

THE
VILLAGE
MENANGLE



by mirvac



EXPERIENCE A PLACE WHERE
THERE IS TIME AND SPACE FOR
YOU TO LIVE YOUR BEST LIFE.

THE VILLAGE BY MIRVAC IS A
HIDDEN GEM WITH A HISTORIC
PAST AND AN EXCITING FUTURE,
AWAITING YOUR DISCOVERY.

OFFERING THE QUIET CHARM OF A
RURAL VILLAGE, CLOSE TO NATURE
YET CONNECTED TO URBAN
CONVENIENCE, THE VILLAGE HAS
BEEN DESIGNED FOR YOU AND
YOUR FAMILY.





**RURAL CHARM
URBAN CONVENIENCE**



A peaceful rural lifestyle awaits within a small tight-knit community with parks and places to play, have a picnic, get to know your neighbours and make new friends. Tree-lined streets are cool and inviting while large land parcels promise space to grow and room to breathe. And a deep, true sense of belonging.



COUNTING THE KILOMETRES



Getting away from it all is one thing but modern life means getting to work is just as important. The Village lies at the juncture of major growth areas to the south-west, east and north, where the high skilled jobs of now and the future are already being planned and created.

Your nearest retail, health, entertainment and transport hub is just 10 minutes away at Campbelltown, the rapidly expanding City of

Liverpool is 30 minutes by car, and Sydney's second airport and Aerotropolis will be just 35 minutes away.

Heading south, Picton is a picturesque reminder of Wollondilly's rural charm with fresh from the farm produce and cellar door wine sales making it a weekend mecca for tourists but a seven day a week delight for locals. If you are after a day at the beach, you will find surf 45 minutes away at Wollongong.

LOCATION	DISTANCE	DRIVE TIME
Campbelltown	12km	10 minutes
Picton	17km	13 minutes
Liverpool	38km	30 minutes
Sydney CBD	71km	56 minutes
Wollongong	49km	45 minutes

Distances are approximate only and are calculated via the shortest route. References to time are approximate only and are calculated by car.

Locations referred to are approximate only and may not be an accurate representation of the reference upon completion of the development. Correct as at 02.02.21.

WHERE IT ALL BEGAN



Menangle's story begins with the traditional owners, the Dharawal and Gandagara people, writing its way into Australian history books as the birthplace of the wool, dairy and agricultural industry in the mid-1800s.

Established as a private village, built by the Macarthurs in 1866, Menangle's pivotal place in history remains evident today, its tree-lined streets and buildings a testament to a thriving rural community built around wool, dairy and a railway line.

You can still see the village school established in 1867 and St James Anglican Church perched on the hillside overlooking the village below. The Menangle Store, built in 1904 selling meat butchered on the premises, fresh bread and drapery, remains a favourite stop for those taking the slow scenic route through the Macarthur.

Most famed of all is the Camden Park Estate Central Creamery and Rotolactor which revolutionised dairy production in the 50s, now awaiting a proposed rejuvenation and reinvention alongside The Village.



MENANGLE CREAMERY, EARLY 1900s



NEPEAN RIVER, 1920s

Images courtesy of Camden Historical Society



VIEW SOUTH TO ST JAMES' ANGLICAN CHURCH, MENANGLE



MENANGLE BRIDGE

HISTORY REPEATS



Residents of The Village will be surrounded by reminders that they are living in the birthplace of the Australian agricultural industry.

To preserve the rural village character of Menangle, Design Guidelines have been developed that will see The Village become an extension of the existing community. The street network has been designed not only to enhance connection to community facilities but also to maintain view lines to some of Menangle's most prized heritage buildings.



LOCATION SHOT





- 01 St James' Anglican Church, Menangle
- 02 Razorback Ridge Wines
- 03 The Australian Botanic Garden, Mount Annan
- 04 Menangle Country Club
- 05 Argyle Street, Camden
- 06 The Store Menangle



THE VILLAGE AND BEYOND



All the ingredients for a leisurely lifestyle are either here or near. You can pick up the perfect coffee, fresh flowers and local produce at The Store Menangle or immerse yourself in the delights of nature, parklands and the Nepean riverbank, all close to home.

Drive to nearby Picton for some boutique retail therapy and to stock up on fresh produce direct from the farm. En route the Razorback Inn offers hot from the oven home-made pies and wine lovers will not want to miss the cellar door sales at Razorback Ridge Winery.

For a night out there is Menangle Country Club just down the road while Campbelltown Catholic Club offers dining options that range from Asian to British pub style food, plus ribs and burgers.





01



02



03



04



05

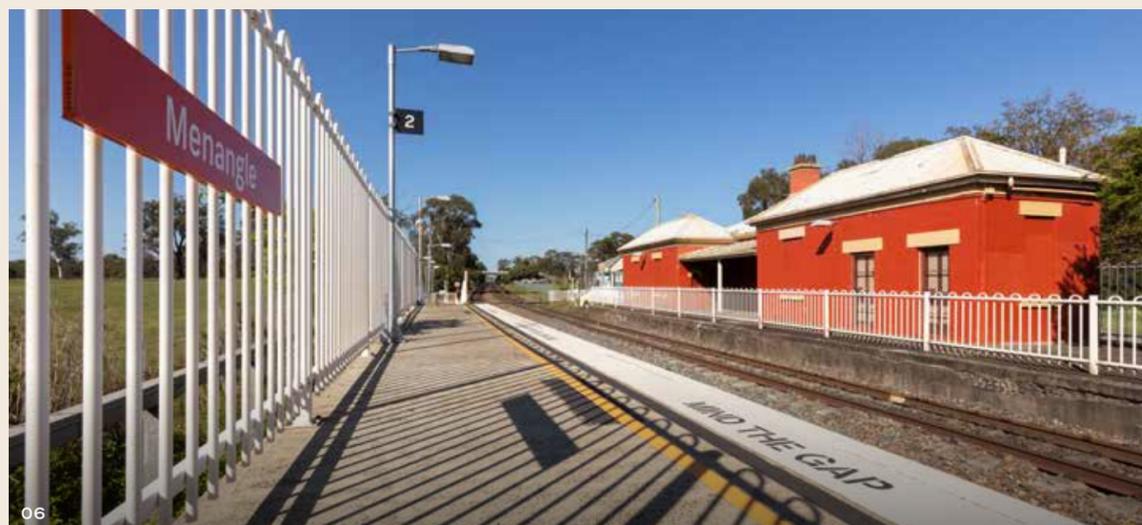
- 01 Macarthur Square shopping precinct
- 02 Western Sydney University, Campbelltown
- 03 Campbelltown Private Hospital
- 04 Local produce at Camden Markets
- 05 Campbelltown Sports Stadium
- 06 Menangle Train Station
- 07 Macarthur Station

EVERYTHING A FAMILY NEEDS



Your family's needs will change over time but the non-negotiables such as proximity to quality health and education, entertainment, shopping and fresh produce, are minutes from The Village.

The Macarthur Transport interchange is just 10 minutes away and the Southern line, with a stop at the heritage Menangle Station, runs direct to Central during the morning peak. Macarthur Square has all your retail needs covered along with cinemas, hairdressers, banks and a medical centre. The revamped Campbelltown Sports Stadium, is home of the Macarthur FC Bulls, giving locals plenty to cheer about.



06



07

GOLDEN SUNSETS OVER THE RAZORBACK RANGES AND MORE REASONS TO CALL THE VILLAGE HOME



TRANSPORT INFRASTRUCTURE

Adjacent to Menangle railway station, 10 minutes drive to Campbelltown Transport Interchange, and minutes by car to the Hume Highway and City connections.



FUTURE INVESTMENT

Increased investment in health, education, employment and transport infrastructure is slated for the region under the NSW Government's Interim Plan for the Greater Macarthur Priority Growth Area.



GENEROUS BLOCK SIZE

True family sized blocks are rare to find but with land lots starting from 450m² there is plenty of space to build your dream home - with a yard.



CHOOSE YOUR OWN BUILDER

Freedom to select your own builder or choose from our range of quality designed and built Homes by Mirvac.



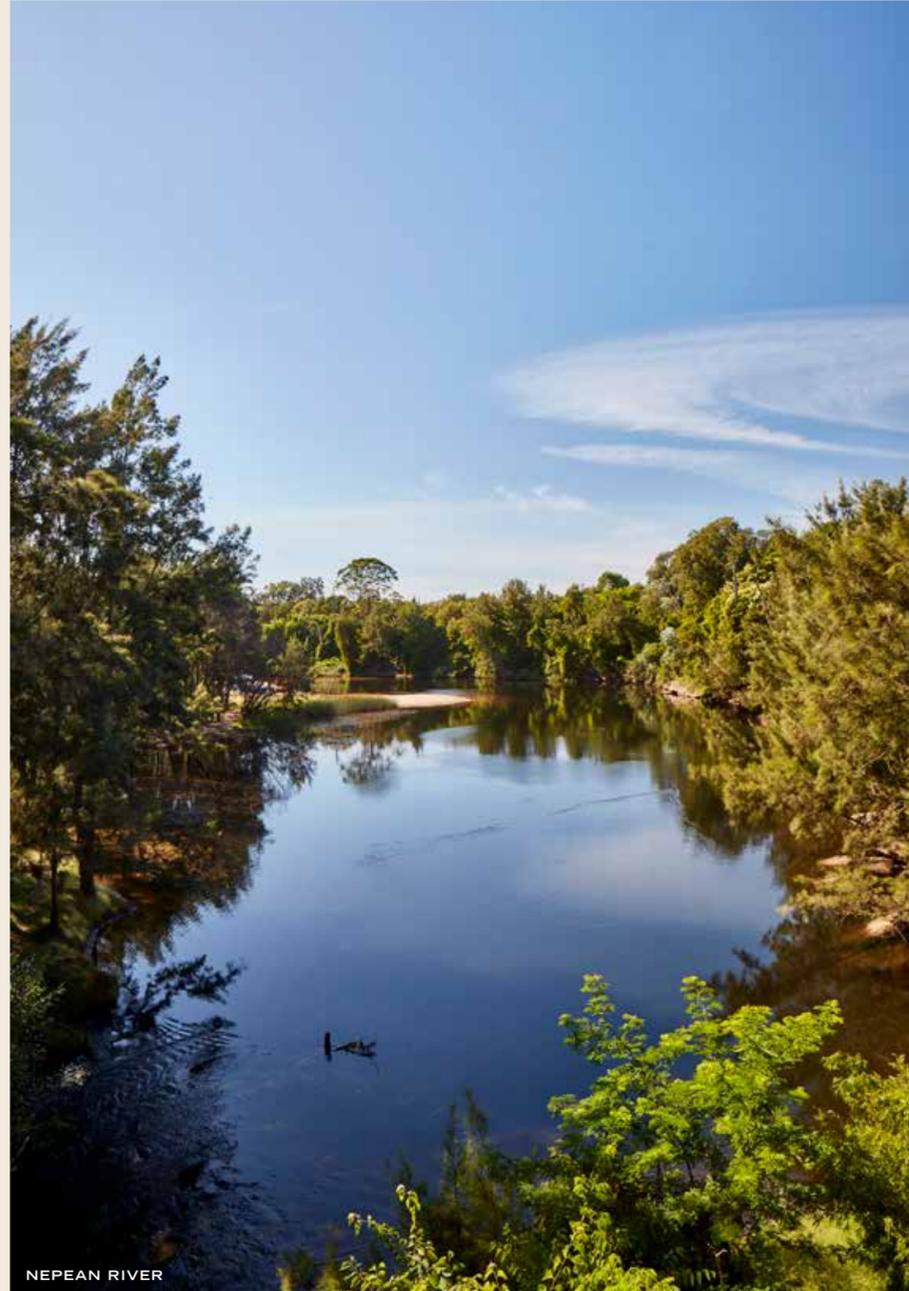
QUALITY STREETSCAPES

Unique Design Guidelines focusing on materials, colours and landscaping to guide high quality streetscapes.



CHOICE IN EDUCATION

Public and private schools within 15 minutes, and Western Sydney University, School of Medicine and TAFE at Campbelltown.



NEPEAN RIVER



MENANGLE BRIDGE

NATURE'S GRACE ON THE BANKS OF THE NEPEAN

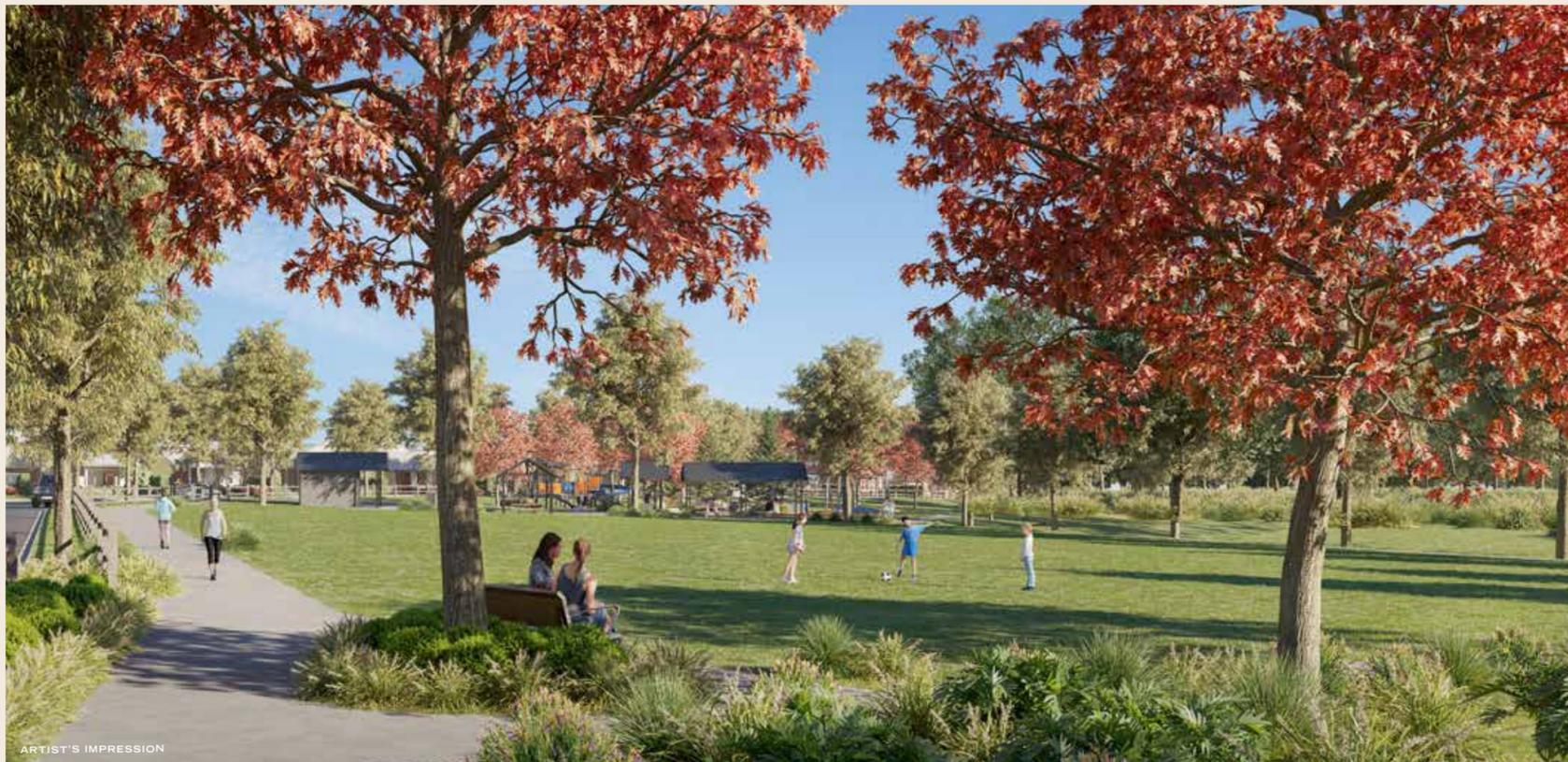


Carving its way through sandstone rocks, meandering through pasture lands and towns, the Nepean River lends a vital element of joy to the long hot summer.

Just to the north of The Village you will find the Nepean Reserve, an idyllic place well known amongst locals. It is a favoured spot for launching canoes and kayaks for the river run to Camden or dropping a fishing line in the hope of hooking a hungry bass.

But who needs a purpose to simply be outdoors with nature, walking, clambering over rocks, wading in shallow pools and all just moments from home.





SHADY TREES & OPEN SPACE



Here begins your future. Where the hopes and dreams of happiness reside, all wrapped up in a place called home. Generous lots provide ample scope to build a home that makes a statement about who you are and what you value, with the bonus of a big backyard.

At the entry to The Village a 1.35 hectare community park is proposed, a place where families can come together to form new friendships and let children do what they love best - playing outdoors, kicking a ball, climbing and running.

Places for active play are proposed, along with a vast open lawn for ball games and sport, and serene quiet spaces to simply enjoy the outdoors.

Set amongst parks and playgrounds, cycleways and breathtaking scenery, The Village is all the inspiration you need to start dreaming, planning, building.



DESIGNED WITH YOU IN MIND



We have created a special edition range of Homes by Mirvac which will be offered at The Village. With the Design Guidelines front of mind, there is a home to suit every budget and every lot, with seamless indoor-outdoor living and layouts that will suit the ever-changing needs of your family.



Artist's impressions were produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting interiors, exteriors, landscaping and fencing are intended only as a guide and are not to be relied on as a representative of the final product. Upgrade options shown. Landscaping and fencing may not be included. Furnishings not included. Prospective purchasers must refer to the building contract, which is subject to change in accordance with the terms of the contract.



BRIGHTON LAKES COMMUNITY GREEN



GOOGONG, NSW



BRIGHTON LAKES, MOOREBANK



MY IDEAL HOUSE, GLEDSDOOD HILLS

Quality and care in every little detail

THE MIRVAC DIFFERENCE



For over 50 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail.

**AWARD WINNING EXCELLENCE SINCE 1972,
WITH OVER 700 PROJECT AND INDUSTRY AWARDS.**



NATIONAL UDIA - 2019

Best Residential Development

Brighton Lakes
Moorebank, NSW

Urban Taskforce
AUSTRALIA

EXCELLENCE AWARD - 2019

Masterplanned Community Development

Brighton Lakes
Moorebank, NSW



AIA - 2019

Sustainable Architecture

My Ideal House
Gledswood Hills, NSW



PROPERTY COUNCIL - 2020

ACT Development of the Year

Googong
NSW



REIMAGINING URBAN LIFE SINCE 1972



The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artist's impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. The information provided herein is believed to be correct as at 27.04.22 V2.