

## New Display Village for Botanical

**Display Villages are a vital part of any new masterplanned community. For purchasers, it's one of the most important first steps towards choosing their dream home and for builders, it's an opportunity to showcase their latest styles and floorplans.**

Botanical's latest Display Village, located in the Evergreen neighbourhood on Porcini Parade, has just opened, with close to a dozen one and two storey homes completed and more on the way soon.

To celebrate the opening of the Display Village, we wanted to take you 'behind the scenes' with some of Victoria's top builders, to discover the homes they've recently opened, what features buyers will love and why display homes are an important part of a buyer's journey to homeownership.

The four builders we've selected – Boutique Homes, Homebuyers Centre, Carlisle Homes and Mimosa Homes – are also some of our longest standing building partners.



Boutique Homes – Seville 28



Hombuyers Centre – Lawson 25

### Boutique Homes - Seville 28, Tribeca

**Tell us about the display home you've opened?**

Our new display at Botanical estate features the single storey Seville 28 home design. The four-bedroom, two-bathroom home features a unique, moody interior throughout that combines classic interiors with contemporary art and furniture.

**What are some of the features of the home that will resonate with buyers?**

"The Tribeca façade on display at Botanical is a show stopping design and something different to what customers might normally see in the market. The use of recycled brick gives the architecturally inspired design an industrial, contemporary feel." Nadija Saluwadana – Boutique Homes Display Designer

**How important are display homes for connecting with future buyers?**

"Walking through display homes is one of the most important steps in a client's journey to finding their new home. Whether it's their first, or forever home, display homes allow future buyers to envisage what floorplan best suits their needs for now and the future." Mel Ramos – Boutique Homes Regional Sales Manager

### Hombuyers Centre Lawson 25, Hayman

**Tell us about the display home you've opened?**

We've chosen to feature the popular Lawson 25 home design with Hayman façade. This façade showcases a gabled roof and timber posts that provide a nod to the farmhouse aesthetic. From there, we applied the Industrial colour scheme which creates a strong modern look with great street presence.

**What are some of the features of the home that will resonate with buyers?**

"I personally love the contrast between the edgy, dark Industrial colour scheme selections and the classic farmhouse styling. This home is a great example of how you can incorporate darker colour selections in your home while still remaining warm and inviting." Nadija Saluwadana – Homebuyers Centre Display Designer

**How important are display homes for connecting with future buyers?**

"Visiting display homes plays a huge role in the home buying journey. It's where customers can feel the quality of the build and start to picture themselves in the space. Where possible, we encourage all our customers to visit display homes so they can see our quality product in person and be inspired for the selections in their own home." Simon Clarke, Regional Sales Manager



Carlisle Homes – Sorrento 54

## Carlisle Homes - Illawarra Grand Master 45 & Sorrento Grand Deluxe Atrium Balcony 54

**Could you tell us about the display home and why you've opted for that particular home?**

We have opened two brand new double storey floor plans here at Botanical, with lots of firsts. Our Illawarra Grand Master 45 is displayed for the first time, and features a dual master, designed to fit on a 12.5m wide block. This 5 bedroom home features open living spaces, designed with a kids study/activity zone upstairs. Downstairs, along with the master bedroom, you will find the new two-way butlers pantry with additional storage and easy access.

Our second brand new plan on display, is the Sorrento Grand Deluxe Atrium Balcony 54, featuring a beautiful void in the living, a rear alfresco/balcony, and a combined formal lounge and dining. Similarly, we have the Clearwater Hebel façade on display, for the first time in the North region.

**What are some of the new design and style trends that will resonate with buyers?**

"The open void in the living room on the Sorrento Grand Deluxe Atrium Balcony 54 is a highlight of the home and provides the perfect lifestyle for families that love to entertain. This display presents sophisticated styling, where light meets dark. The Illawarra Grand Master 45 provides a dual master included giving clients bedrooms and 3 bathrooms. This display has a homely, welcoming, and warm feel to it." Hannah Robinson, Sales Consultant, Carlisle Homes.

**How important are display homes connecting with future buyers?**

We assess market trends to ensure our floor plans and façades are at the forefront of the homebuilding process for our clients. Partnering with land developers such as Satterley allows Carlisle clients to understand the meaning of community.



Mimosa Homes – Goldfield 277

## Mimosa Homes - Goldfield 277 & Saba 287

**Could you tell us about the display home and why you've opted for that particular home?**

We've chosen to feature the two contemporary living options; the Goldfield 277 & Saba 287.

The Goldfield 277 & Saba 287 both feature four generously sized bedrooms, including a luxurious master suite with a private ensuite, offering a sanctuary for relaxation and rejuvenation. The Gourmet kitchen, equipped with premium appliances and ample storage, is a chef's dream, perfect for entertaining friends and family. With their stylish façade and meticulous craftsmanship, the Goldfield 277 and Saba 287 represent the pinnacle of contemporary Australian living, setting a new standard in comfort and elegance.

**What are some of the new design and style trends that will resonate with buyers?**

The Saba 287 features Japandi style, illustrating its ability to adapt to different architectural settings while maintaining its distinctive characteristics and universal appeal. Japandi design - a blend of Scandinavian minimalism and Japanese elegance - resonates with home buyers due to its use of natural materials, a neutral colour palette, and a focus on functionality and craftsmanship. This style appeals to those seeking calm, uncluttered spaces with a timeless aesthetic that emphasises quality.

**How important are display homes connecting with future buyers?**

Display homes play a crucial role in connecting with future buyers by providing them with a tangible experience of our craftsmanship, design, and quality of construction. These display homes serve as living examples of what potential buyers can expect from their investment, allowing them to visualise themselves living in the space and understand the practical aspects of the layout and design.

Ultimately, these partnerships with Satterley provide a streamlined process for buyers looking to build their dream homes." Charlie Walia, North Sales Manager, Mimosa Homes.

*The new Botanical Display Village is located at 2 Porcini Parade, Mickleham (Evergreen neighbourhood). Opening hours are 11:00am – 5:00pm (please contact the builders directly for specific opening hours).*



## Update from our Development Manager

Hello and welcome to our mid-year Botanical newsletter. We hope you enjoyed our cover story on the recently opened Display Village in Evergreen and hearing from four builders on why display homes are a great first step toward home ownership. Read on, and we'll tell you more about construction and stage updates, plus there's a story on the recently opened One Early Education Mickleham in Botanical (neighbourhood 1).



Jeremy Hughes  
Development Manager

### Evergreen

It's been a busy start to the year and we're pleased to have received Titles for Stages 16, 18 and 19 (146 Lots), opening the door for lots of customers to commence building their dream homes.

We've also completed landscaping works for Stage 15 and 16 including streetscapes and reserves.

Here's a snapshot of construction work either completed or in progress at Evergreen;

- Stage 17 electrical and opticomm works are complete, with concrete pours to footpaths and vehicle crossovers to commence soon.
- Landscaping works will commence shortly in Stage 18 and 19.
- Stage 20 civil works are nearing completion with authority compliance testing progressing.
- Stage 21 sewer works are now complete and drainage works are progressing.
- Stage 22 kerb and channel works have been successfully completed and electrical trenching works are progressing.
- Staged 23 water and gas reticulation is completed, construction of road base is progressing.
- Stage 24 kerb and channel works are completed and electrical reticulation works to follow.

### Willows

Work on neighbourhood three, The Willows is progressing along nicely. Engineering approvals were received for stage 25 and sewer works are now complete and drainage works are progressing. The first lots in Stage 26 were released in early August with civil works commencing shortly.

I hope you enjoy the newsletter.

## New early childcare centre in Botanical

We're very excited to share the news that a new early education and childcare centre has opened within Botanical. Located at 130 Brossard Road - a one minute drive or easy ten minute walk for residents - One Early Education Mickleham opened its doors to local families and carers earlier this year.

The childcare centre provides quality education to children from 6 weeks to 6 years of age and features six spacious learning spaces. The state-of-the-art facility has an abundance of natural light and an outdoor play area with climbing walls and fort, bamboo forest, veggie garden, sand pits, wobble bridge and a slide.

Staffed by a qualified team of educators, and offering healthy meals created by a resident nutritionist; opening hours are 6:30am to 6:30pm, Monday to Friday, and the team are inviting families to conduct tours.

For more details, check out the website [One Early Education Mickleham](https://www.botanicalestate.com.au).

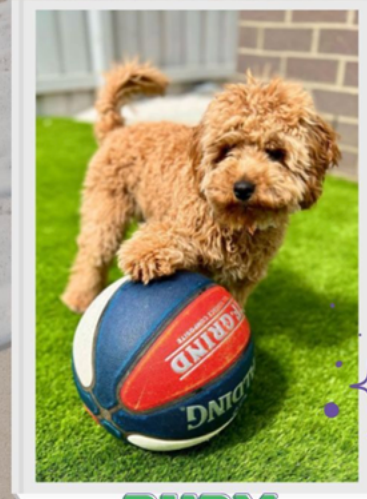


☆ APRIL ☆  
**PET OF THE MONTH**



**BAILEY**

MAY  
**PET OF THE MONTH**



**RUBY**

# Calling all pets

The team at Botanical love pets, so in late March we launched 'Pet of the Month' to selfishly discover Botanical's cutest pets... and we weren't disappointed. We've had Bailey the Lab with a waggly tail; Ruby the ball playing Cavoodle; Fang the Bearded Drago; and Kevin, our first cuddly cat.

Tag Botanical, Mickleham in your photos or comments to be in the running to win. You can also send us a direct message with a photo of your pet. Pet of the Month will win a \$50 Pet Stock Gift Card and go into the voting for our inaugural, Pet of Year award (stay tuned for more details)!

JUNE  
**PET OF THE MONTH**



**FANG**

JULY  
**PET OF THE MONTH**



**KEVIN**