

# Matilda

DONNYBROOK



# Matilda's World

WALTZ INTO AUTUMN 2025

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

## Everyone loves Matilda!



It's amazing to think our first land release was less than a year and a half ago. We only launched in December 2023, but Matilda was embraced by the Donnybrook community immediately and is now an intrinsic part of its fabric - and its future!

Since we launched, we've released 185 lots and 83% of those have sold. When you think that some of those lots were released only recently, it's a remarkable success story. It just goes to show that Matilda really is incredibly popular!

Construction is progressing at a rapid rate, with stages 1B and 2 now nearing completion. With our first titles on track to be issued mid-year, it won't be long before Matilda welcomes our first residents!



**\$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

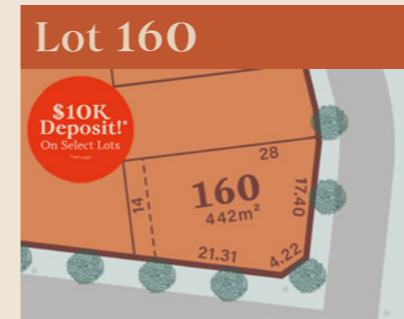
## Rare corner lots available

There might be twenty homes in a street, but only the homes at each end of the row can be corner lots. Surprisingly, Matilda still has a couple of these rare opportunities available!

A corner lot offers several advantages over other lots in the street. For a start, you only have neighbours on two sides, so you can enjoy more peace and quiet and greater privacy.

Check out our featured corner lots below...

**Lot 160**



**Grevillea Release**      Price: \$375,000

442m<sup>2</sup>

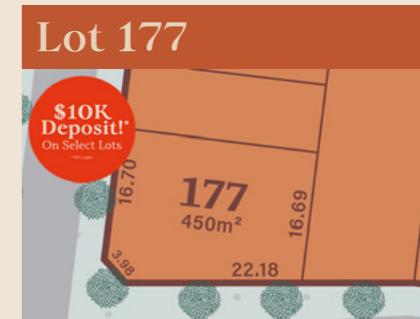
**Lot 173**



**Bottlebrush Release**      Price: \$359,000

383m<sup>2</sup>

**Lot 177**



**Bottlebrush Release**      Price: \$399,000

450m<sup>2</sup>



**Introduce your family and friends to Matilda**

When someone you refer buys land at Matilda, we'll give you a **\$3,000 Gift Card!**\*

Your family and friends will love Matilda for the same reasons you do, and what could be better than having your loved ones living close by?

Ask one of our helpful Matilda team members for more information about our Referral Reward Program or [click here](#) to read our blog.

# 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

## Nearby places to explore this autumn



Autumn is a great time of year to get out and discover some of the awesome places near your fabulous Matilda home. Here's a couple of suggestions to get you started...

### Marnong Estate

With 1,200 acres of vineyards, incredible views, award-winning wines at the cellar door, a fine dining Italian Restaurant (as well as a relaxed Italian dining alternative and even a café serving Italian street food), you can really lose yourself at Marnong Estate. Why not make a weekend of it and book a stay in the luxury accommodation? It would make the perfect couple's getaway!

2335 Mickleham Road, Mickleham 3064  
[marnongestate.com.au](http://marnongestate.com.au)

### Five Vineyard

Another nearby gem offering fabulous views, you can book lunch or dinner at The Wine Bar restaurant for the family (or a group of your Matilda neighbours) from Thursday to Sunday and enjoy a menu that's simply to die for. With a range of atmospheric spaces that cater for events of all sizes, Five Vineyard would also make a great venue for a birthday - or a wedding!

280 Bridge Inn Road, Mernda 3754  
[fivevineyard.com.au](http://fivevineyard.com.au)

### Club Mandalay

Just a couple of minutes up the Hume, Club Mandalay Golf Course is currently ranked 70th in Australia's Top 100 Public Courses. If you don't know how to play, there are PGA professionals on hand to teach you. But Club Mandalay is not all about golf. You can book a table at Kelly's Restaurant and enjoy the warm atmosphere, where fine dining meets casual charm.

430-450 Mandalay Circuit, Beveridge 3753  
[clubmandalay.com.au](http://clubmandalay.com.au)