

378 Ballan Road, Wyndham Vale



TRIBELLA

RISE

WYNDHAM
VALE

by **NEOLAND**

Thriving Together in Wyndham Vale's Premiere Community

Tribella Rise is a tribute to the three Indigenous clans that thrived in the Wyndham Vale region for many thousands of years before European settlement.

The name, derived from 'tri' meaning three and 'bella' meaning beautiful, signifies a unique connection between the Wadawurrung, Woiwurrung, and Boonwurrung tribes, evoking a place where celebrated natural features come together in one thriving environment.

Explore Tribella Rise to discover a serene, master planned community amid wide open spaces, close to all conveniences, perfect for your growing family.

Enjoy a modern, comfortable lifestyle surrounded by schools, transport, and services for all ages.

A new thriving community in Melbourne's west, Tribella Rise offers relaxed living for first home buyers and young families in a place of special historical significance.

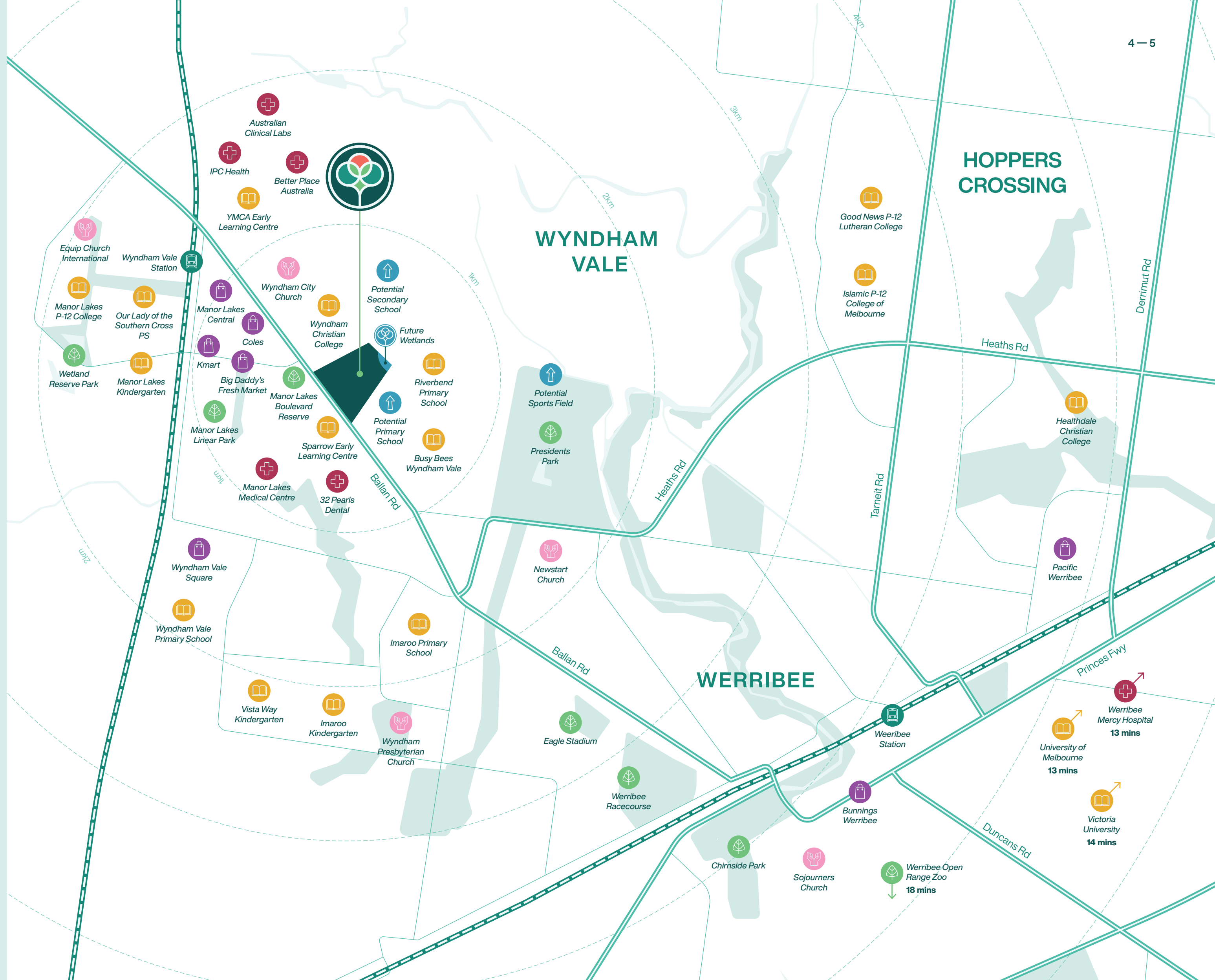


TRIBELLA RISE

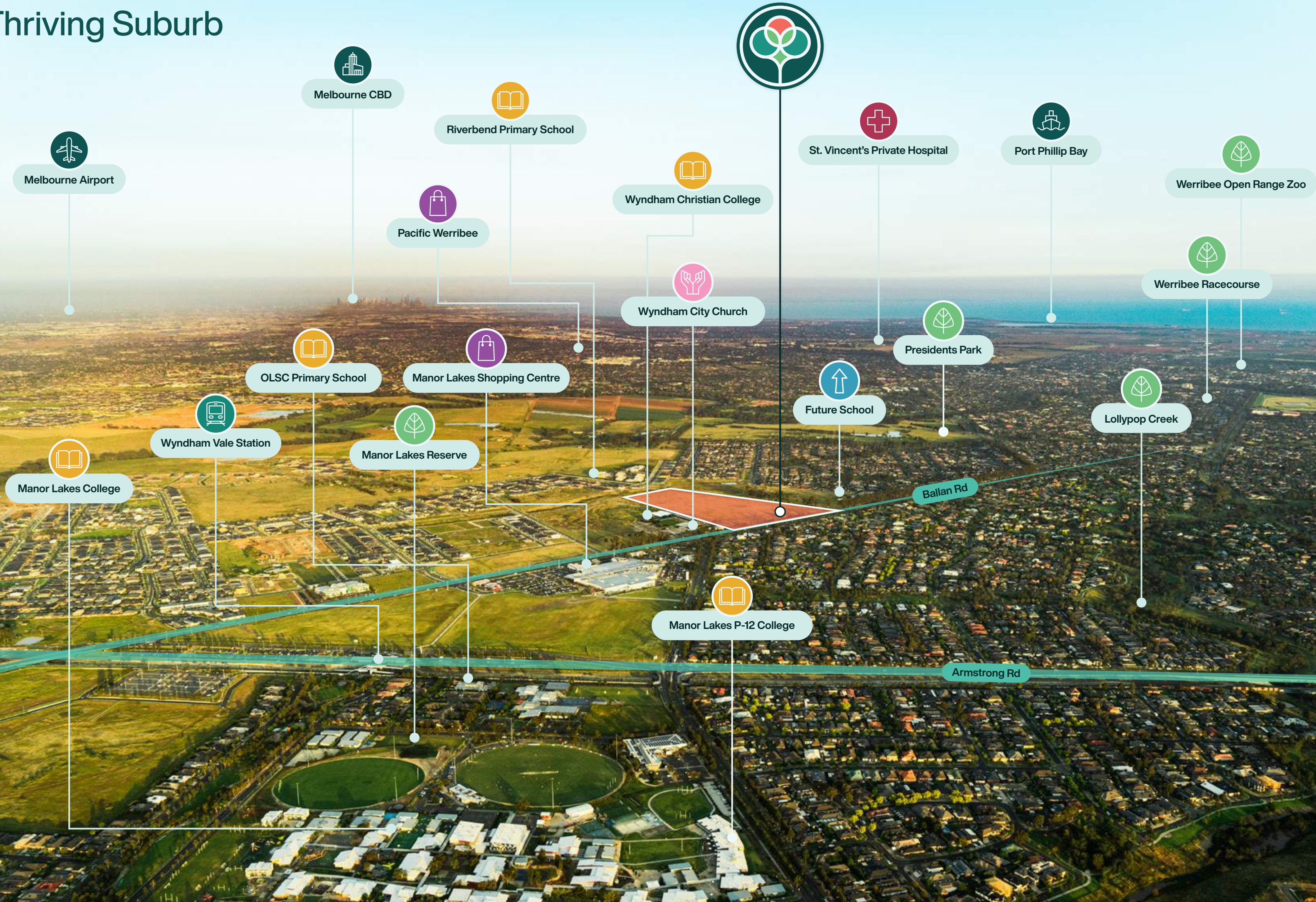
WYNDHAM VALE

- Education
- Parks & Recreation
- Retail & Dining
- Medical & Wellbeing
- Places of Worship
- Transport
- Future Amenities
- Future Wetlands

- Avalon Airport**
23 mins away
- Melbourne Airport**
42 mins away
- Melbourne CBD**
47 mins away



Live Your Best Life in a Thriving Suburb





Melbourne CBD

Pacific Werribee



Presidents Park

Port Phillip Bay

Werribee Race Course

Riverbend Primary School

Wyndham Christian College

Wyndham City Church

Future School

Wyndham Christian College Future Expansion

Stage 1

Stage 3

Stage 2

Stage 4

Ballan Rd

SUPERLOT

Thriving Together

Where Community, Lifestyle and Accessibility Come Together for Thriving Families

Part of Melbourne's growing and evolving Wyndham Vale enclave, Tribella Rise is where young families and first-time homebuyers can embrace a prestigious family lifestyle.

Located near Wyndham Vale Station, shopping centres, cafes, and green spaces, this well-planned community is within walking distance to an array of enchanting neighbourhood amenities.

With just 215 diverse lots averaging over 300m², land opportunities are rare in this flourishing community.





From left to right, top to bottom:
Presidents Park, Wyndham Vale
Werribee Open Range Zoo, Werribee South
AquaPulse Aquatic & Leisure Centre, Hoppers Crossing

Discover the Perfect Blend of Connection and Community

If you're in the mood for some fishing, the Werribee River Basin, a mere 30-minute car ride away, ranks among Victoria's top fishing spots. Whether you prefer boating, canoeing, kayaking, or bank and boat fishing, people of all ages can enjoy this beautiful river.

Tribella Rise is all about family friendly activities. Kick the footy with your kids in one of the local parks, take your dog for a leisurely walk through tree-lined streets, jog along the Water Reserve, or embark on a cycling adventure along the sealed bike trails. It's the perfect recipe for a fantastic family day out.

Just a stone's throw away on Honour Avenue, Wyndham Vale Reserve hosts various sporting teams and facilities, including local cricket and soccer clubs. The Wyndham Vale Aussie Rules Football Club, competing in the Western Region Football League, offers opportunities for juniors and seniors, both male and female.



Werribee Park Mansion



21 mins

Explore nearby attractions like Werribee Zoo, stay fit at local gyms or take a refreshing dip in AquaPulse's Olympic-sized swimming pools. Immerse yourself in the rich history and elegance of Werribee Park Mansion, all conveniently located nearby to enhance your well-rounded lifestyle.



Where Proximity Meets Convenience

When it comes to shopping, dining, and entertainment, this neighbourhood is experiencing remarkable growth and vitality.

Wyndham Village Shopping Centre is a hub of convenience; housing Coles and Aldi supermarkets, Australia Post, Commonwealth Bank, a Medical Centre, fresh fruit markets, and an array of many other amenities.

In addition to the shopping centres, you'll also find a row of delightful local cafes like Tuckers, and The Little Deli Co, where you can enjoy a diverse range of culinary delights, from aromatic coffee blends to delectable pastries and sandwiches. These little cafes offer the perfect spots to unwind and connect with friends.



Kmart Manor Lakes Central, Wyndham Vale



Manor Lakes Central, Wyndham Vale



Jolly Miller Cafe, Wyndham Vale



Big Daddy's Fresh Market, Wyndham Vale



Manor Lakes Central, Wyndham Vale



Watton Street Shopping Strip, Werribee

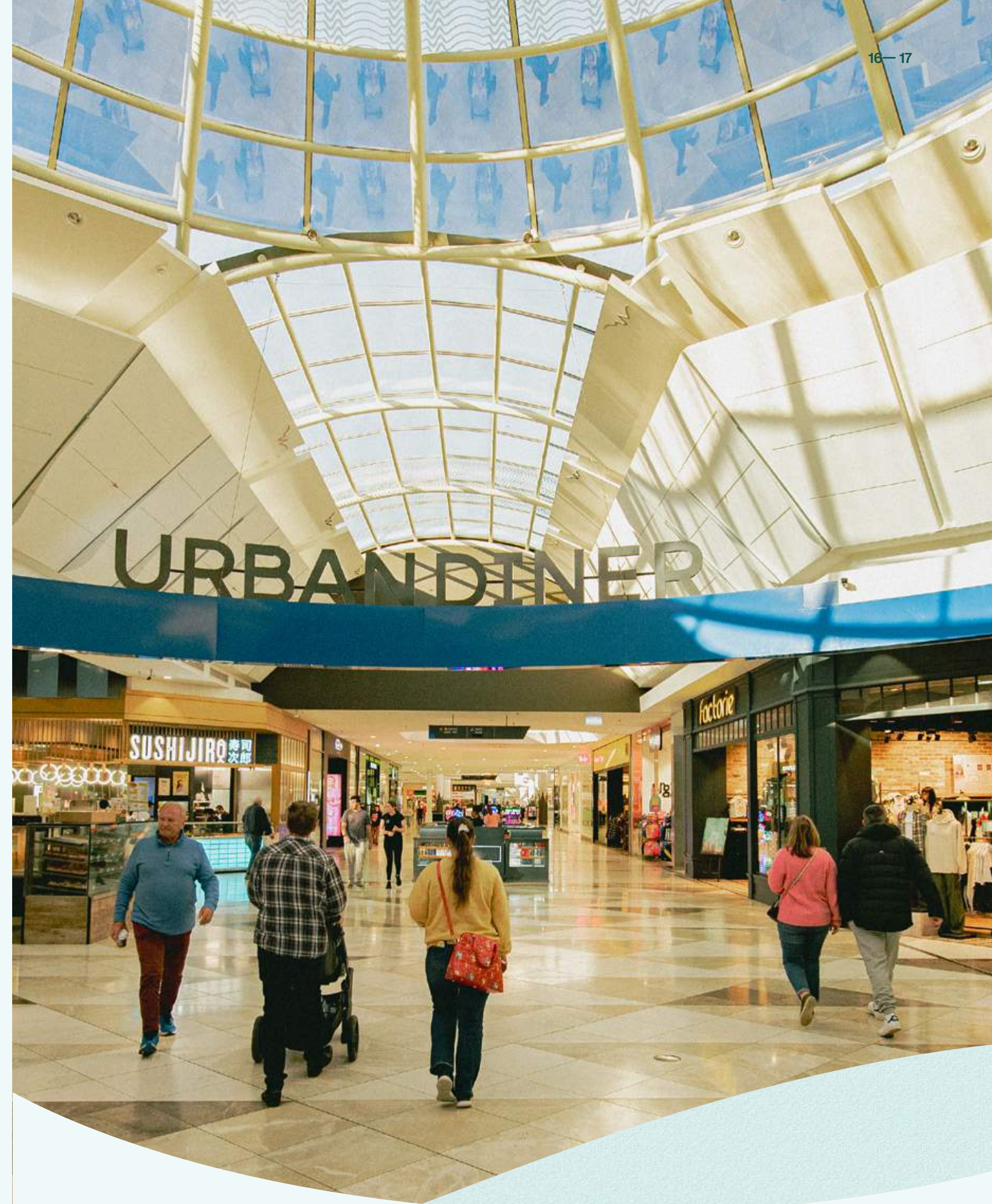


Notorious Espresso, Werribee



Tuckers Sandwiches, Werribee

For a more extensive shopping experience, Pacific Werribee Shopping Centre is just a short drive away. Here, you'll find top-notch shopping options, including major retailers like Myer, Target, Big W, and the Village Cinema to take in a movie.



Pacific Werribee, Hoppers Crossing

Education Excellence Unlocks a Brighter Tomorrow

In Wyndham Vale, education options abound, offering a diverse range of pre-schools, state, Catholic, and independent primary and high schools. These institutions not only provide abundant academic opportunities but also uphold culturally respectful practices and curricula.

Convenience is paramount, with many of these schools within walking or cycling distance from Tribella Rise, or just a short drive away. Among the outstanding options are Iramoo and Riverbend Primary Schools, Wyndham Vale and Wyndham Vale South Primary Schools, Wyndham Central College, Wyndham Christian College, and Manor Lakes P-12 College.

Manor Lakes College, Wyndham Vale



Wyndham Vale Primary School, Wyndham Vale



Flourishing Education in Wyndham Vale



Riverbend Primary School, Wyndham Vale



Werribee Secondary College, Werribee



Mackillop College, Werribee



Sparrow Early Learning Centre, Wyndham Vale

Excitingly, the future holds promise, with plans for a school development right next door to Tribella Rise, ensuring that the pursuit of knowledge remains a key focus for residents.



Connected to Everything

Just 31 kilometres south-west of Melbourne’s CBD, Wyndham Vale is one of the region’s fastest-growing communities.

Tribella Rise sits in a prime location, nestled just off the suburb’s primary access route, Ballan Road, and within a stone’s throw of the Princes Freeway.

Positioned halfway between the vibrant heart of Melbourne and the coastal charm of Geelong, Tribella Rise offers a mere 47-minute drive to both cities. It’s also a quick 10-minute journey to the thriving township of Werribee.

For commuters, the convenience is unmatched. The Wyndham Vale Railway Station is a short stroll from the estate, and a network of buses seamlessly connects you to local destinations and the bustling heart of Melbourne. Travelling further afield is a breeze, with Melbourne’s Tullamarine Airport only a 42-minute drive away and Avalon Airport just a quick 23-minute trip.

Tribella Rise boasts easy access to major transport routes, with both current and future planned networks ensuring effortless travel in every direction.

Wyndham Vale Station



From left to right, top to bottom:
Bus 190, Werribee Station – Wyndham Vale Station
Werribee Station
Bus stop at Wyndham Vale Station



Your Health and Wellbeing Will Thrive

Wyndham Vale is surrounded by first class medical, health and wellbeing facilities.

Local general practices feature multi-lingual doctors, nurses and allied health professionals who work in all key areas of family and individual healthcare.

In neighbouring Werribee, a selection of Medical and Dental services looks after patients of all ages.

Close by, Werribee Mercy Hospital is a general hospital providing comprehensive care such as emergency, surgical, medical, sub-acute, mental health, palliative, maternity and newborn care, as well as renal dialysis.

Image above:
Werribee Mercy Hospital, Werribee

Werribee Medical & Dental Centre, Werribee



IPC Health, Wyndham Vale

Surrounded by Lush Nature & Open Spaces

Embrace the vibrant lifestyle of Melbourne's western suburbs at Tribella Rise, where existing recreational facilities, lush nature, and parkland surround you.

Within this estate, you'll find quiet avenues, crescent streets, and cul-de-sacs, providing a safe haven for children to play freely.

For those seeking outdoor adventures, President's Park on McGrath Road awaits, boasting extensive parkland, walking and cycling tracks, wetlands, off-leash dog areas, a well-equipped playground, skate park, and BBQ spots.



Presidents Park, Wyndham Vale



Werribee Open Range Zoo, Werribee South



Werribee River Trail, Werribee



Werribee Park, Werribee South



Wyndham Park, Werribee South

Your Prosperous Future Community

Tribella Rise is your gateway to affordable homeownership, where you can relish in life, nurture growth, and truly thrive.

Nestled within this ideal, family-first neighbourhood, you'll find the perfect setting to raise your children, forge lasting friendships, and immerse yourself in a close-knit community that fosters wellbeing.

While the existing infrastructure and amenities are top notch, there's an exciting vision for the future, with plans for enhanced transport options, new retail complexes, schools, upgraded roads, parklands, and community facilities.



Tribella Rise is not just a place to live – it's a haven of comfort and connectivity, offering you the canvas to create the life you've always envisioned.

In the present and beyond, you and your family will flourish together in the embrace of your magnificent new home at Tribella Rise.



Discover a community that seamlessly connects you to everything



\$32.3M

to build, upgrade and maintain road networks



\$65.6M

for recreational, leisure and community facilities



\$19.8M

for parks, open spaces and streetscapes



\$10M

for the RDF Waste Processing and Baling Facility



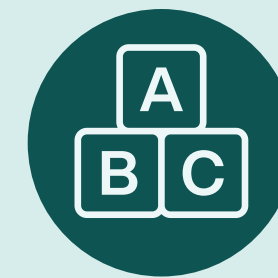
\$14.72M

for maternal & child health and immunisation services



\$10.3M

to operate local libraries



\$18.7M

to run kindergarten and child centre services



\$2.8M

East Werribee Employment Precinct Future Commercial Investment Roadmap based on existing developments by Victoria University, Mercy Hospital & growing legal precinct.

Wyndham Vale is emerging as a pivotal suburb in the lively western part of Melbourne. The expanding region is attracting young families due to its job prospects, especially in the Werribee area, its convenient proximity to the city, retail shopping precinct, and the outdoor lifestyle it offers, along with the availability of educational services and amenities.

The evolving western area is establishing itself as a robust and diverse community, and with future government initiatives designed to further support and enhance the area's development, it ensures a continued provision of excellent services and amenities tailored to the evolving needs of families.

Source:

Wyndham City Council Annual Plan & Budget 2022–2023

Victoria State Government Planning Scheme 2022

Where community, lifestyle and accessibility come together for thriving families

Explore a thriving community where lifestyle and accessibility seamlessly connect you to everything, from wide-open spaces, an extensive array of existing services and conveniences all within close proximity.

Enjoy a modern, comfortable lifestyle surrounded by schools, transportation, and services for all ages. Tribella Rise offers a diverse range of lots, averaging over 300m², set within a precinct destined to provide rare land opportunities in this flourishing community.



Proudly Developed By

NEOLAND

Neoland represents a fresh, innovative approach to land acquisition, residential and community development. As “Neo” means new, every one of their developments is created by engineers and managers with wide-ranging expertise in the total life cycle delivery of projects.

The company aims to create inspiring, sustainable residential neighbourhoods that focus on the wellbeing of the residents whilst ensuring exceptional value to stakeholders, partners, and communities. This is done by following a philosophy that revolves around continuous learning and assessments that create projects with core values for success.

neoland.com.au

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RPM began their journey looking to help more Australians unlock their property potential through house, land, and medium density properties. RPM has since grown to become the industry leader with an expanding national presence; offering a comprehensive suite of services designed to maximise your property journey.

Offering a comprehensive suite of professional services including market intelligence, portfolio strategy, transactions and advisory, community development, project marketing, and property management RPM provide confidence and partnership across the full project and purchasing lifecycle.

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All areas and dimensions shown are approximate only and subject to final survey. Whilst every effort has been made to ensure its accuracy, neither the Vendor nor its Agent shall accept any responsibility for any errors that may be contained herein. Prices are subject to change without notice. The estimated title date is approximate only and subject to regulatory approvals beyond the Vendor's control.