



Editor's Note

It has been an exciting start to the year at Lyndarum North with the community reaching over 300 completed homes and close to 1,000 residents.

There is plenty of activity underway and we can't wait to share the fantastic things happening throughout the year.

With summer over and autumn upon us, the team has put together a few seasonally-inspired ideas including; some tips and tricks to prepare your garden for the cooler months, a scrumptious autumn soup recipe and a few recommendations of our favourite spots to warm up around Whittlesea that are perfect for the whole family.

If you'd like to stay updated with our community, follow us on Facebook @LyndarumNorthAVJennings.

For updates regarding the development of Lyndarum North please visit:
<https://www.avjennings.com.au/vic/lyndarum-north-wollert>

Kind regards,
Amanda Nicol
Marketing Executive

Community news.

Autumn 2021
Edition 14



Title and construction update

What a busy period we are experiencing at Lyndarum North. With so many new stages underway or about to commence there is a constant buzz of activity and excitement onsite. Here's a summary of our key updates:

- Crystal Stage 10A release is nearing completion with titles expected in May/June 2021
- Crystal Stage 10B timings are close behind with titles anticipated in August/September 2021
- Site works commenced in March 2021 on our Coral Stage 11 release
- Site works are due commence in April 2021 on our latest release Jewel Stage 12
- The first of our stunning Emerald Townhomes are due to settle in April/May 2021

If you would like any more information or are interested in our latest releases, please contact our Sales Consultants **Suzan Jabbour** on **0438 972 189** or **Serpil Gurel** on **0435 938 979**.

Big Block Promo

Right now, Lyndarum North is offering rebates of up to \$30,000 on selected lots from our Coral and Jewel releases as part of our Big Block promotion.

This is a great opportunity to secure a large allotment and build that family home you've always dreamed of.

Land lots are conveniently located close to existing and future amenities such as shops, cafés, schools, childcare and Lyndarum North's feature park and wetlands.

Offer is valid until Monday 31 May 2021 – visit our website <https://www.avjennings.com.au/vic/lyndarum-north-wollert> to view T&C's.



Congratulations Arden Homes!

Congratulations to our Display Village builder Arden Homes on their Milan 29 MK3 winning the award for Best Display Home \$350k-\$500k award at the 2020 Master Builders Victoria Excellence in Housing Awards.

The Milan 29 MK3 is a light-filled single-storey, four-bedroom home suitable for a 14m x 32m block. It embodies their core mission at Arden – to provide homes for buyers wanting to step up to a new level in design.

As impressive as this stunning home is at first glance, it's the finer details that set the Milan apart. Architecturally influenced design makes excellent use of both space and light regardless of the orientation of your block, for a beautiful ambience that will inspire and delight both you and your guests. The living area opens out to a generous sun court, which doubles as an additional outdoor lounge area – the perfect spot for a coffee in the sun or a crisp glass of your favourite beverage on a summer night spent with friends.

Visit this award winning home at the Lyndarum North Display Village today or visit the Arden Homes website to learn more – www.ardenhomes.com.au



Lyndarum North Townhomes

Emerald release townhomes are nearly sold out!

These stunning two, three and four bedroom parkside residences offer contemporary designs with thoughtful touches throughout. The views from each home are nothing short of spectacular, overlooking our beautifully landscaped park, and in the distance, Melbourne's CBD. In terms of location it doesn't get much better than this!

Features include:

- Spacious and contemporary open plan designs
- Large kitchens with stone benchtops
- Downstairs powder room
- Private courtyards
- Split system air-conditioning
- Choice of two stunning colour schemes
- Close to everyday essentials including schools, shops and parks

There are only 2 townhomes remaining so be sure to contact one of our friendly and experienced Sales Consultants if you would like more information.



Lyndarum North Landscaping Awards

The team at AVJennings is excited to launch a new award initiative for the community that will take place every quarter and coincide with the release of our seasonal newsletters.

The Lyndarum North community is really starting to take shape and so are your gardening and landscaping efforts. Having a beautiful garden helps to make the surrounding area more appealing for everyone.

To acknowledge your hard work, we will be awarding two homes each quarter a prize of \$250 for 'Best New Landscaping' and 'Best Maintained Landscaping'.

Keep your eyes peeled for the Winter newsletter where we will be announcing our first winners. Good luck!



Where to warm up in Whittlesea this Autumn

We foodies at Lyndarum North have put our heads together and made a list of our favourite places to warm up on a cold day. Whether you're looking for a cosy café or a classic pub, this list will have you covered!

The Bridge Inn Hotel - 1425 Plenty Road, Mernda VIC

Mernda's iconic Bridge Inn Hotel serves delicious fare that will leave you feeling warm and content on a cold day. A variety of live sports are on display and a brand-new kids playground has just been installed, so there's something for everyone.

Rumaisa Pastry - 2/2 Lyndarum Drive, Epping VIC

Only a 10-minute drive from the estate, this delightful bakery serves pastries, pies and wraps. Whether your diet is vegetable-based or you're a committed-carnivore, this menu ticks all the boxes.

Smokin' Joes Pizza & Grill Wollert - 250 Epping Road, Wollert VIC

Nothing warms you up on a cold day like a hot pizza. Only a short 10-minute drive from Lyndarum North, Smokin' Joe's Pizza is a go-to. You'll find all your favourite classics on the menu, from Margherita to Capricciosa - and for anybody feeling adventurous, the gourmet pizza menu is for you!

Magnolia on Orchard - 8/121 Elation Boulevard, Doreen VIC

At Lyndarum North we love an all-rounder, which is why Magnolia on Orchard is one of our favourite foodie-spots. With a menu that will take you from breakfast through to dinner, you'll be spoilt for choice. Start the day with a coffee and one of the phenomenal brunch dishes before moving to a dinner made up of a selection of delicious share plates.

The Ultimate Autumn Recipe - Moroccan Spiced Carrot Soup

Prep time: 15 Minutes
Cooking Time: 25 Minutes
Serves 4

Warm your belly with this rich, flavoursome soup recipe!

Ingredients:

- 1 tbsp oil
- 2 large cloves of garlic
- 1 ½ tsp honey
- Pinch of cinnamon
- 1 tbsp unsalted butter
- 700g carrots, peeled, trimmed and sliced
- ½ tsp ginger
- Salt and pepper to taste
- 1 medium onion, peeled and chopped
- 3 ½ Ltr vegetable stock
- ½ tsp cumin

Method:

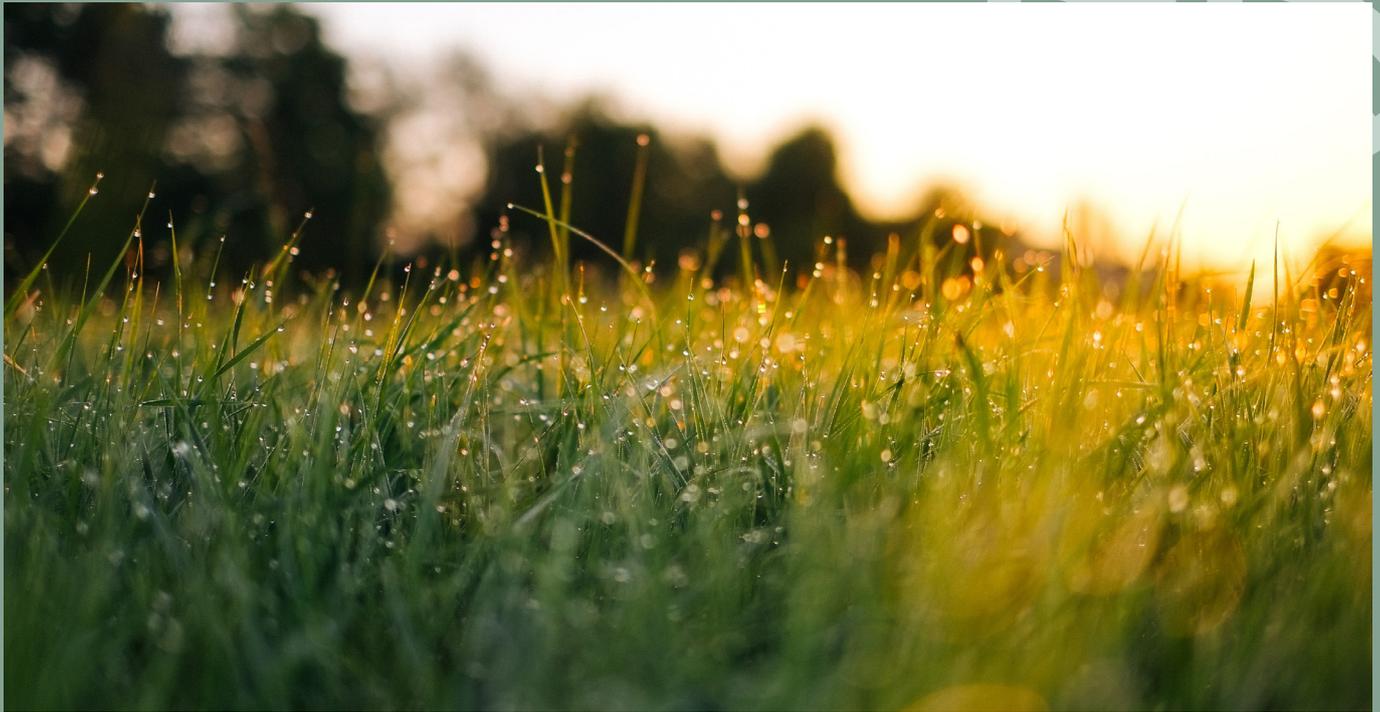
1. Place the olive oil and butter in a stockpot over medium-high heat and stir until the butter is just melted
2. Add the onion and garlic and sauté until the onion softens, about 5 minutes
3. Stir in the carrots and sauté for 1 minute
4. Add the vegetable stock and bring to the boil, then reduce the heat and simmer, covered, until the carrots are tender (about 20 minutes)
5. Using an immersion or regular blender, purée the soup until smooth
6. Return the soup to the stockpot. Whisk in the honey, ginger, cumin and cinnamon
7. Add salt and pepper to taste
8. Keep warm until you're ready to serve

Recipe source: <https://www.thespruceeats.com/moroccan-spiced-carrot-soup-1665768>

Image source: https://unsplash.com/photos/fxJTI_gDh28



Prepare your garden for Autumn



Autumn is here and with it comes cooler days and higher rainfall. Revive your garden following the hot summer months with these easy tips and tricks that will have your garden looking picture-perfect throughout the season!

1 Start Early

In early autumn, the soil is still warm, but the air is cooling, making it the perfect time to plant new shrubs. The warm soil promotes root growth, while the colder climate is less harsh on the exposed leaves. This head start means by spring, your plants will be ready to bloom.

2 Re-use and recycle

Did you know leaves can be recycled into a fertiliser that you can use to nourish your plants? Collect any fallen leaves and stuff them tightly into a garbage bag. Fill it with water and poke one to two holes in the bottom. Leave the bag somewhere safe and in six months you'll have a great soil conditioner.

3 Don't forget the grass

It can be tempting to focus on larger shrubs and flowers, but it is important to also show your lawn some love! Use a metal rake to remove any larger objects, followed by a plastic grass rake to remove any thatch that may be clogging up the lawn. Use a fork to poke holes at 200mm intervals and then fertilise and water well. Your grass will be looking tip-top in no time!

4 Prepare your herbs

If you've been keeping your herbs indoors to protect them from the sun, it's time to move them outside. The cool air is gentler on the herbs and the beautiful, soft autumn sun will promote growth



Your community developer.

Refer a friend.

Turn your friends and family into neighbours and receive a **\$1,000 EFTPOS** gift card!

Having friends and family live close by is a wonderful thing and AVJennings would like to reward Lyndarum North purchasers who successfully refer family or friends to buy a new home with a **\$1,000 gift card**. That's a thousand more reasons to love your neighbour! Plus, if you buy another AVJennings property within two years of your original purchase, you could receive a **\$5,000 gift card**.

Call us on **131 878** to request a referral pack.



**LYNDARUM
NORTH**

**Sales and
Information Centre**

Open 10am to
5pm daily.