

MOVE UP TO THE RISE

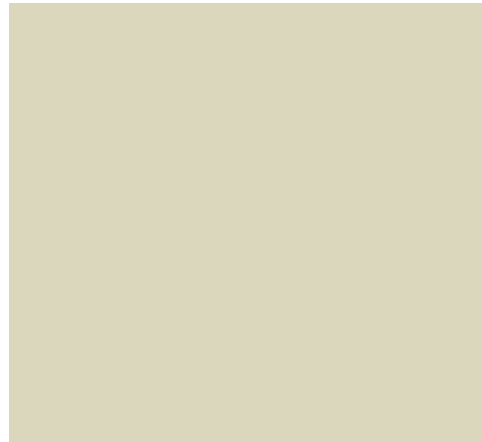


A HIGHER STANDARD



Created by award-winning designers, The Rise features over eight acres of high quality landscaping, generously proportioned home sites, as well as

design guidelines and a user-friendly architectural review process designed to protect your investment in your new home and lifestyle.



Metricon - Adelphi



Metricon - Liberty



Metricon - Coburn

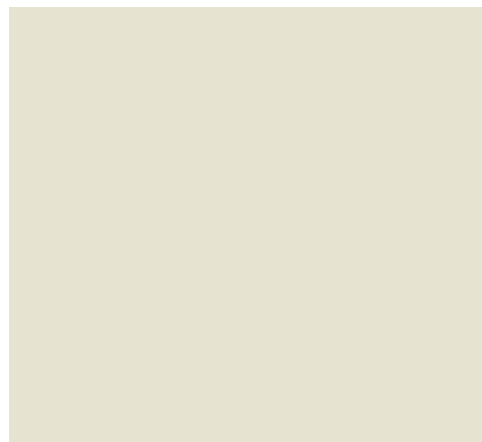
CLOSE TO
EVERYTHING



Live close to schools, parkland and the new Lynbrook Village – planned to feature a community centre, childcare and shopping, including cafés and family-style restaurants, a bank, medical centre, fresh-food precinct,

supermarket, florist, hairdresser, travel agent, pharmacy, dry cleaner and newsagency. Get home sooner with easy access from the Monash Freeway and the new Eastlink.

Or leave the car at home – the newly announced Lynbrook train station will be right on your doorstep.



Nearby Services & Amenities	Approximate Distance
Lynbrook Railway Station (announced 2006)	200m
Banjo Patterson Park - lake, sporting & picnic facilities	300m
Childcare Centre (opening 2007)	600m
Lynbrook Primary School	800m
Lynbrook Village Shopping Centre (opening 2007)	900m
Lyndhurst Secondary College	1.7km

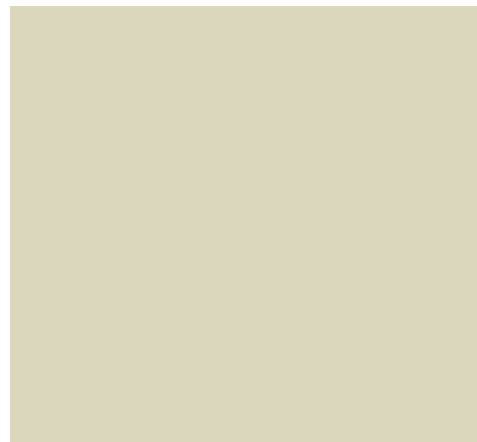
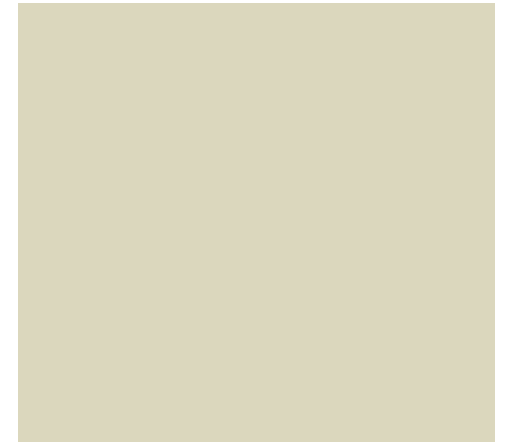
A BEAUTIFUL ENVIRONMENT



Walk around the lake and wetland at Banjo Paterson Park. Enjoy a barbecue surrounded by hundred-year-old River Red Gums.

Choose from a number of first-class golf courses, explore the nearby botanic gardens, or take the family to the beach only ten minutes away.

The designers of The Rise have included a broad range of sustainability initiatives to protect and enhance the beautiful environment.



SERVICES & AMENITIES

Shopping and services

Convenience shopping & petrol station	500m
Lynbrook Village Shopping Centre (opening 2007)	900m ■
Lynbrook Village Medical Centre (opening 2007)	900m
Thompson Parkway Shopping Centre	3.1km
Westfield Fountain Gate Shopping Centre	6.5km

Education and childcare

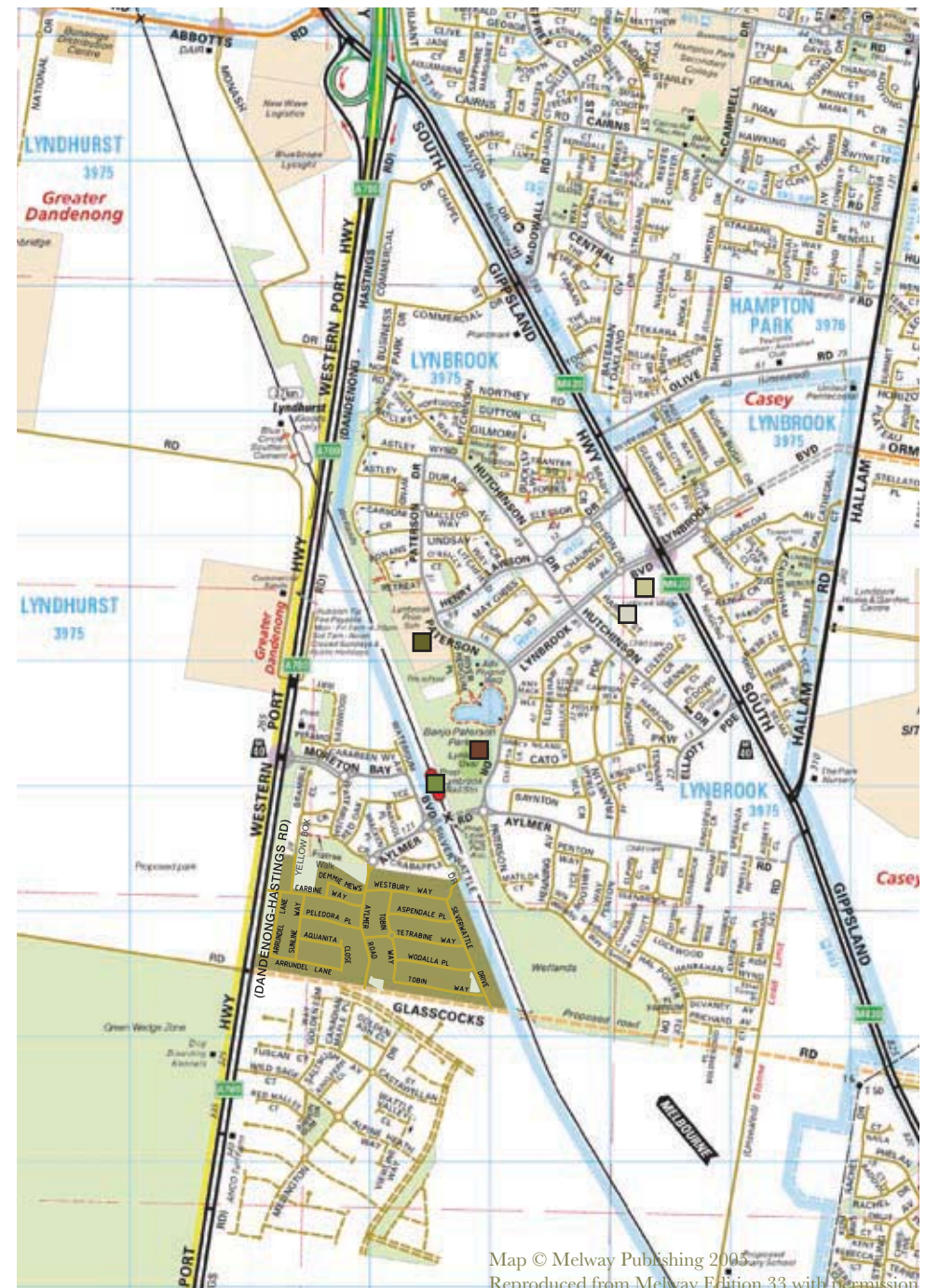
Childcare centre (opening 2007)	600m ■
Lynbrook Children's Centre (pre-school)	600m
Lynbrook Primary School	800m ■
Proposed Catholic Primary School	300m
Lyndhurst Secondary College	1.8km
Haileybury College	11km
Monash University (Berwick Campus)	8km

Transport

Lynbrook Railway Station (announced 2006)	200m ■
Merinda Park Railway Station	1.9km
Bus route (893)	700m
South Gippsland Freeway	2.6km
Eastlink (opening 2008)	5.1km

Recreation

Banjo Patterson Park – lake, sporting and picnic facilities	300m ■
Sandhurst Golf Club (championship course)	2.3km
Royal Botanic Gardens (Cranbourne)	7.3km
Patterson Lakes Marina	9km
Bonbeach Surf Life Saving Club	11km



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Display Village – Opening 2007

Experience exciting new designs from Melbourne’s leading builders.

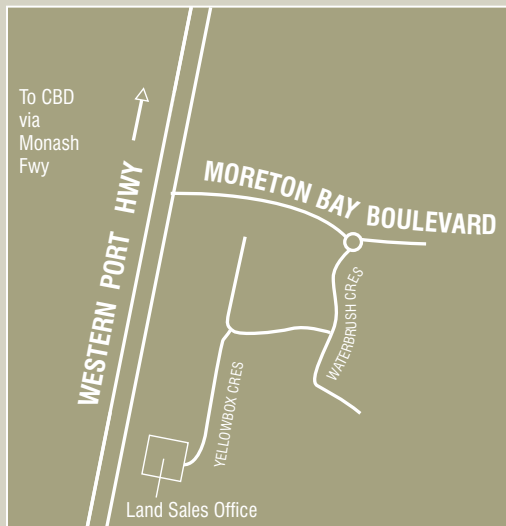


Design Guidelines

Plans for all homes at The Rise at Lyndhurst are required to be assessed by the Architectural Review Panel to ensure that they comply with the design guidelines. These guidelines have been developed to ensure that all new homes are of a high standard, creating attractive streetscapes that will add value to the area in years to come. The guidelines are designed to provide you with peace-of-mind that your investment in home and lifestyle will be protected.

Disclaimer

All reasonable care has been taken in preparing this information. However, the owners of the land at The Rise at Lyndhurst and Southern Sustainable Developments (Lyndhurst) Pty Ltd (the developer) disclaim all liability should any information or matter in this document differ from any contract for sale of the land or the actual development. Interested parties should obtain professional advice.



**Entry from
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Land Sales Office
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