

MEMORIES

MILESTONES

MOMENTS

HEMING

ON

POUND



TAKE A MOMENT TO IMAGINE YOUR HOME AT HEMING ON POUND

Nestled between Hampton Park and Narre Warren, Heming on Pound is a new community that truly celebrates friendship and family.

Cherish the small moments and build special memories, from teaching the kids to ride a bike to hosting family barbecues and backyard cricket matches. Where dinner parties are MasterChef-worthy and you'll celebrate the moment you imagined your dream home with the people that truly matter.



HEMING ON POUND



SURROUND YOURSELF WITH TREE-LINED BOULEVARDS AND WIDE-OPEN STREETS THAT HAVE A WELCOMING AND WARM ENVIRONMENT.

The idyllic location has an abundance of green spaces and surrounded with easy access to every convenience you could wish for. Let the kids explore or picnic beneath mature trees in the local beloved Henry Joseph Moran Reserve, known for its beautifully-tended gardens. Meet the girls for morning walks and coffee catch ups, or prepare a family feast to share together in the home created for your individual lifestyle. Head out and you'll have the ultimate convenience of Hampton Park's local shopping, community and lifestyle options on your doorstep, paired with the delights of thriving neighbouring suburbs Narre Warren, Lynbrook and Cranbourne in the local area. Being connected to Melbourne's south-east, and just 36km to the CBD, at Heming on Pound your lifestyle options are endless.







* Artist impression. Trees are indicative only.

A MASTERFULLY PLANNED COMMUNITY

Wake up in your dream home, designed and built to your every specification. Planned around the site’s natural features in a green and leafy environment, where native birds nest and home becomes a place of serenity and retreat.


If you’re a first home owner, a downsizer or an investor, your perfect block is ready to build the house of your imagination. With a huge variety of block sizes, aspects and orientations available, there’s land to suit your lifestyle and stage.

DEMOGRAPHIC TRAITS



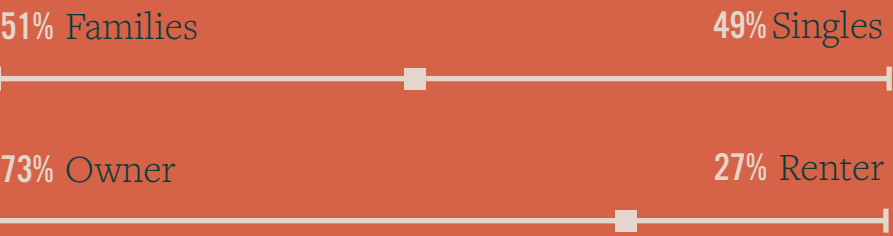
| RETURNS | \$430 - 440 | 8.2% |
|---------|---|---|
| |  |  |
| | Rental Return (weekly) | Compound Growth |

| SUBURB PROFILE | 25,528 | 30-40'S | 37KM | 7% |
|---|------------|-------------|---------------------------|--------------------------|
| Aged 29 -36 Ranging Gen X - Gen Y 30% Born overseas | Population | Average Age | Distance to Melbourne CBD | 5 year population growth |

| DISTANCE TO HALLAM STATION |  |  |  |  |
|----------------------------|---|---|---|---|
| | 8 MIN | 27 MIN | 51 MIN | 15 MIN |

Whether investing or buying, key data here shows Heming on Pound and its location ideally ripe if you’re looking at buying your first home or building on your investment portfolio. A welcoming neighbourhood awaits providing security, inclusivity and retreat while being surrounded with easy access to everything.

DEMOGRAPHICS



LIFESTYLE



| | | |
|----------------------------------|----------------------------|-------------------------------|
| 21.9% | 16.5% | 13.8% |
| Established Couples and Families | Older Couples and Families | Maturing Couples and Families |



IMAGINE REACHING THE ULTIMATE MILESTONE OF OWNING YOUR OWN HOME.

Make new friends, feel connected and surround yourself with family to make this community your very own. Sheltered by the shade of native red river gums, at Heming on Pound you’ll find parks, reserves and the expansive green of a new golf course coming soon to your very own backyard. A unique opportunity to secure premium land in an inclusive new community, Heming on Pound has been created with you at its heart.

With even more facilities on the way, this new community is set to be a bustling destination. A mixed-use retail precinct is in the works offering accessibility like no other, with pedestrian ways and Hallam Station upgrades in development. Rolling green parkways are part of the new golf course planned, adding even more premium lifestyle options for residents in this unique pocket of Melbourne.



LYNBROOK
VILLAGE
SHOPPING
CENTRE
9 MINS

HENRY JOSEPH
MORAN PARK
1 MIN

POUND
RD

MELBOURNE
CBD
45 MINS

PRINCES
HWY

HALLAM
STATION
4 MINS

PROPOSED
PUBLIC
GOLF COURSE
1 MIN

TROUPS
CREEK
1 MIN

WESTFIELD
FOUNTAIN
GATE
9 MINS

MONASH
CASEY
HOSPITAL
16 MINS

HEMING
ON POUND

NORTH



Casey ARC (Aquatic & Recreation Centre) 3.5km
Football Club 2.8km
Netball Court 2.2km
Tennis Club 2.2km
Hampton Park Library 2.2km
Cricket club 2.2km
Proposed golf course 2.7km
Hampton Park Community Garden 1.9km

LIFESTYLE AND CONVENIENCE Dive into swimming lessons, or a day out at the pool at the local aquatic and recreation centre. Join a community team at one of the many recreation facilities on your doorstep. Tennis, football, netball, cricket and bowls, or a class at the local community hall are all on offer. Green thumbs can harvest your own organic vegetables and connect with fellow food lovers with a plot at Hampton Park Community Garden.



REVEL IN RECREATION Pack a picnic and bask in the sunshine with the kids in one of many parks and playgrounds close by. Meet mates for a cycle or join a local walking group and take in the mature trees, waterways and green spaces.

River Gum Creek Reserve 2.4km
Henry Joseph Moran Park 600m
Oaktree Drive Reserve Playground 1.9km
Amber Drive Playground 3.0km
Robert Booth Reserve 2.2km





Kilberry Valley Primary
School 0.48km

St Kevin's Primary
School 0.89km

Coral Park Primary
School 1.57km

River Gum Primary
School 1.62km

Hampton Park
Secondary College
1.85km

Goodstart Early
Learning – Coral Drive
2.0km

SCHOOLS A PLENTY Walk or cycle to school and discover limitless learning opportunities with more than seven local independent and public schools surrounding Heming on Pound. Early learning centres and kindergartens, primary and secondary schools are all within a 3km radius.



THRIVING NEIGHBOURING SUBURBS Need that vital last ingredient for your latest culinary experiment? Neighbouring areas Lynbrook, Narre Warren and Cranbourne have you covered with grocers, supermarkets and boutiques just around the corner. For the weekly shop, long lunch or a fashion fix, Hampton Park shopping centre, Westfield Fountain Gate and Casey Central Shopping Centre are all only minutes away.

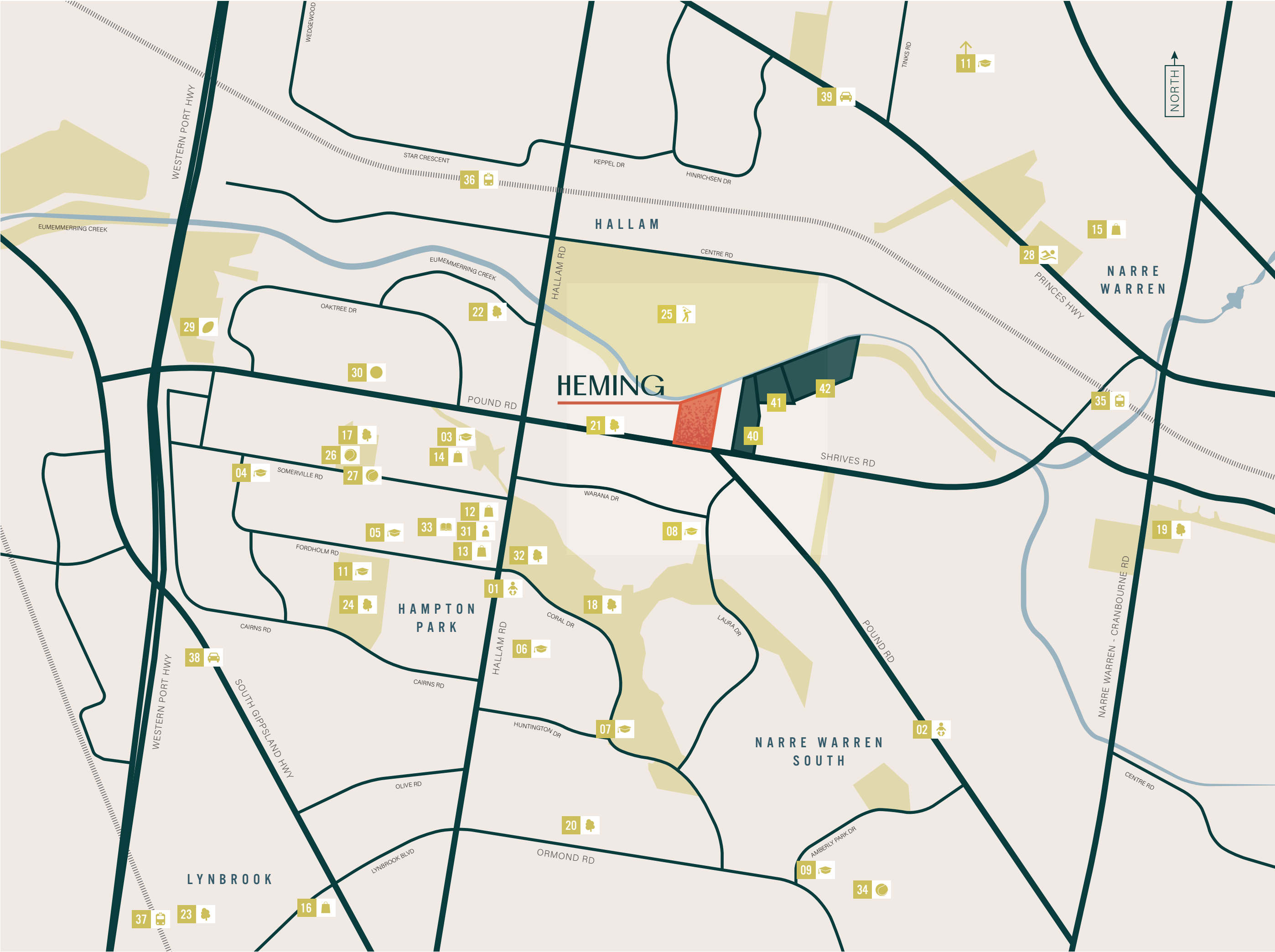
Hampton Park Shopping
Centre 1.7km

Haptom Park Town
Centre 1.7km

Westfield Fountain Gate
3.6km

Lynbrook Village
Shopping Centre 4.3km





EDUCATION

1. Goodstart Early Learning Centre
2. Goodstart Early Learning Centre
3. Valleybrook Preschool
4. Hampton Park Primary School
5. River Gum Primary School
6. Saint Kevin's Primary School
7. Coral Park Primary School
8. Kilberry Valley Primary School
9. Narre Warren South P-12 College
10. Fountain Gate Secondary College
11. Hampton Park Secondary College

RETAIL

12. Woolworths Hampton Park
13. Coles Hampton Park
14. Hampton Park Shopping Centre
15. Westfield Fountain Gate
16. Lynbrook Village Shopping Centre

RESERVES

17. Robert Booth Reserve
18. River Gum Creek Reserve
19. Ray Bastin Reserve
20. Amber Drive Playground
21. Henry Joseph Moran Park
22. Oaktree Drive Reserve Playground
23. Paterson Drive Reserve
24. Cairns Road Reserve

LEISURE

25. Proposed Public Golf Course
26. Hampton Park Cricket Club
27. Hampton Park Tennis Club
28. Casey Aquatic & Recreation Centre
29. Hampton Park Football Club
30. Hampton Park Bowls Club
31. Hampton Park Community House
32. Hampton Park Community Garden
33. Hampton Park Library
34. Narre Warren South Tennis Club

TRANSPORT

35. Narre Warren Train Station
36. Hallam Train Station
37. Lynbrook Train Station
38. S. Gippsland Hwy
39. Princes Freeway





MAKE MEMORIES TO LAST A LIFETIME

Start making memories in a place you truly feel a part of, surrounded by a community that celebrates family, friendship and the milestones that matter.

Do the things you love with the people you love in the home and location you will love. What will it be? Neighbourhood drinks or family gatherings. A lazy Sunday with your favourite book in your dream garden. Or an energetic cricket match among friends. It's all here waiting for you to make your own.





THE TEAM

We’re a team of passionate builders, project managers and sales agents, committed to creating a one-of-a-kind community. Our shared vision is to establish a premium land offering with an emphasis on inclusivity and community values. Built on mutual respect for the environment and a desire to minimise our footprint, we’re proud to bring you a masterfully planned community in a unique location, offering greater choice to maximise your lifestyle options.

PROUDLY DEVELOPED BY



Founded in 2009 My Wealth Builders, also known as MWB, is an independent boutique real estate development company that has been fundamentally shaped by the Australian Dream.

At MWB, we are committed to a consistent standard of high quality, both of service and end-product. MWB works to identify unique financial opportunities in premium development locations with greater accuracy and timeliness than our larger, more cumbersome competitors. We do this while never charging an upfront fee. Never have, never will. This allows our focus to be on only the most premium of annual returns, giving our investors peace of mind.

PROUDLY MARKETING BY



Wise Group Real Estate is a multifaceted real estate agency taking pride in results. Our project marketing arm has successfully marketed and sold-out numerous townhouse projects ranging from 4-unit to 20-unit sites and boutique land estates. Furthermore, Wise Group’s decade of experience allows their residential sales team to average higher sale prices and their property management team to effectively manage a large portfolio of investments.



DISCLAIMER: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document.

HEMING ON POUND
183-185 POUND RD, HAMPTON PARK