

# GL

Googong Life

SUSTAINABLE  
HOUSE DAY  
Get your green on at Googong

## MONTGOMERY — RISE —

A PARK AT THE END  
OF EVERY STREET



**THE REAL GOOGONIANS**  
People live here now!

**Take it easy in a  
GOOGONG TERRACE HOME**

# MONTGOMERY RISE

## A NEW LEVEL OF PRESTIGE FOR GOOGONG



Surrounded by the beautiful parklands of Googong Common, this premium location is like an island in a sea of green. This is why at Montgomery Rise, there's a park at the end of every single street.



**Googong Common will be the biggest park in the township and will feature landscaped parkland vistas, playgrounds, ovals, walking and cycle tracks and a chain of ponds.** And sitting happily in the middle of this green oasis is Montgomery Rise.

We've pulled out all stops in the design of Montgomery Rise, investing extra care and attention to detail. At the front of every lot, we'll plant a hedge and construct a stone letterbox. We'll even plant mature trees on

every street (in double rows on the main streets). The end result will be consistently attractive streetscapes – urban scenery that feels a cut above the norm.

Importantly, the peace and serenity of this 'village within a town' doesn't come at the expense of convenience, as you'll be close to where the future cafés, restaurants and shops of Googong Central will eventually reside. The future indoor sports and aquatic centre – with its two sports courts



and a 25-metre, eight-lane pool – will be just across the park, as will be two of the township's neighbourhood centres. It really is close to everything.

As a resident of Googong, you'll enjoy something that's hard to find nowadays – a strong sense of community. Our residents are playing their part in building the kind of community they want to live in. It's an exciting thing to be a part of!

TO REGISTER FOR OUR FIRST **MONTGOMERY RISE** RELEASE VISIT **GOOGONG.NET**

# PLANNING A TOWN?

IT'S CHILD'S PLAY



RECENTLY, MEMBERS OF GOOGONG'S PLANNING TEAM STOPPED BY THE ANGLICAN SCHOOL GOOGONG TO ASK THE KIDS WHAT THEY THOUGHT THE TOWN NEEDS IN ITS FUTURE.

And perhaps unsurprisingly, there were some very imaginative ideas.

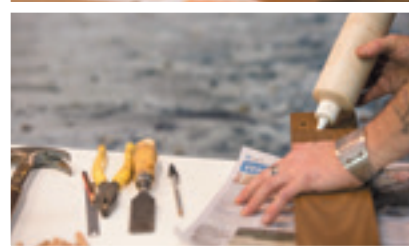


Lemonade fountains, anyone? How about a maze? Or a vertical zoo with caged animals stacked on top of each other. And that's just a fraction of the great ideas from these mini-planners in the making shared with us. (Needless to say our team took a lot of notes.)

## HOW WE'VE GROWN IN THE LAST FEW MONTHS

**IT'LL TAKE MORE THAN A BIT OF CHILLY WEATHER TO SLOW DEVELOPMENT HERE AT GOOGONG! HERE'S WHAT'S BEEN HAPPENING OVER THE LAST FEW MONTHS.**

- We're happy to announce we'll soon sell our **1000th lot!** It's a huge milestone, and proof of how fast the township is growing.
- Work on the first stage of the township's **Water Recycling Plant** is well under way – the plant should be treating wastewater from occupied homes by September.
- The lower section of **Beltana Park** around Beltana Pond is now complete – the final design will be realised in spring of this year.
- Planning for **Googong North Village Centre** continues with details to be announced in the near future.
- **John Caragh Park** is now complete and ready to enjoy.
- The construction of Googong's second major sporting field, **Duncan Fields**, is well underway, with the pavilion building nearly finished, and the playing surfaces, floodlighting, playground and BBQ area to go ahead in spring. Duncan Fields will open to the public in April 2016.
- Construction of the **upgrade to the intersection of Googong Road with Old Cooma Road** was recently completed. Feedback from drivers using the new, safer road has been very positive.



SEPTEMBER 13 – 2015



**A BIG PART OF GOOGONG IS THE GREEN FACTOR – WE SEE SUSTAINABILITY AS A KEY PART OF THE TOWNSHIP'S FUTURE**

So celebrating Sustainable House Day on **Sunday 13 September** is a big deal to us!

This important event on Googong's calendar is packed with ideas and inspiration for anyone wanting to build a more sustainable home.

Join us at Beltana Park from 11am to 2pm for our Sustainability Forum and to hear presentations and workshops from some of the region's foremost sustainability experts. They'll share their knowledge on topics such as sustainable building, choosing energy-wise building products and appliances, and running a greener household.

**We're also hosting a Makers Lane green design workshop with local and interstate designers and craftspeople.** Come along to view a range of Australian crafted interiors products – from furniture to lighting – from some of Australia's leading designers. They'll share their tips and tricks for creating chic and sustainable interiors and the benefits of buying local and buying once.

You'll come away from this day with a newfound enthusiasm that'll fuel your efforts towards a more sustainable approach to your home build, as well as your lifestyle in general.

There'll also be a sausage sizzle, coffee, sweet treats and entertainment for the little ones, so make a day of it and get your green on at Googong!

FIND OUT MORE AT [GOOGONG.NET](http://GOOGONG.NET)

# EASIER TO LIVE IN, EASIER TO AFFORD



Artist's impression

## NEW TERRACE HOMES PLANNED FOR GOOGONG

WITH LESS HOME MAINTENANCE AND GARDENING TO EAT UP YOUR TIME, LIFE IN A TERRACE HOME IS ALL ABOUT DOING THE THINGS YOU WANT, WHEN YOU WANT.

What's more, it's also a more affordable way to own your home in this era of high house prices. And if your new terrace home just happens to be in the heart of Googong, well, then you know you're really on a winner!

We're excited to announce that the next release of terrace homes is not far off. We'll have on offer a range of one, two and three-bedroom designs to choose from – and all have been built by our panel of expert builders including Core Building Group, GR8 Constructions and Bellerive Homes.

One of the best things about a Googong terrace is the price. We have a limited number of one-bedroom terraces (with study) available at \$299,000. It goes without saying that this is not just an ideal opportunity for first-home buyers to get a foothold in the property market,

but they're also a smart alternative to small and pricey apartments elsewhere in the region.

**Googong's terraces are striking and bold from the outside, while inside, modern design and a choice of three colour schemes will let you put your own mark on your new home.**

Our new round of terrace homes will be just a short stroll from the future site of the cafés and shops of our first Village Centre. But you'll also have everything else Googong has to offer at your disposal, including ample parks, modern amenities and a tightknit town community.

FOR MORE INFORMATION VISIT [GOOGONG.NET](http://GOOGONG.NET)



Brian and Rosemary

Rachel and Anthony

Rosalie, Andrew, Lucy and Georgie

Ronald, Nyah and Skye

**Googong is no longer just plans on paper. It's a real place. And importantly, real people have been living here since February last year.**

But who exactly are these *Real Googonians*? Well, if you've happened upon our latest advertising campaign on television, then you've already met some of them.

Our residents are a diverse lot. Some are young, some are older. They come from different walks of life, different backgrounds. And together they're doing a wonderful job of building a community from the ground up.

Rosemary and Brian, our young-at-heart retirees, love their gardening, swimming, kayaking and other fitness endeavours – though Rosemary does sit still long enough to create some quilting masterpieces.

Not far behind on the oodles-of-energy scale is our action-packed adventure couple, Rachel and Anthony, who, despite their regular running, fishing, bike riding, skiing and surfing, still find the time to walk their two pooches Moose and Bear down to the dog park here in the township.

**Rosalie and Andrew are excited about settling in and watching their little ones, Lucy and Georgie, grow up here in the township. Lucy already attends The Anglican School Googong, and looks forward to walking there with Mum every day.**

Then there are our first homeowners, Ronald and Skye, who are loving their new home and looking forward to raising their first child in Googong, the enormously cute Nyah.

TO GET TO KNOW OUR REAL GOOGONIANS A LITTLE BETTER, HEAD TO [GOOGONG.NET](http://GOOGONG.NET)

# Connolly Vale 2

## A NEW CHANCE TO ENJOY THESE FOREVER VIEWS

**DUE TO THE SUCCESS OF OUR  
CONNOLLY VALE RELEASE, WE'LL  
BE OFFERING MORE LOTS IN THIS  
DESIRABLE PART OF GOOGONG.**

When we say the views at Connolly Vale are forever, it's no exaggeration – the surrounding hills and Googong Foreshores are all protected bushlands, so they'll never, ever be built on.

What's more, Connolly Vale 2 is close to a nature reserve – an ideal haven to which you can escape at a moment's notice for a peaceful stroll in the great outdoors. Also close by will be a local village centre, as well as the landscaped parklands and open spaces that will eventually make up 23% of the township.

So don't miss this new opportunity – start making some plans for the long term at Connolly Vale 2.



TO REGISTER FOR THE **CONNOLLY VALE 2  
RELEASE**, VISIT **GOOGONG.NET**

OUR **SALES AND INFORMATION CENTRE**  
IS OPEN 10AM-5PM, 7 DAYS, AT 27 BELTANA  
AVENUE, GOOGONG OR TALK TO OUR SALES  
TEAM ON **1300 446 646**.

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A JOINT VENTURE BETWEEN CIC AUSTRALIA AND MIRVAC

All details correct at time of printing. August 2015