



FLORIAN

BONSHAW



A PLACE TO FLOURISH

BROUGHT TO YOU BY



LANDCORE



FLORIAN IS A LATIN NAME MEANING 'FLOWER' OR 'FLOURISHING'.

Like its name suggests, Florian offers the chance to grow and prosper in an environment rich with opportunities, conveniences and the pleasures of life, from the well-being of living in your own home to the simple joy of wandering through your local park.

First introduced to Bonshaw in 2017, Florian is a thriving community of established homes and prospering families. Now you have the chance to be a part of it with the final land release, ever.

Discover a brighter future for your family at Florian.

WELCOME HOME TO FLORIAN

When you enter Florian you will feel an immediate sense of calm, with its abundant green spaces and leafy streets, lined by completed homes built with quality and longevity in mind. Carefully considered design guidelines have set the framework for home styles and finishes of uncompromising quality, while established residents welcome you with open arms.



FLORIAN IS A NATURAL OASIS WITH ABUNDANT GREEN SPACE

Florian offers a sanctuary of natural calm and tranquility, with expansive wetlands and parkland featuring walking and cycling trails, picnic facilities and a children's play space. Gather with friends and family in the spacious parkland or while away the time with a peaceful stroll. The incorporation of the area's natural beauty makes Florian an oasis for residents, tucked away from the hustle and bustle of everyday life.

One in four homes in Florian face directly onto parkland or wetlands, offering the rare luxury of a beautiful natural outlook and a calm and tranquil atmosphere.



AN ESTABLISHED COMMUNITY YOU'LL LOVE

Florian is a warm and vibrant community, home to like-minded people who have set down roots. The final land releases offer the chance for new residents who want a life of convenience and comfort to design and build their own dream homes in a settled neighbourhood connected to it all. Whether you are making room for a growing family, inspired to upgrade or upsize, or are ready to embrace a more low-maintenance lifestyle, you'll find a place you'll love at Florian.

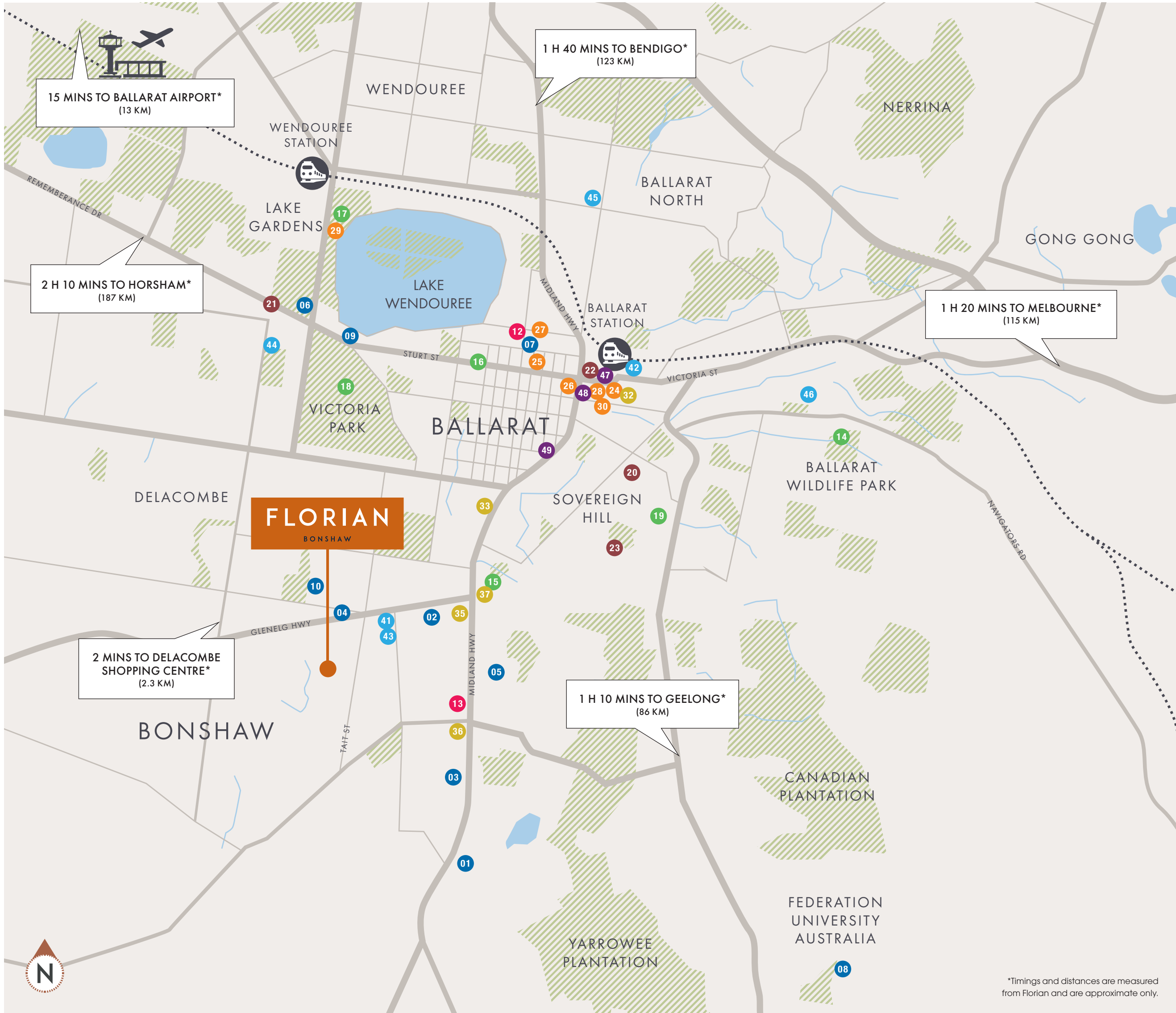
- Enjoy living in an established neighbourhood, ready with every amenity.
- Connect to Ballarat's city centre, brimming with cafes and restaurants, in minutes.
- Savour the convenience of the expanding Delacombe Town Centre moments away.
- Positioned minutes from schools, childcare and transport
- Discover versatile lot sizes for your dream home
- Embrace established avenues of leafy green trees
- Enjoy the central community park and playground on your doorstep
- Explore landscaped wetlands home to birdlife



INDULGE IN THE LUXURY OF THE NEW

Enjoy the elegance of modern design, manicured gardens and well-designed streetscapes, while experiencing the joy of settling in to your very own home. Experience the sense of comfort, security and fulfilment of making your dream house your own, whether you are looking for a spacious house for a growing family, or low maintenance home for easy living.





THE PROSPERITY OF BALLARAT'S PAST CONTINUES IN A MODERN CITY

Like its rich history, the Ballarat of today is experiencing an era of growth. The regional centre offers residents a wealth of opportunities for enjoying the lifestyle of their choice, with its superior schools, universities, healthcare, dining and entertainment options. Its diverse, thriving businesses and numerous healthcare providers also offer abundant local employment opportunities.

EDUCATION

- 1 Magpie Primary School
- 2 Phoenix Community College
- 3 St. James Parish School
- 4 Goodstart Early Learning
- 5 Ballarat Christian College
- 6 Ballarat High School
- 7 The University of Melbourne
- 8 Federation University
- 9 Loreto College
- 10 Delacombe Primary School

MEDICAL

- 11 Delacombe Medical Centre
- 12 St. John of God Hospital
- 13 Sebastopol Medical Centre

PARKS & RESERVES

- 14 Ballarat Wildlife Park
- 15 Redan Wetlands
- 16 Sturt Street Gardens
- 17 Ballarat Botanical Gardens
- 18 Victoria Park
- 19 Sovereign Hill Historical Park

PLACES OF INTEREST

- 20 Sovereign Hill
- 21 Arch of Victory
- 22 Art Gallery of Ballarat
- 23 Ballarat Municipal Observatory & Museum

CAFES & RESTAURANTS

- 24 Yellow Espresso
- 25 The Turret Cafe
- 26 L'espresso
- 27 Webster's Market and Cafe
- 28 Hop Temple
- 29 Pipers By The Lake
- 30 The Forge Pizzeria
- 31 Wildseed Cafe

GROCERIES

- 32 C STORE Asian Grocery
- 33 Curtis Fresh
- 34 Woolworths Delacombe
- 35 Woolworths Sebastopol
- 36 Coles Sebastopol
- 37 Aldi Sebastopol
- 38 DTC Fruit and Vegetable
- 39 The Butcher Club

SPORTS & FITNESS

- 40 Savuti Health and Fitness
- 41 Elements Health & Fitness
- 42 Upstate Ballarat
- 43 Tennis Ballarat
- 44 Golf City Ballarat
- 45 Majorleague Sports Centre
- 46 Eureka Aquatic Centre

RETAIL SHOPPING

- 47 Country Road
- 48 Myer
- 49 Hattie and the Wolf
- 50 Delacombe Shopping Centre (Woolworths, Kmart, Bunnings, Dan Murphys, Pet Stock, Cinema, Chemists, Food etc)

*Timings and distances are measured from Florian and are approximate only.

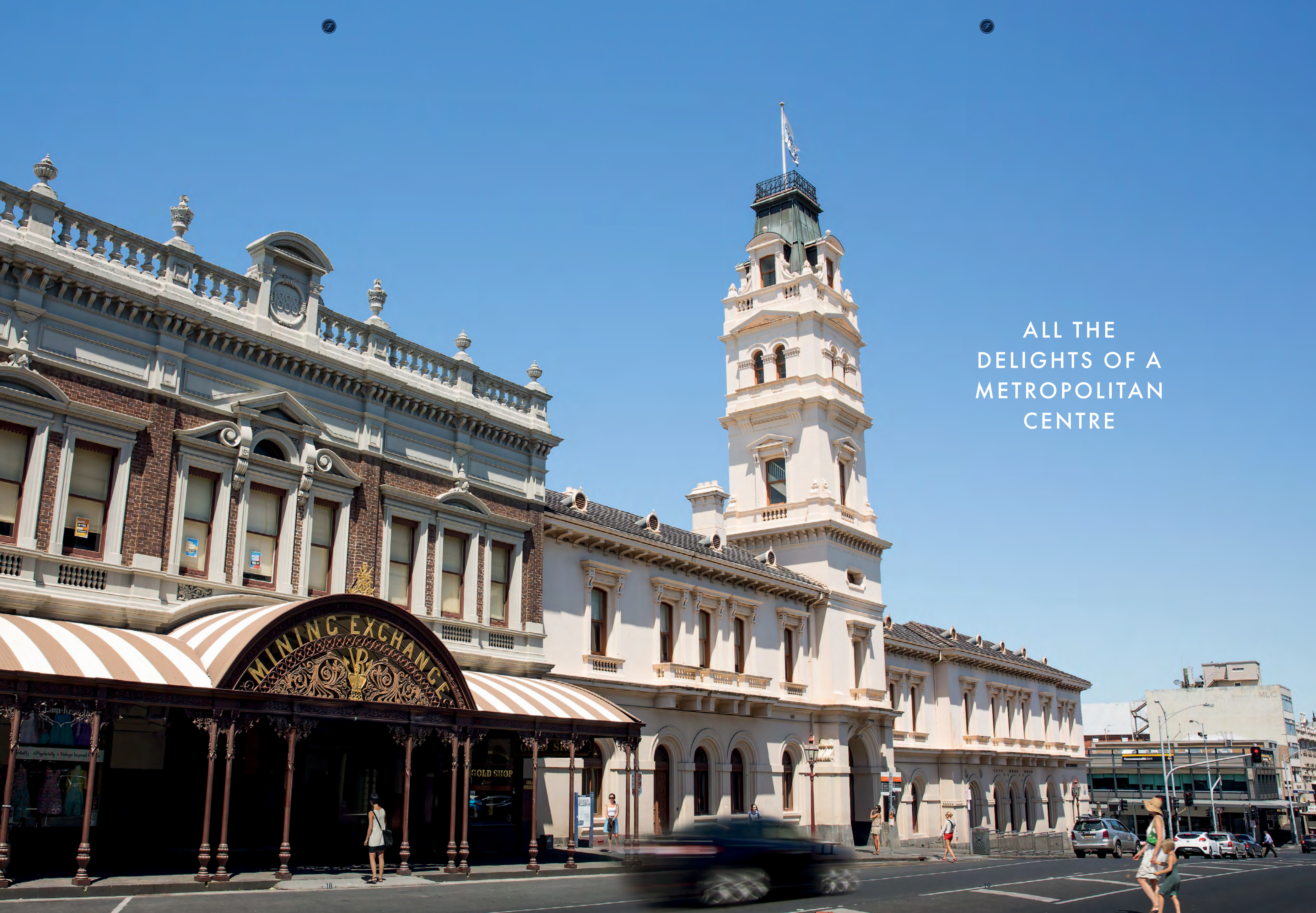


THE BEST OF BALLARAT

Nestled a short drive from Ballarat's vibrant city centre, a home at Florian offers the tranquility of country living with all the conveniences and lifestyle benefits of a major urban centre.

An untouched natural scene lies peacefully in your own backyard while the newly expanded Delacombe Town Centre caters to every convenience. Moments away, Lake Wendouree and the Ballarat CBD provide even more opportunities for exploration.





ALL THE
DELIGHTS OF A
METROPOLITAN
CENTRE



A CULTURE OF COFFEE AND CREATIVITY

Enjoy all the benefits of a metropolitan city in regional Victoria. Florian is situated conveniently close to the bustling and cosmopolitan Sturt Street cafe precinct. Gourmet offerings are available any time of the day at Ballarat's cafes and restaurants - indulge in a morning coffee at one of the city's vibrant coffee shops, enjoy a waterside seat at Pipers By The Lake for lunch and sample award-winning Thai cuisine or gourmet pizza for dinner.

Spend weekends indulging in the region's art scene or soaking up the sunshine with live music and events. The Ballarat Fine Art Gallery regularly hosts an array of world-class exhibitions, including The Archibald Prize, while the beautiful and historical Her Majesty's Theatre hosts some of Australia's top theatre and dance companies. In summer, the popular Summer Sundays concerts offer the opportunity to listen to the country's finest musicians perform in the beautiful surrounds of Lake Wendouree and the Ballarat Botanical Gardens.





EMBRACE THE GREAT OUTDOORS

The Florian Park and Playground caters to residents of all ages, offering fun, recreation and relaxation minutes from your front door. Or, travel a little further along Tait Street to Victoria Park for winding walking trails, sporting ovals, a playground and splash zone, and covered barbecue facilities.

Nearby, Ballarat's Lake Wendouree and Ballarat Botanical Gardens provide ample opportunities to enjoy the seasons, from the colourful leaves of autumn to the gorgeous floral arrangements and arrival of groups of cygnets in spring. Join the many locals who walk, run or cycle around the lake.

The nearby Yuille Station Reserve Wetlands and Redan Wetlands are part of the scenic Yarrowee River Trail. Take a stroll along the boardwalk to appreciate the native flora and fauna, including diverse birdlife.





FLORIAN. AN ESTABLISHED
COMMUNITY OF NATURAL CHARM
AND NATURAL CONVENIENCE.



LANDCORE

MORE THAN A QUALITY
DEVELOPMENT

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