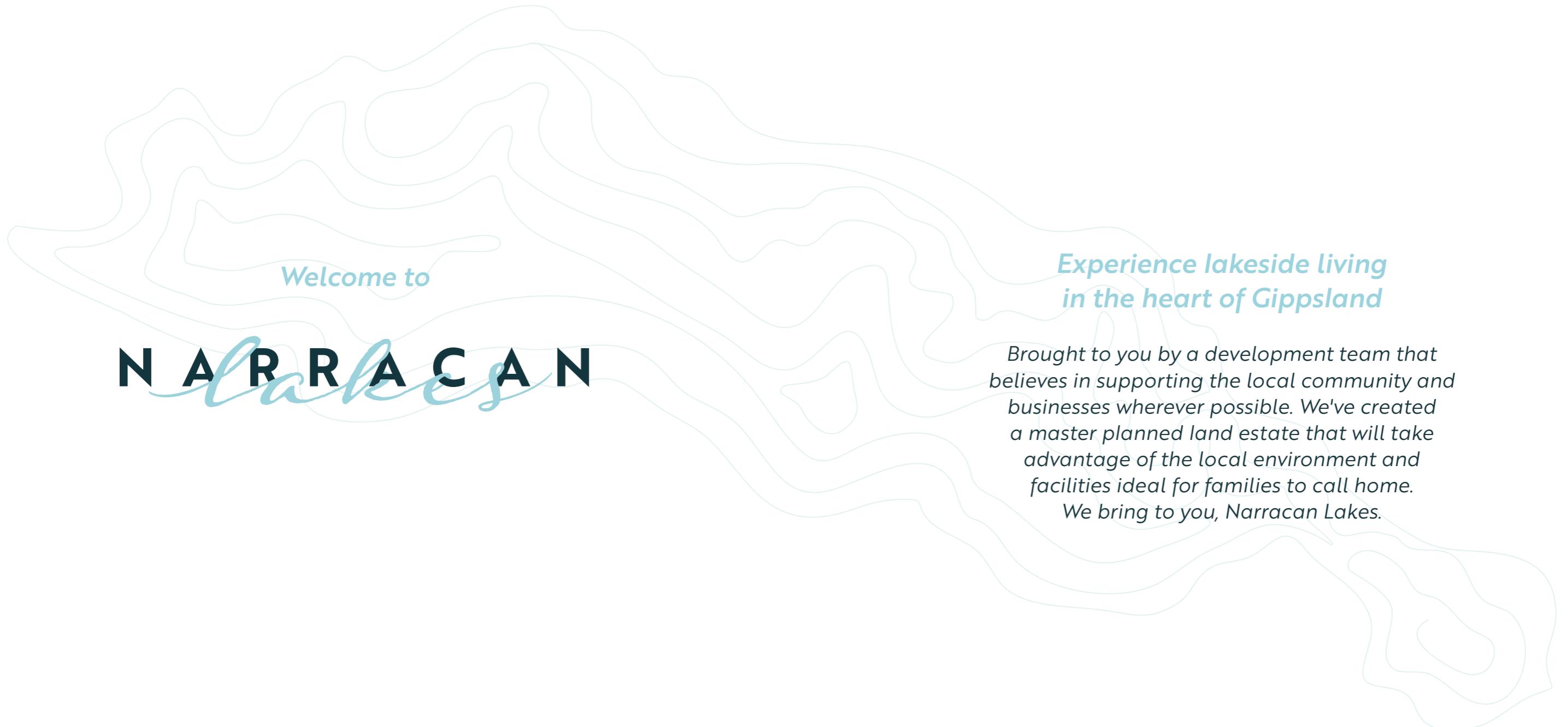


NARRACAN

The word "NARRACAN" is centered in a bold, black, sans-serif font. Below it, the word "lakeside" is written in a flowing, white cursive script, which overlaps the "A" and "R" in "NARRACAN".

lakeside living
in the heart of Gippsland



Welcome to

NARRACAN

*Experience lakeside living
in the heart of Gippsland*

Brought to you by a development team that believes in supporting the local community and businesses wherever possible. We've created a master planned land estate that will take advantage of the local environment and facilities ideal for families to call home.

We bring to you, Narracan Lakes.



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- 12** Everything You Need at Your Doorstep
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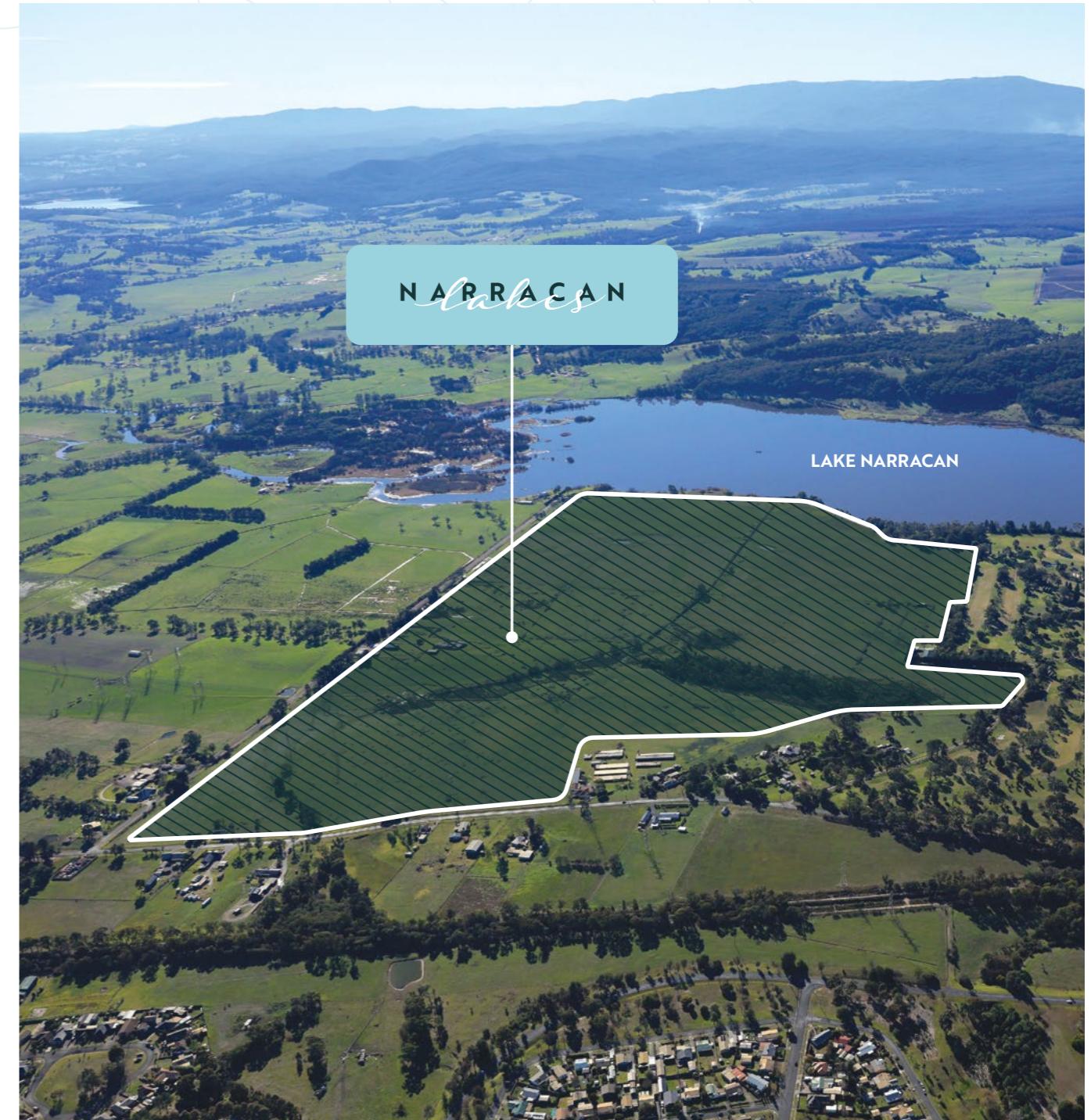
DISCOVER LAKESIDE LIVING



02

Nestled amongst the picturesque waters of Lake Narracan and the championship Golf course, Narracan Lakes is the newest residential land development connecting you to the surrounding nature and the local community.

With future plans for a shopping and commercial precinct, a school, community centres, 636 residential lots and lakeside parklands with cycling and walking tracks, this unique development in the heart of Gippsland provides a healthy and active lifestyle for all.



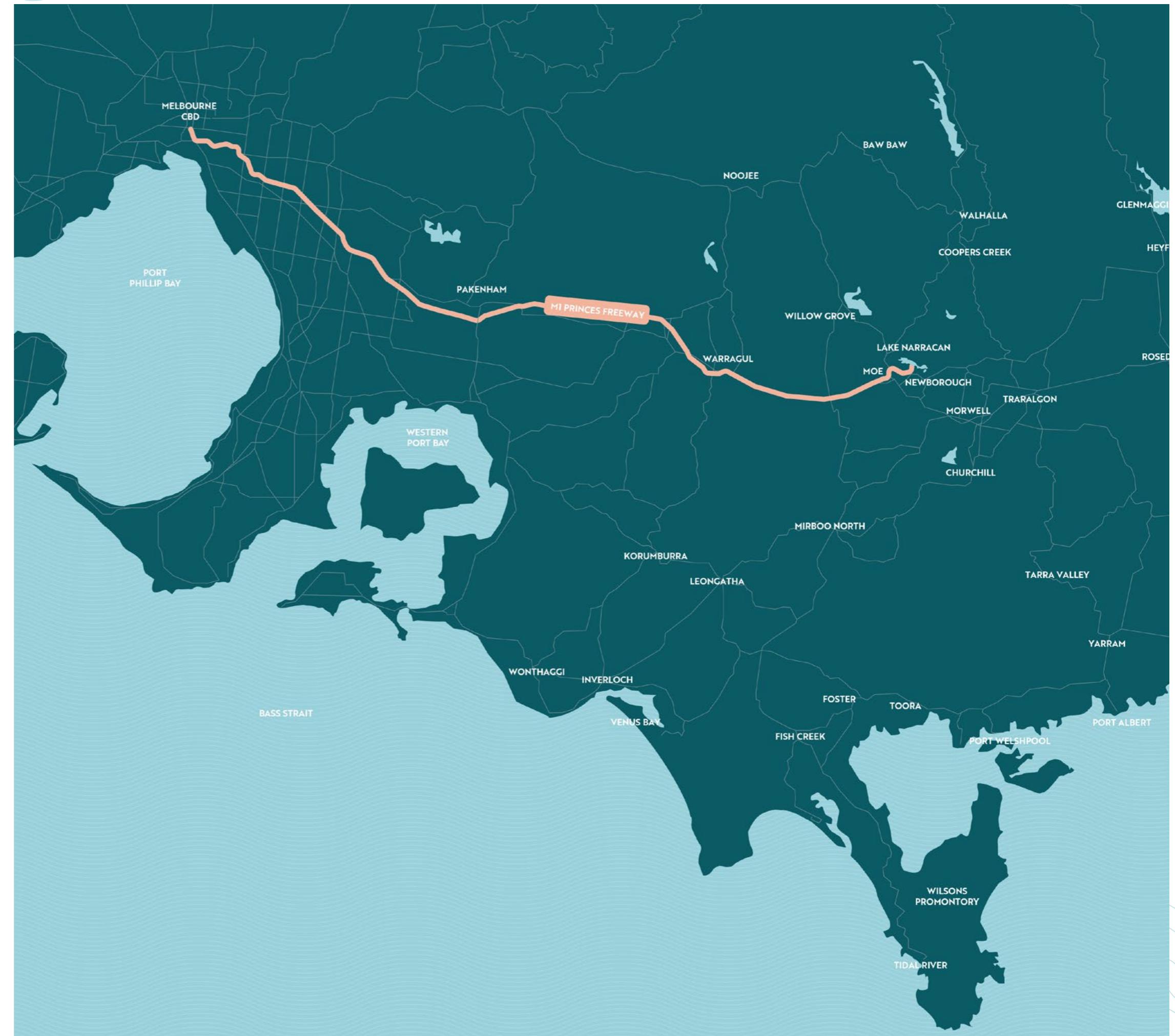
03

LIVE REGIONAL
& CONNECTED

In a welcoming community within walking distance of Lake Narracan and the Moe Golf Club, Narracan Lakes could be the quintessential location for your family's dream home.

Enjoy the locality of Narracan Lakes and look forward to the future development of a new Shopping Precinct and Display Village, a School, plus the \$13 million dollar Lake Narracan Foreshore redevelopment project connecting walking trails, parklands and public spaces – all for your convenience.

Located in Central Gippsland, the estate is within just over an hour's drive to snow capped mountain ranges and magnificent beaches as wide as the eye can see. A short 5 minute drive gets you to the M1 freeway and from there it is only an hour from Pakenham and South East Melbourne. Located only 5km from the Moe train line with the V/Line running hourly rail services, you can travel to major centres like Traralgon or Melbourne regularly and easily. The proximity to township resources and ease of access to the freeway makes living and commuting easier for you at Narracan Lakes.



KEY DETAILS

1.5

HOURS TO
MELBOURNE

5

MINUTES TO
M1 FREEWAY

5

MINUTES
TO MOE CBD

636

RESIDENTIAL
LOTS

5km

FROM NEAREST
TRAIN STATION

LAKESIDE
PARKLANDS WITH
CYCLING AND
WALKING TRACKS

\$13MIL LAKE
NARRACAN
FORESHORE
REDEVELOPMENT
PROJECT

VARIETY OF BLOCK
SIZES

50

MINUTES TO
HISTORIC
WALHALLA

2km²

OF LAKE FOR ALL
WATER SPORTS AND
FISHING DAYS

50

MINUTES TO TARRA-
BULGA NATIONAL
PARK

25

MINUTES FROM
TRARALGON'S
FARMERS MARKET

5+

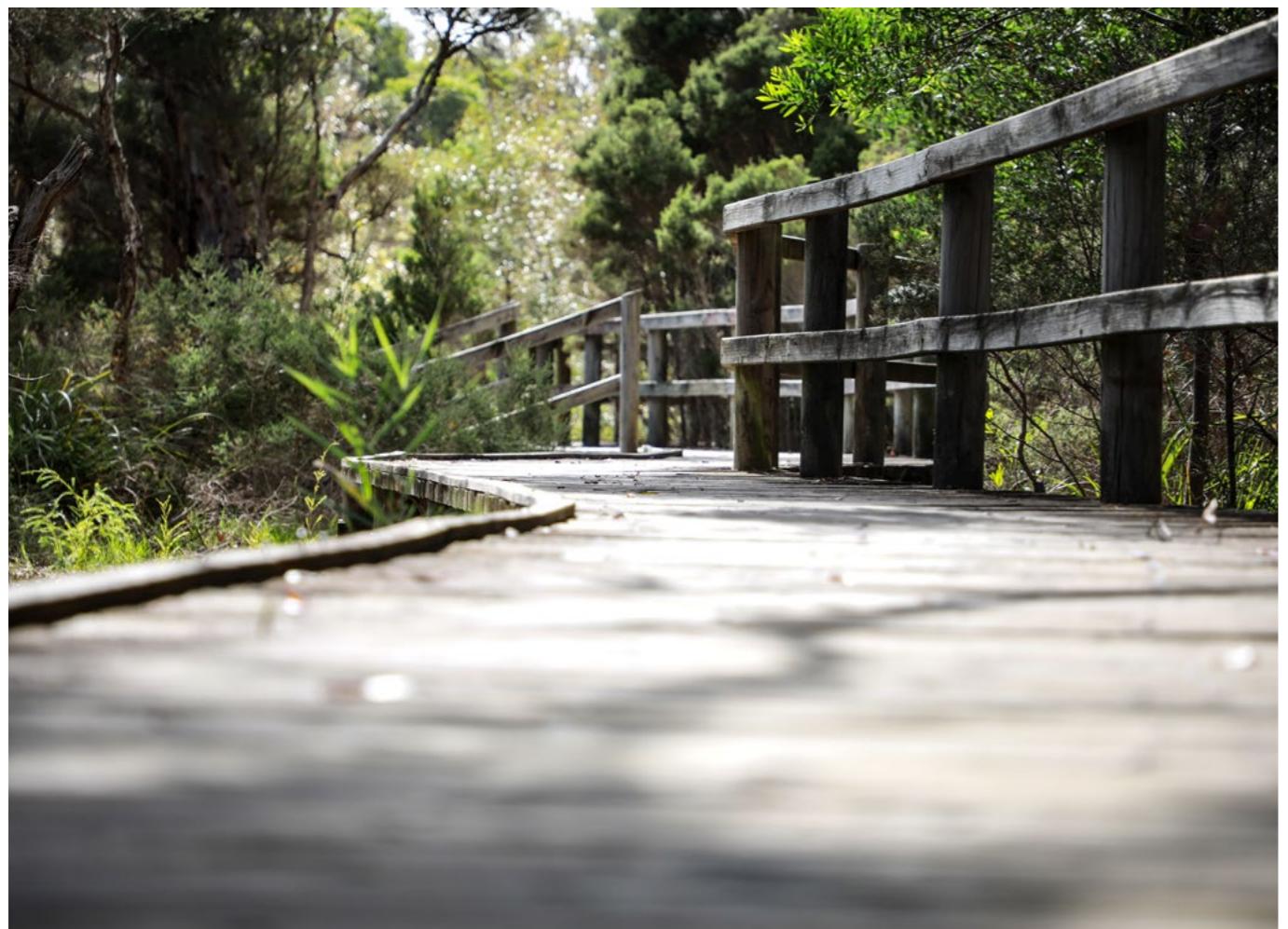
LOCAL POCKET
PARKS WITHIN THE
VICINITY

10+

SPORTING AND
COMMUNITY CLUBS
TO JOIN

FUTURE PLANS
FOR A SHOPPING
AND COMMERCIAL
PRECINCT

FUTURE PLANS
FOR A SCHOOL
& COMMUNITY
CENTRES



08



LIVE LIKE A LOCAL

Implement a healthy and active lifestyle with close access to Lake Narracan. With connected walking trails, parklands and public spaces, embrace the natural surroundings and absorb the benefits of living in the rural hub of Central Gippsland. Cherish community and healthy living at its finest.

Adjacent to the townships of Newborough and Moe are a variety of sports and recreation amenities such as the local football/netball clubs, the Rotary Club, dance clubs and so much more. If you love sport and community, you could be living a short 5 minutes away from some amazing facilities.

Attend local events and bring your family to the monthly Traralgon Farmers Market only 25 minutes from Narracan Lakes. Better yet, take your loved one for a romantic picnic at Moe Botanical Gardens, or have a family day at Apex Park with kids of all ages and enjoy the playground amenities. Both locations are only 5 minutes from Narracan Lakes. Bring the fun closer to home and pop over to Lake Narracan to participate in a range of different watersports. Waterski to your heart's content and make the most of the huge lake at your doorstep. Looking for something more relaxing? You'll appreciate a day of fishing around the scenic lake.

09



GET TO KNOW THE MOE-NEWBOROUGH AREA

Newborough is a quiet township nestled amongst Narracan Creek, with a steady population of just under 7000 residents and a vibrant artist community inspired by the picturesque Gippsland surrounds. Known for the action packed Moe Cup horse race, Moe is the larger township with approximately 17,000 residents and a predicted population growth rate of 0.9% over the next 15 years. With an increasing capital growth rate over the last few years for houses, the Moe -Newborough area is well positioned for investors.

As one of the four central towns in Latrobe City, Moe-Newborough plays an important part in Victoria's major regional centres. With its roots in the electricity industry, the region offers a range of job opportunities across the local forestry industry, paper production, food processing, engineering, servicing sector and post-secondary education with

the Federation University Australia. The region has a bright future ahead with excellent investment opportunities, a growing skilled workforce, strong road and rail links, natural resources, locally based education institutions and affordable land prices.

As part of the Gippsland Regional Growth Plan, with a focus on the economic development of the region, Moe-Newborough has been nominated as an area where major-scale development opportunities are encouraged to support significant job growth and opportunities. With the ease of access to Lake Narracan a more active tourism industry is being encouraged, which will in turn aim to increase economic activity and create jobs for local residents.





EVERYTHING YOU NEED AT YOUR DOORSTEP

Everything you and your family need is within close reach to Narracan Lakes. You won't have to travel far to find a wide range of local amenities in the area. Narracan and its surrounds possess a range of childcare centres, primary and secondary schools, a hospital, various medical facilities, major shopping retailers, public transport services and a community of sporting clubs. — Live your life closer to home in the hub of the Latrobe Valley.

MEDICAL

1. United Medical Centre, Moe
2. Central Gippsland Family Practice, Moe
3. Moe Newborough Medical Centre

RETAIL

4. The Reject Shop
5. Kmart
6. Coles
7. Woolworths
8. Aldi
9. Harvey Norman

EDUCATION

- NARRACAN:**
10. Narracan Primary School
- MOE:**
11. Moe Primary School
 12. Moe South Street Primary School
 13. Albert Street Primary School
 14. St Kieran's Catholic Primary School

EDUCATION (cont.)

- NEWBOROUGH:**
15. Newborough Primary School
 16. Newborough East Primary School
 17. Saint Mary's School
 18. Lowanna College
 19. Lavalla Catholic College
 20. East Newborough Preschool
 21. Murray Road Preschool

RECREATION

22. Latrobe Leisure Moe Newborough
23. Latrobe Leisure Moe Outdoor Pool
24. Apex Park - Moe
25. John St Park
26. Gippsland Cricket of Excellence
27. Moe Golf Course

GOOD TO KNOW

28. Moe Train Station
29. Old Gippstown
30. Moe Botanical Gardens
31. Moe Library
32. Yalourn Golf Course
33. TAFE Gippsland Yalourn Campus

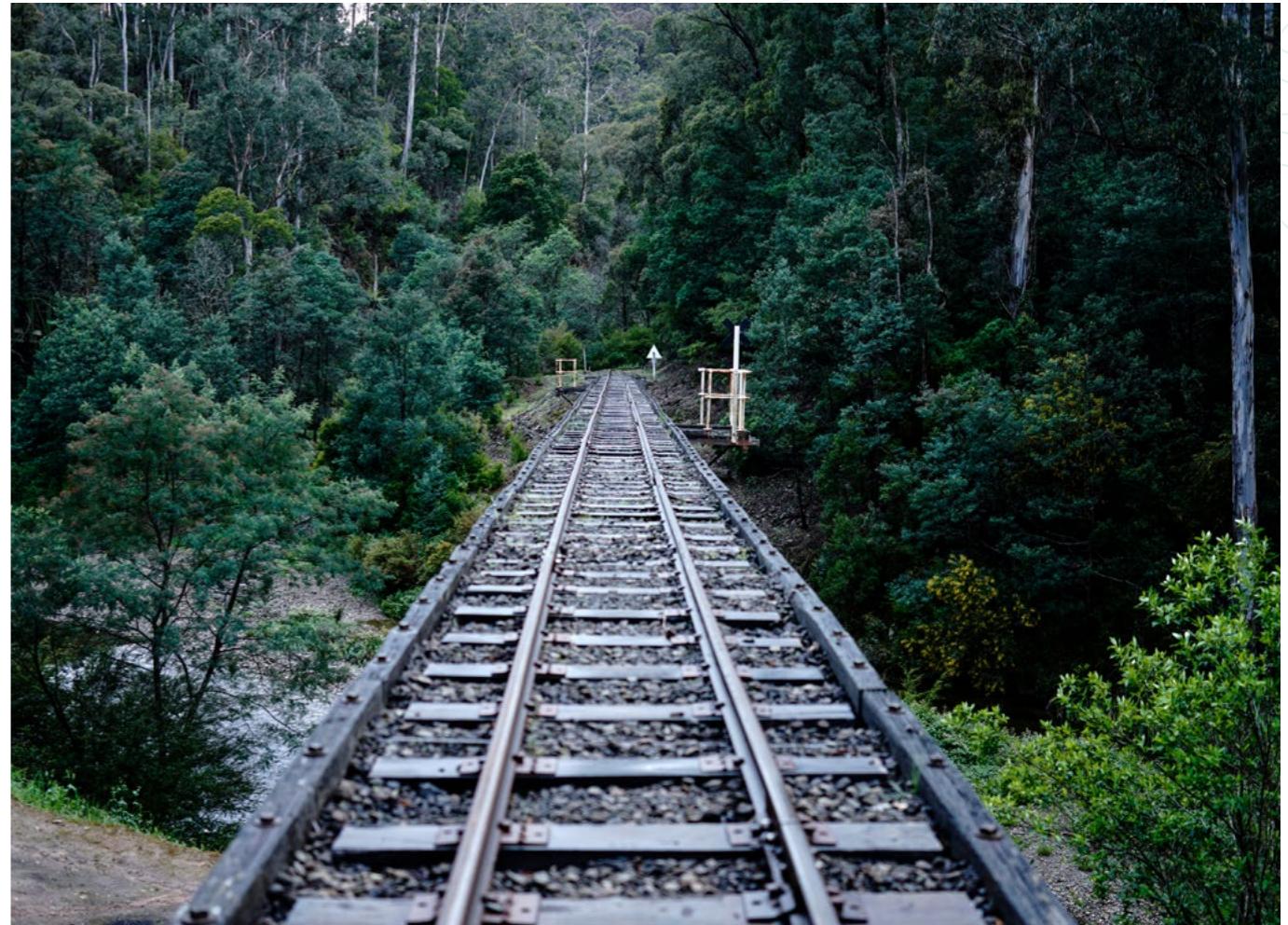


LOCAL ADVENTURE AWAITS

Pack your weekend with the hidden gems of Latrobe Valley and surrounds including the monthly Traralgon Farmers Market located only 25km from Narracan Lakes. Bring the family and immerse yourself in the great fresh fruit and vegetables, and beautifully crafted value added products. But that's not all, 62km from the estate stands Tarra Bulga National Park. Venture out and experience this original cool temperate rainforest of the Strzelecki Ranges. Explore the Corrigan's Suspension Bridge, which stretches through the tropical rainforest canopy and view the lush fern gully on the forest floor below. Look beyond and explore the historical town of Walhalla (49.1km). Once one of Australia's richest towns, this sleepy mountainside town is now frozen in time. Walk through the lovingly restored centre full of heritage buildings, try your hand at panning for gold, or take a tour of the surrounding area.

Seek further and search Narracan Falls (20km), Moe Botanical Gardens (16km), Old Gippstown – Gippsland's Heritage Park (16km) and more. At Narracan Lakes, you truly are at the centre of it all, you are close to stunning forest walks, snowfields at Mt Baw Baw and beautiful beaches like Inverloch Surf Beach. With easy access to the freeway, Narracan Lakes gives you the convenience and opportunity to explore the Latrobe Valley and beyond.

- Moe Botanical Gardens (7km)
- Old Gippstown – Gippsland's Heritage Park (16km)
- Morwell Rose Garden (19km)
- Narracan Falls (20km)
- Blue Rock Dam (20km)
- Traralgon Farmers Market (25km)
- Walhalla (49.1km)
- Morwell River Falls (40.2km)
- Tarra Bulga National Park (62km)



NARRACAN LAKES – MASTERPLAN





NARRACAN

lakeside living
in the heart of Gippsland



Harcourts

*Be the first to know about
Narracan Lakes. To find out
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NARRACANLAKES.COM.AU