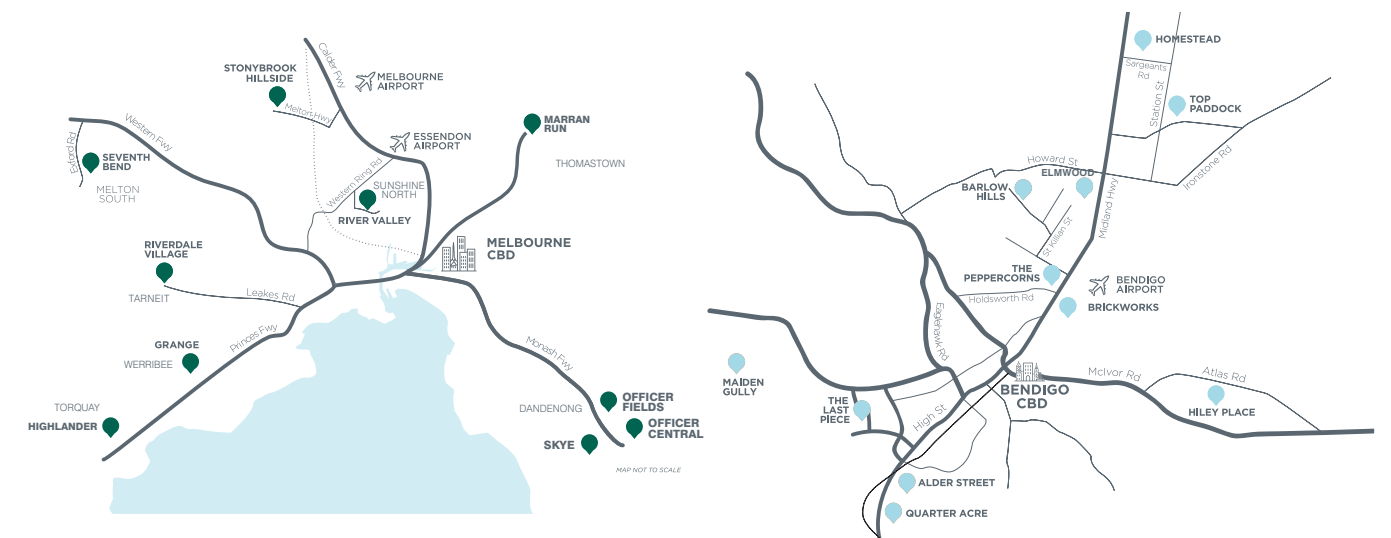
HOUSE & LAND

If you don't have a specific vision or builder in mind for *your* home, YourLand can connect you with a range of trusted builders. A range of House & Land packages from some of Melbourne's leading builders will also be offered at **Marran Run**.

Creating quality communities.

YourLand Developments has a strong track record and a wealth of experience in community and land development. YourLand is known for its ability to create broadly appealing communities with rich social fabric. Collaborating with Industry leaders, YourLand is focused on fostering authentic communities, selecting the best land sites for Victoria's rapidly growing cities.

Working across the Melbourne, Bendigo and Surf Coast regions, the company has a determined focus and wealth of experience. With a wide range of residential possibilities, lot sizes, housing options and amenities, YourLand's developments have something for everyone. YourLand's passionate team is committed to leaving a legacy of thriving, well-planned communities where people can live, work, relax and spend quality time with their families.





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