



# MODEINA

 ANOTHER DENNIS FAMILY COMMUNITY

That's  
my kind of  
place







This is what life is all about. You've worked hard to get here, so you should enjoy your reward - living in a beautiful new home in a place that is your idea of 'just perfect'.

Imagine your new life at Modeina. Surrounded by people who, like you, appreciate the finer things in life, and love the choice of nearby schools, shops, parks and transport. Everything is just so close.

From beginning to end, Modeina is all about bringing together the best of everything - the people, the place, and the future.



That's **my** kind of  
lifestyle



Artist's Impression

You've recently moved in to Modeina, and the whole family has made new friends.

And it's no surprise they get on so well with all your old friends – you know, the ones that keep coming around to see what all the fuss is about.

The neighbourhood is growing every day and you have no end of invitations to join in the social life around Modeina - the only question is how are you going to fit it all in?

The family loves the BBQ and play areas, and there are more parks and recreational areas planned for the very near future. The Community Centre is in full swing and is expanding all the time with improvements planned for 2018.

Modeina has so much to offer when it comes to family.



A woman with long dark hair, wearing a green top, and a young girl with her hair in a ponytail, wearing a light blue polka-dot shirt, are sitting at a table outdoors. They are both smiling and looking down at the food. The table is set with a variety of dishes: a bowl of bread, a glass of red wine, a bottle of pink juice, a bottle of white juice, a bowl of corn on the cob, a bowl of strawberries, a bowl of blueberries, a bowl of green salad, and a bowl of fried items. The background is a blurred outdoor setting with wooden panels and greenery.

That's **my** kind of  
**people**



That's my  
kind of life





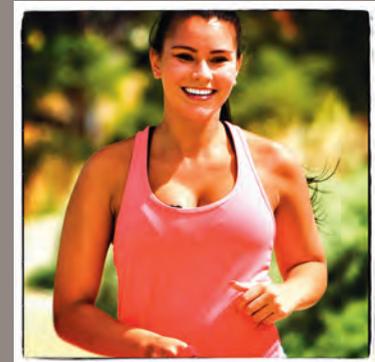
For those just starting out, there's no smarter decision than starting out at Modeina.

When lifestyle matters, that's when you'll appreciate all that Modeina offers now, and in the future.



From running around the paths that will surround Modeina to simply wandering around your neighbourhood, Modeina will help you make the most of everything you do.

It's a big decision, now let's make it one of your smartest.



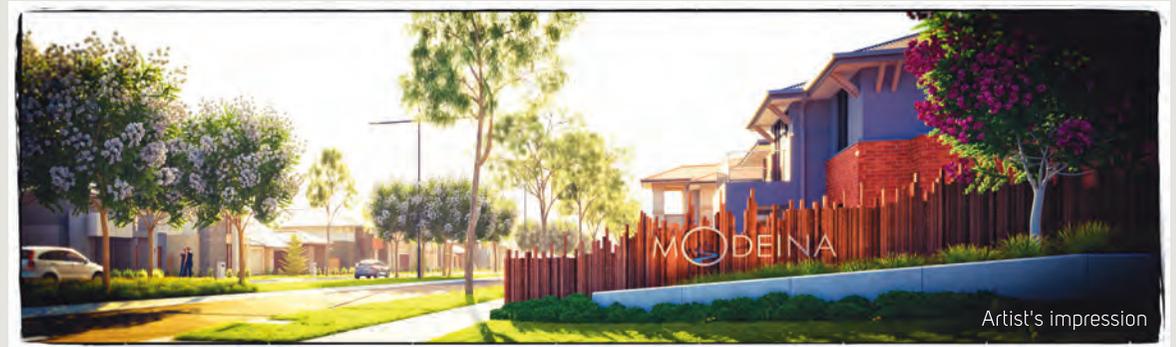


# That's **my** kind of home

You probably know exactly what your brand new home will look like. The big decision here is where you're going to put it.

Within Modeina itself, there are so many possibilities. Maybe something creekside where you'll have uninterrupted views across Kororoit Creek, or perhaps closer to the future wetlands or the new parks. As a growing family, living next door to the new school that's planned to commence in 2019 could be perfect for you.

Whatever you consider to be important for your home's position, Modeina will have a lot that will suit your choice - beautifully.





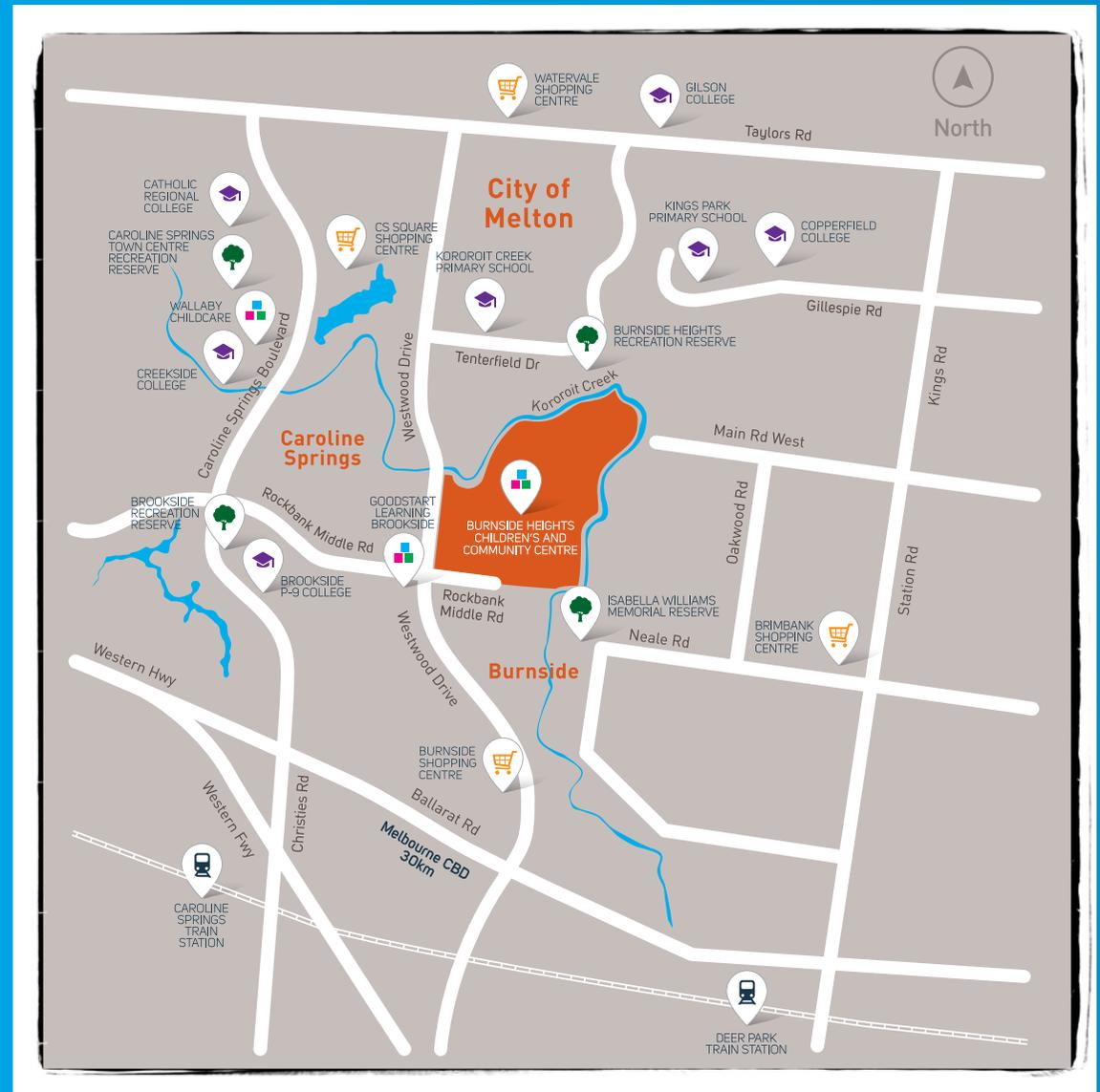
# That's my kind of close

Modeina is uniquely positioned to take advantage of all the great facilities and amenities the local area offers.

You'll enjoy the fantastic shopping and excellent schools of Caroline Springs just down the road. The impressive Isabella Williams Playground is just across the creek - and is planned to be directly accessed by a new footbridge from Modeina.

Public transport is as close as Westwood Drive for the bus, or Caroline Springs for the train.

By car it's an easy drive to access Ballarat Road and the Western Ring Road to get to the CBD or Williamstown.



BENDIGO

GREENSBOROUGH

# MODEINA

BALLARAT

Melbourne CBD

Approx. 30 km  
to CBD and  
Williamstown

GEELONG

Williamstown

Citylink

Western Ring Road

Ballarat Road

Citylink

Western Highway

Westgate Freeway

Monash Freeway

Princes Freeway

Melbourne Road





- A Future direct access to the Calder Freeway
- B Future pedestrian and bicycle link to Burnside Heights Recreation Reserve
- C Planned cycling and walking path
- D Community BBQ, playground and open space
- E Conservation Area
- F Wetlands and conservation area
- G Future road bridge and pedestrian link to nearby community facilities
- H Burnside Heights Children's and Community Centre
- I Planned Government Primary School
- J 10 minutes easy walk to Burnside Shopping Centre
- K Local bus stop
- Sold Out
- Available



Artist's impression





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[www.modeina.com.au](http://www.modeina.com.au)

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It takes a family to understand how a family wants to live

At the Dennis Family Corporation, we believe that our own family's experience in creating communities and building homes gives us special insight into the unique requirements of each and every family we meet.

As a family-owned and operated business, our values mean everything –

- Honesty and integrity in our conduct
- Passion for our business
- Caring for our customers and our communities
- Vision for the future
- Quality in our products and services