

# Matilda

DONNYBROOK



# Matilda's World

WALTZ INTO SPRING 2024!

Welcome to the first edition of the Matilda community newsletter! Released four times a year to coincide with the change of season, Matilda's World is an opportunity to provide you with construction updates, special offers, and news in general from Matilda's amazing world.

# Friends of Matilda



## Meet Greg Pole, Matilda's Sales Manager.

Greg is the experienced hand you can rely on to secure your place in Donnybrook's best new community. We recently had a chance to learn more about him, and why he thinks Matilda is a great place to call home.

### How long have you been working in real estate?

More than thirty years! I started working for Victorian Land Sales before joining RPM in 1997. I've worked on developments across all Melbourne's growth areas, but primarily in the northern corridor.

### What does a typical day look like for you?

I meet and speak with a lot of people, either at the Matilda Sales Office or over the phone. Everyone has different needs and expectations, so I try to help by answering any questions they might have. I can provide an overview of the estate and the future plans for the area. They might ask about nearby amenities, or discuss what they're looking for in terms of land size or their timeframe to be in their new home. I'm here to help!

### What do you love most about your job?

What inspires me the most is knowing that I'm helping people secure their future, by providing information that helps them make an informed decision. It's particularly satisfying when I have the opportunity to help First Home Buyers take their first step into the property market.

### Why do you think Matilda has been so popular?

Donnybrook is recognised as a fast-growing area and a promising long-term investment. The current and future amenities will cover all your family's needs, from primary and secondary schools, pre-schools and childcare, to sporting and recreation facilities, town centres and public transport. Among all that, Matilda offers a variety of lot sizes at very competitive prices. There's a place for everyone, whether you're buying your first home or your next home.

**\$10K Deposit!\***  
On Select Lots  
\*T&Cs apply

Matilda is making it even easier for homebuyers to secure land! For a **limited time only**, you can secure selected lots in our stunning Donnybrook community with just a \$10K deposit! With only a handful of lots remaining in Matilda's current releases, don't miss this opportunity to secure your perfect block!

To learn more contact **Greg Pole on 0488 988 344**

# Matilda's Hot Lots!

Don't miss out on your chance to join the most successful estate in Donnybrook! These premium House & Land packages from Simonds, Orbit and Dennis Family homes are selling fast. Limited lots remain, so act now before it's too late and secure your home at Matilda!

<p><b>Rockpool 24</b> SIMONDS</p> <p>Grevillea Release Lot 164 439m<sup>2</sup></p> <p>From: <b>\$800,448</b></p> <p>4   2   2</p>	<p><b>Rockpool 24</b> SIMONDS</p> <p>Grevillea Release Lot 134 348m<sup>2</sup></p> <p>From: <b>\$776,517</b></p> <p>4   2   2</p>	<p><b>Rockpool 24</b> SIMONDS</p> <p>Grevillea Release Lot 173 383m<sup>2</sup></p> <p>From: <b>\$789,303</b></p> <p>4   2   2</p>
<p><b>Columbia 21</b> Dennis Family Homes</p> <p>Bottlebrush Release Lot 177 450m<sup>2</sup></p> <p>From: <b>\$727,647</b></p> <p>3   2   2</p>	<p><b>Ekati 22 BF</b> Dennis Family Homes</p> <p>Bottlebrush Release Lot 177 450m<sup>2</sup></p> <p>From: <b>\$731,947</b></p> <p>4   2   2</p>	<p><b>Morrison 25</b> Dennis Family Homes</p> <p>Bottlebrush Release Lot 186 448m<sup>2</sup></p> <p>From: <b>\$781,847</b></p> <p>4   2   2</p>
<p><b>Lenado 18</b> Orbit HOMES</p> <p>Golden Wattle Release Lot 204 408m<sup>2</sup></p> <p>From: <b>\$696,427</b></p> <p>3   2   2</p>	<p><b>Malvern 20A</b> Orbit HOMES</p> <p>Golden Wattle Release Lot 204 408m<sup>2</sup></p> <p>From: <b>\$709,527</b></p> <p>4   2   2</p>	<p><b>Lenado 15</b> Orbit HOMES</p> <p>Golden Wattle Release Lot 248 386m<sup>2</sup></p> <p>From: <b>\$681,651</b></p> <p>3   2   2</p>

Secure your dream home and take the unknown out of building, with our great range of House & Land packages by Orbit Homes - expertly designed to provide a seamless and stress-free experience from start to finish.





## Matilda is getting things done

### Construction update

Exciting news! The new signalised entrance to Matilda at the intersection of Donnybrook Road and Westbourne Boulevard is under construction and should be completed early next year! Controlled by traffic lights, the estate entrance will make it easy for our residents to come and go safely.

Civil works have begun on Stages 1B and 2. The first step is to clear the site and level the ground, ready for roads and other infrastructure. We anticipate works will be completed by April next year, which would mean titles could be issued as early as June/July.

See our latest construction update [here](#)

## Free landscaping

Matilda is generous as well as beautiful, offering all homeowners the opportunity to claim free front landscaping! There are six professionally designed options to choose from. The photos don't do these gorgeous gardens justice, so visit the display at the Matilda Sales Office and enjoy their beauty!



1. Cottage Garden



2. Matilda Grassland



3. Coastal Garden



4. Australian Native Garden



5. European Garden



6. Contemporary Garden