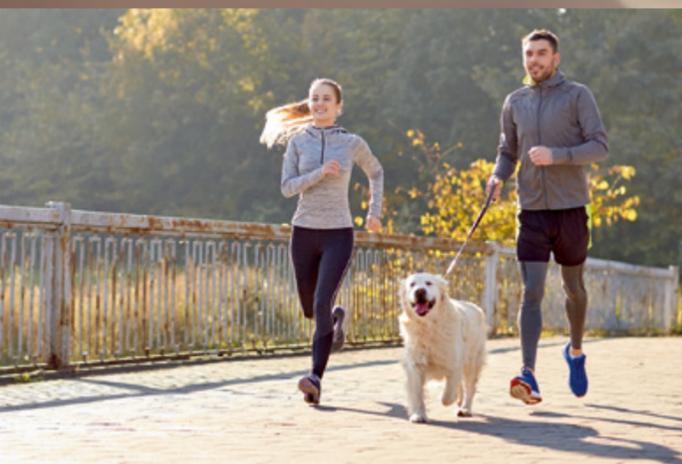


SUMMER HILL

BOTANIC RIDGE

LIFE ON THE RISE.

PEET



WHAT YOU'VE BEEN WAITING FOR.

Every so often, an opportunity arises; tailor-made just for you.

Summerhill is that opportunity. The chance to live a big life in a small community, located in beautiful Botanic Ridge. Created for those looking for a quiet, secluded and exclusive address to call home, Summerhill caters specifically for substantial and even custom-designed homes; with most lots ranging from 600sqm to 990sqm.

The community itself has been planned to make the most of its unique position, nestled between the Royal Botanic Gardens Cranbourne and the popular Acacia community. A natural and private setting yet close to every day conveniences.

Welcome to Summerhill.



ENJOY THE
SPACE TO BUILD
IT YOUR WAY



LIFE ON A GRAND SCALE.

Botanic Ridge is well-known for its substantial homes. Summerhill raises the bar even higher as an exclusive address for fewer than 200 spacious and elegant homes, designed for families on the rise.

Peet has partnered with a range of boutique and large-scale builders who can pair the perfect home to your chosen lot. With most lots ranging from 600sqm to 990sqm, there's no limit to the number of homes you can choose from.

Our carefully considered design guidelines will ensure that homes are well separated and of a similar high quality as your own, making Summerhill stand out above the rest.

DREAM BIG.

Summerhill is a place for those who've already accomplished so much and are now ready to seize the opportunity to build a beautiful new home in a rare and privileged location.

Summerhill is the ideal place to live a big life at a slower pace, with plenty of room inside and out to enjoy the company of family, friends and neighbours just like you.

Of course, life will take you away from the seclusion of Summerhill on occasion. But even then, nothing is far, including:

- Settlers Run Golf Course for a Saturday round of golf
- Cranbourne Turf Club for a Country Race Day
- Port Phillip and Westernport Bays for a spot of fishing
- Mornington Peninsula for a cellar door and farm gate experience, or
- Schools, cafes, sports grounds, and shopping centres for the 'every day.'



DESIGNED TO
BE ENJOYED

THE BEST OF BOTH WORLDS.

Summerhill is located in a secluded corner of Botanic Ridge, next door to the stunning Royal Botanic Gardens Cranbourne.

At Summerhill, there's no hustle and bustle outside your front door; just the calm, ambient sounds of life in a charming and peaceful setting. That's not to say that Summerhill is remote, however. Far from it, in fact.

Next door to Summerhill, the future Acacia Town Centre will include a grocery store, gym, cafe and a variety of specialty stores. Plans are also in place to connect Summerhill to Botanic Drive, Ballarto Road and the proposed Casey Fields Boulevard, making life just that little bit easier.





A RARE AND PRIVILEGED LOCATION.

Summerhill is setting a new standard in Botanic Ridge with special and considered details that make the community unique, including:

- Formal estate entranceways
- Charming natural stone street accents
- A picturesque waterway
- Lush, mature trees, and
- Premium, native streetscapes



THE CHANCE TO LIVE A BIG LIFE IN AN EXCLUSIVE COMMUNITY.

Whether you're walking along tree-lined streets or the peaceful waterway, or wandering through the Royal Botanic Gardens Cranbourne next door; each detail of Summerhill has been designed to be enjoyed.

Botanic Ridge has always been seen as a highly sought-after address. Summerhill makes it so.



Education

- 1. Cranbourne Park Primary School
- 2. Cranbourne South Primary School
- 3. Cranbourne West Primary School
- 4. St Agatha's Catholic Primary School
- 5. Lyndhurst Primary School
- 6. Cranbourne East Primary School
- 7. Future Primary School*
- 8. Casey Grammar
- 9. St Peter's College
- 10. Cranbourne Secondary College
- 11. Chisholm Institute
- 12. William Angliss Institute
- 13. Casey Childcare and Kindergarten
- 14. Devon Meadows Primary School

Shopping & Leisure

- 15. Karingal Hub Shopping Centre
- 16. Cranbourne Park Shopping Centre
- 17. Cranbourne Homemaker Centre
- 18. Future Acacia Town Centre*
- 19. Royal Botanic Gardens Cranbourne
- 20. Amstel Golf Club
- 21. Ranfurly Golf Course
- 22. Cranbourne Turf Club
- 23. Casey Fields
- 24. Casey RACE
- 25. Future Playing Fields/Open Space*
- 26. Future Nine Hectare Sporting Precinct*
- 27. Cranbourne Library
- 28. Cranbourne Golf Club
- 29. Langwarrin Flora and Fauna Reserve
- 30. Settlers Run Golf & Country Club

Health Services

- 31. Amstel Medical Centre
- 32. Peninsula Private Hospital

Transport

- 33. Cranbourne Train Station
- 34. Merinda Park Train Station
- 35. Lynbrook Train Station
- 36. Bus Stop - Route 795 & 796

MASTERPLAN.

Summerhill's masterplan has been designed to bring touches of the Royal Botanic Gardens Cranbourne right to your front door; from formal estate entranceways and natural stone street accents, to lush mature trees and premium, native streetscapes.

In addition, Summerhill will include its own peaceful gardens and a picturesque waterway meandering through the estate.

Summerhill's Design Guidelines have also been tailored specifically to this exclusive community. Generously sized lots cater precisely for expansive homes and the sense of privacy and space residents are seeking to enjoy.



over
120 years
of opportunity

Peet Limited was founded over 120 years ago by a man with an enduring vision and a strong desire to help people achieve the security that comes with owning property.

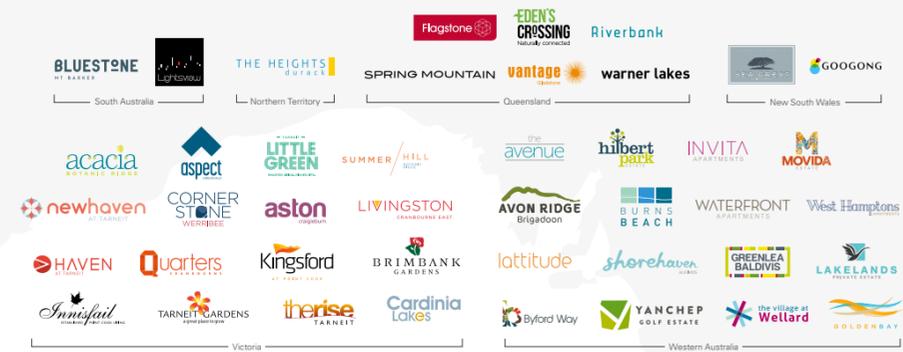
James Thomas Peet was a man who recognised the value in land in a "young, progressive country", a wonderful place rich with natural assets and enormous potential.

He created opportunity. The opportunity for every person of every kind to share the benefits of building a home to create a bright future for themselves and their families.

Today, Peet creates high-quality masterplanned communities and innovative apartment developments across Australia. These communities are designed to become an essential part of everyday life where people can relax and enjoy whatever is important to them.

With over 120 years of experience and expertise, Peet has a powerful heritage that sets us apart.

That's the Peet difference.



This material has been prepared with care, however it is an indicative guide only and believed to be correct at the time of printing. All information (including but not limited to prices) is subject to change without notice at Peet's absolute discretion and cannot form part of any offer or contract. Peet reserves the right to presell, release and withhold certain packages from sale at any time. Whilst reasonable care has been taken in preparing this material, Peet, its representatives, employees and agents cannot be held responsible for any inaccuracies and this material should not be relied upon, as no warranty or representation is given or to be construed. Purchasers should obtain all necessary and relevant information, review all information carefully, make their own inquiries and obtain independent advice before proceeding. Areas and dimensions are approximates only and subject to survey and title registration dates are approximates only and subject to regulatory approvals and factors beyond Peet's control. *Primary school, playing fields, town centre and sporting precinct are provided for in the Botanic Ridge Precinct Structure Plan December 2012 but are subject to delivery by third parties, site and market conditions, regulatory approvals, final plans and other factors. Purchasers should make their own inquiries before purchasing. Proposed playing fields and sports precinct are not located within the Acacia estate.



Discover more:
Visit the Sales and Information Centre
53 – 65 Craig Road, Botanic Ridge.
Or call 0437 373 753

summerhillbotanic.com.au

