

AVJennings®

**SOMERFORD**

CLYDE NORTH



**A place  
with heart.**

**Where futures flourish.**

**A nurturing neighbourhood is coming to life in the heart of Melbourne's thriving South East. One that provides privacy and peace whilst remaining closely connected to the established community surrounding it.**

Brought to you by AVJennings, Somerford is where you and your family can experience a lifestyle that embraces connectivity and growth. Enjoy being part of a vibrant, family-friendly community with quick and easy access to abundant local amenities and stunning natural surrounds.

Located just 15 minutes from Berwick Village, 40 minutes from the Mornington Peninsula and under an hour from the CBD, Somerford is perfectly situated so you can enjoy the best of it all.





# AVJennings. Your community developer.

For over 90 years, we've created communities that people want to belong to. Where families grow, children thrive and neighbours become friends.

The Chase at Berwick and Arena at Officer are among our iconic communities in Melbourne's South East.

With quality, trust and reliability at the core of everything we do, we are excited to deliver another vibrant, safe and family-friendly community for our residents at Somerford.





# Perfectly located.

3<sup>KM</sup>

Tulliallan Primary School

5<sup>KM</sup>

Eden Rise Village Shopping Centre

6<sup>KM</sup>

Alkira Secondary College

8<sup>KM</sup>

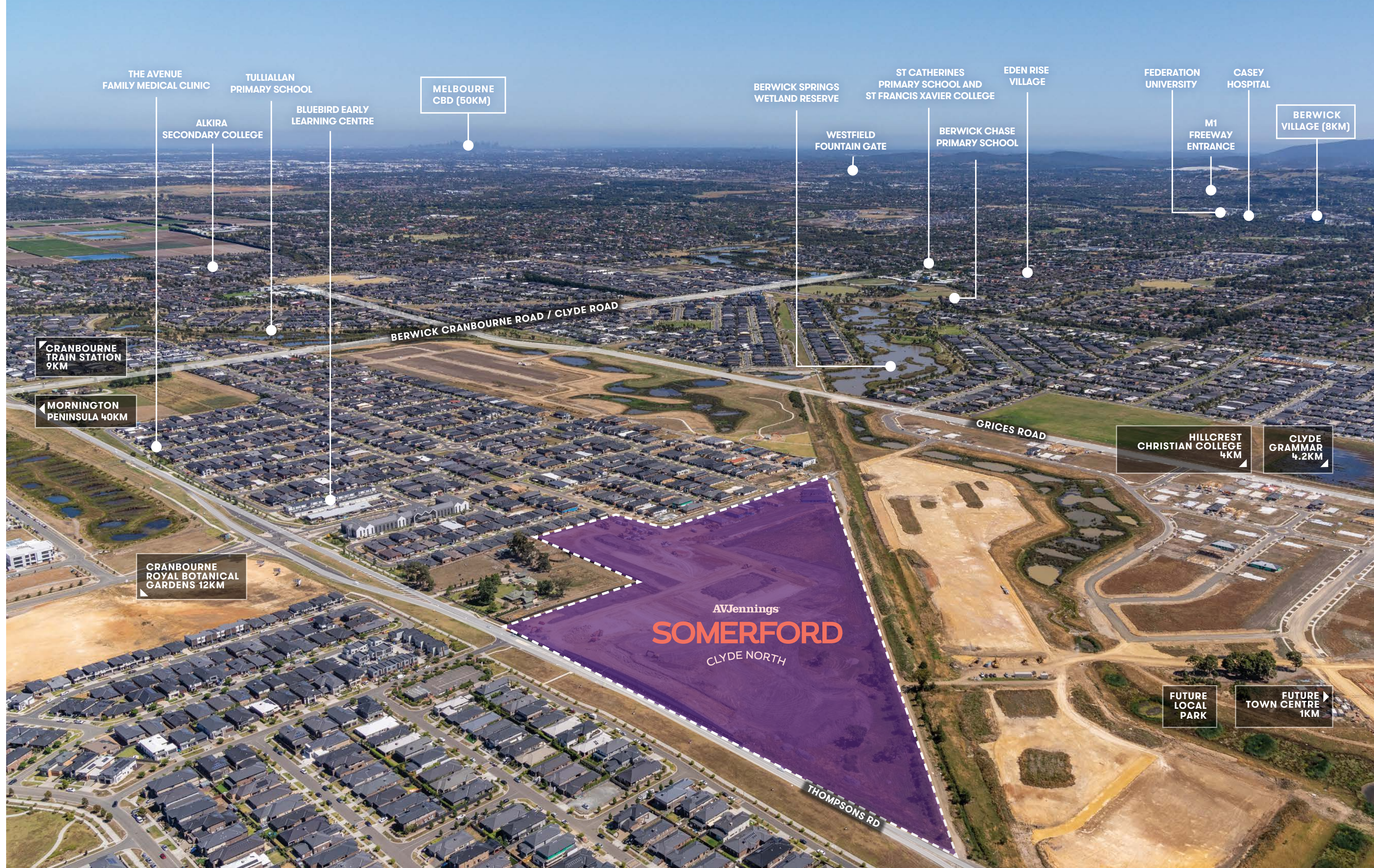
Berwick Village

9<sup>KM</sup>

M1 Freeway Entrance

9<sup>KM</sup>

Cranbourne Train Station



CRANBOURNE TRAIN STATION 9KM

MORNINGTON PENINSULA 40KM

CRANBOURNE ROYAL BOTANICAL GARDENS 12KM

MELBOURNE CBD (50KM)

BERWICK SPRINGS WETLAND RESERVE

WESTFIELD FOUNTAIN GATE

ST CATHERINES PRIMARY SCHOOL AND ST FRANCIS XAVIER COLLEGE

BERWICK CHASE PRIMARY SCHOOL

EDEN RISE VILLAGE

FEDERATION UNIVERSITY

CASEY HOSPITAL

M1 FREEWAY ENTRANCE

BERWICK VILLAGE (8KM)

HILLCREST CHRISTIAN COLLEGE 4KM

CLYDE GRAMMAR 4.2KM

FUTURE LOCAL PARK

FUTURE TOWN CENTRE 1KM

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# Designed for every stage of life.

Nestled in a premium established location, Somerford offers a diverse range of affordable and high-quality housing options to suit every lifestyle. Choose the perfect block of land and build your dream home, opt for a modern turnkey home or low-maintenance townhome and settle in straight away.



## Great value land lots.

Somerford offers a fabulous range of land lots for you to build your ideal home on. Enjoy the freedom of choice with various sizes and orientations to suit a range of budgets and preferences. Select the block that's perfect for you and watch your dream home come to life amongst a thriving neighbourhood.



## Beautifully designed turnkey homes.

Take the fuss out of your new home journey with a fully appointed AVJennings turnkey home, complete with all the comforts you need to move in and get settled right away. Choose from a great range of designs and enjoy light-filled, open plan living spaces, easy-to-maintain landscaped yards and quality fixtures from brands you know and trust. And with four stunning colour schemes available, your new home will be uniquely yours.



## Townhomes for easy living.

Whether you're downsizing, seeking a change of pace or simply want less to maintain, Somerford has a wonderful selection of stylish 2, 3 and 4 bedroom townhomes to choose from. By opting for one of these clever, low-maintenance designs, you can keep life at home simple and give yourself more time to get out and enjoy the incredible lifestyle offerings around you.





# The heart of Somerford.

Somerford residents will enjoy a large playground, perfect for children of all ages, as well as a lush green tree reserve at their doorstep. A true extension of your own backyard, these shared outdoor spaces are perfect for morning walks, family picnics, and meeting up with your neighbours.





# Everything you need, and more!



## Education

1. Berwick College
2. Haileybury College, Berwick
3. Chisholm Institute, Berwick
4. Federation University, Berwick
5. Berwick Chase Primary School
6. St Francis Xavier College, Berwick
7. Tulliallan Primary School
8. Great Beginnings Childcare
9. Hillcrest Christian College
10. Rivercrest Christian College
11. Ramleigh Park Primary School
12. Aspire Childcare Centre
13. Clyde Primary School
14. Chisholm Institute, Cranbourne
15. Clyde Grammar
16. Grayling Primary School
17. Arbourlea Kindergarten
18. Bluebird Early Education
19. AMIGA Montessori Childcare
20. St Catherines Primary School, Berwick
21. Alkira Secondary College
22. Hillsmeade Primary School
23. Cranbourne East Secondary College
24. Trinity Catholic Primary School
25. New Bloom Family Day Care



## Health

26. Doctors On Clyde
27. The Avenue Family Medical Clinic
28. St John of God Berwick Hospital
29. Casey Hospital
30. Cranbourne North Dental
31. Clyde North Dental



## Retail

32. Eden Rise Village Shopping Centre
33. Eve Central Shopping Centre
34. The Avenue Village Shopping Centre
35. Casey Central Shopping Centre
36. Aldi Clyde North
37. Bunnings Clyde North
38. Springhill Shopping Centre
39. Selandra Rise Shopping Centre
40. Shopping on Clyde
41. Lynbrook Village
42. Thompson Parkway Shopping Centre
43. St Germain Central
44. HomeCo. Cranbourne
45. Clyde North Lifestyle Centre
46. Berwick Village
47. Westfield Fountain Gate
48. Parkhill Plaza Shopping Centre



## Parks & Playgrounds

49. Ramleigh Springs Wetlands
50. Cranbourne Royal Botanic Gardens
51. Wilson Botanic Park, Berwick
52. Meridian Central 1.95 Hectare Park
53. Berwick Waters Waterside Park
54. Berwick Waters Waterfront Park
55. St Germain Playground
56. Berwick Springs Wetland Reserve
57. Casey Fields
58. Grand Prix Playground
59. Minta Hilltop Fantasy Playground
60. Grices Reserve Playground
61. Hyde Avenue Playground
62. Established Wetlands
63. Wheelers Park Drive Reserve & Playground



## Dining

64. Urban Chill Cafe
65. Mocha Mojo Cafe & Lounge
66. Five Sparrows Cafe, Berwick
67. Deoro & Co Cafe
68. Volt Cafe
69. Little by Little Cafe
70. Populus Cafe
71. Zeppo Italian Restaurant
72. Berwick Springs Hotel
73. Shanikas Restaurant, Berwick

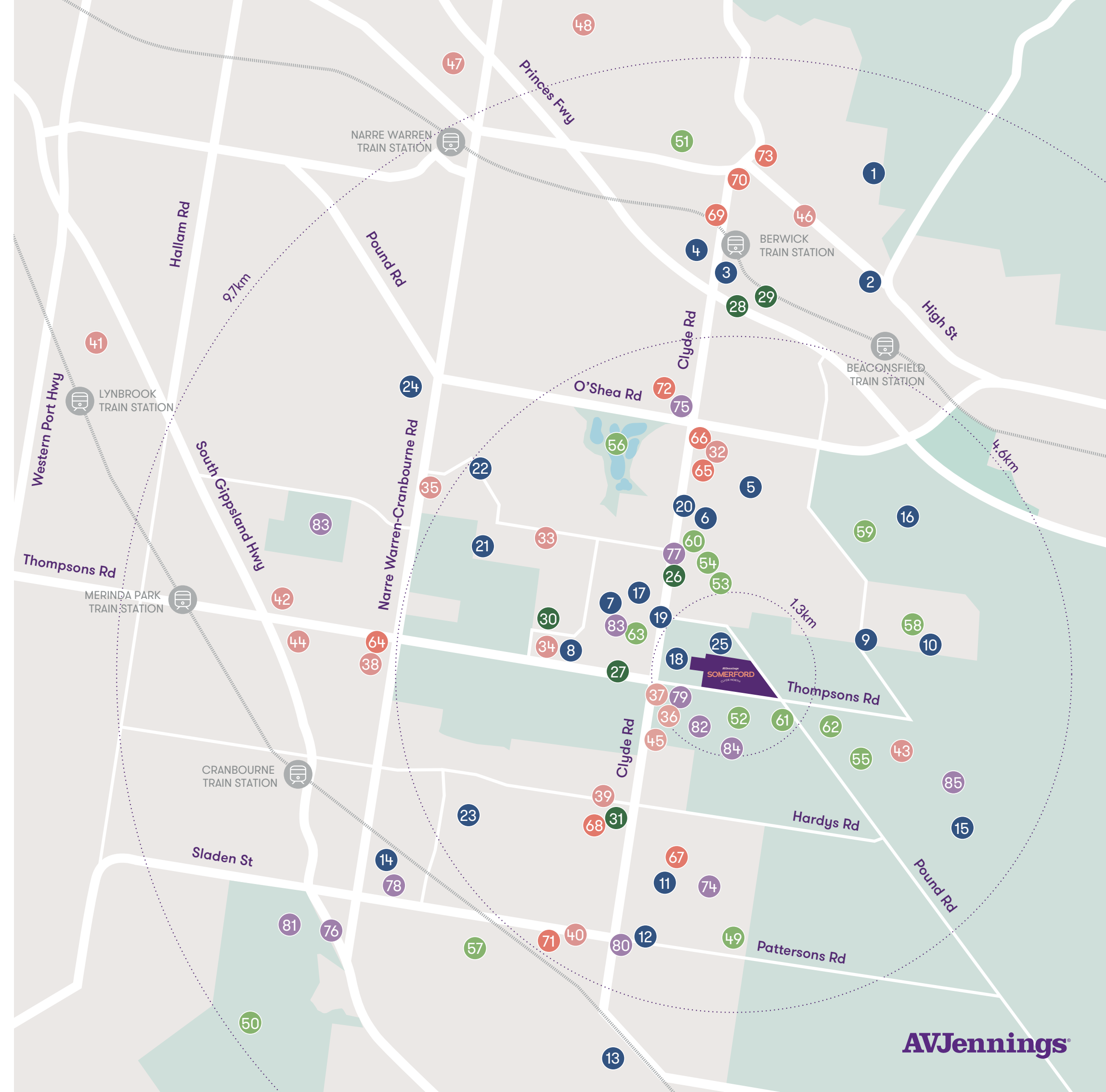


## Sporting and Recreation

74. Ramleigh Reserve Cricket & Soccer Club
75. F45 Training, Berwick
76. Cranbourne Racecourse
77. Grices Road Recreation Reserve
78. Casey Indoor Leisure Complex
79. BodyFit, Clyde North
80. Clyde Cricket Club
81. Cranbourne Swimming Pool
82. Lollipop's Playland and Cafe
83. Cranbourne Golf Club
84. BK's Learn To Swim
85. Smith Lane Adventure Park



## Metro Train Station





# A lifestyle of convenience.

Here, a fulfilling lifestyle isn't kept sacred for the weekend. It's something that becomes a way of life, every day of the week.

Whether your weekday mornings consist of a commute, school drop off or leisurely coffee, the way you live has been considered at Somerford. Taking care of daily errands is made easy at one of the many town centres or shopping precincts nearby. Get your dose of sunshine at your local park or wetlands, or take a relaxing stroll at the Royal Botanical Gardens in Cranbourne, with over 10km of bushland walking tracks to enjoy.

Somerford is seamlessly connected with greater Melbourne by exceptional transport and road links. Access to the M1 freeway is easy, Cranbourne train station is just 9km away and various bus routes service the local area. Childcare and education options are plentiful, with numerous public and private schools within easy reach of your new home.







# Weekend escapes just moments away.

On weekends, gather the family or get together with friends to dine at one of the many great eateries in the area, or opt for an easy 40-minute drive to the beautiful Mornington Peninsula – this relaxed region is home to an idyllic coastline and beautiful vineyards. The Dandenong Ranges and Yarra Valley are also in easy reach and the perfect place for a day trip with the kids.

Just 8km away, Berwick Village is buzzing with activity, thanks to its many great cafes and specialty retail. Westfield Fountain Gate is a short drive away and the perfect destination for great shopping, dining and entertainment. Bring the weekend to a close making memories at Berwick Waters Waterfront Park Playground, complete with fun slides for the kids, a basketball court and plenty of picnic seating.



# Begin your next chapter at Somerford.

Create a bright future for you and your family. Set within a community that is connected, established, and always evolving, Somerford is the perfect place to make your dreams a reality. It's a place that embraces your lifestyle, growth and wellbeing, a place that feels like home.



Artist Impression. AVJennings Turnkey Home.

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# Your community developer.

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