

# MASTER PLAN

A Bright Future Begins Here

Geelong  
(18 mins)

Melbourne  
(1 hour 18 mins)



CHARLEMONT HEIGHTS

## NEAR YOU

- Iona College
- Ashbury estate (900m)
- Banksia estate (850m)
- Warralily Shopping Centre (2.5km)
- Armstrong Creek Town Centre (2.7km)
- Armstrong Creek Childcare (upcoming) (2.8km)
- Geelong Lutheran College (3.1km)
- Armstrong Cricket & Sporting Club (3.5km)
- Marshall station (5.3km)
- Geelong Private Hospital (8.5km)
- Bells beach (22.7km)

### MASTER PLAN

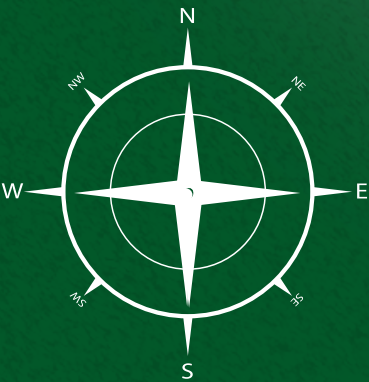
We are excited to offer growing families an opportunity to live in one of the most sought-after coastal communities. Premium location of Charlemont makes it an ideal choice for those who want to enjoy suburban comforts. The development will be home to a thriving community of over 50 families.

The location is a short 18 min drive from Geelong city, with access to major highways, public transit, and natural spaces, 5 minutes' drive from Marshall station and close to shopping centres, parks, sporting facilities and community centres. In addition to this, Charlemont provides an ample choice of schools for little ones.

**Take advantage of everything in this community, Register your interest today!**

Nazareth Catholic School (4.3km)

Geelong Lutheran College (3.1km)



Torquay  
(13 mins)

Ashbury estate (900m)

Bells Beach (22 km)

Banksia estate (850m)

Geelong Private Hospital (8.5km)

Barwon river (4.5 km)