

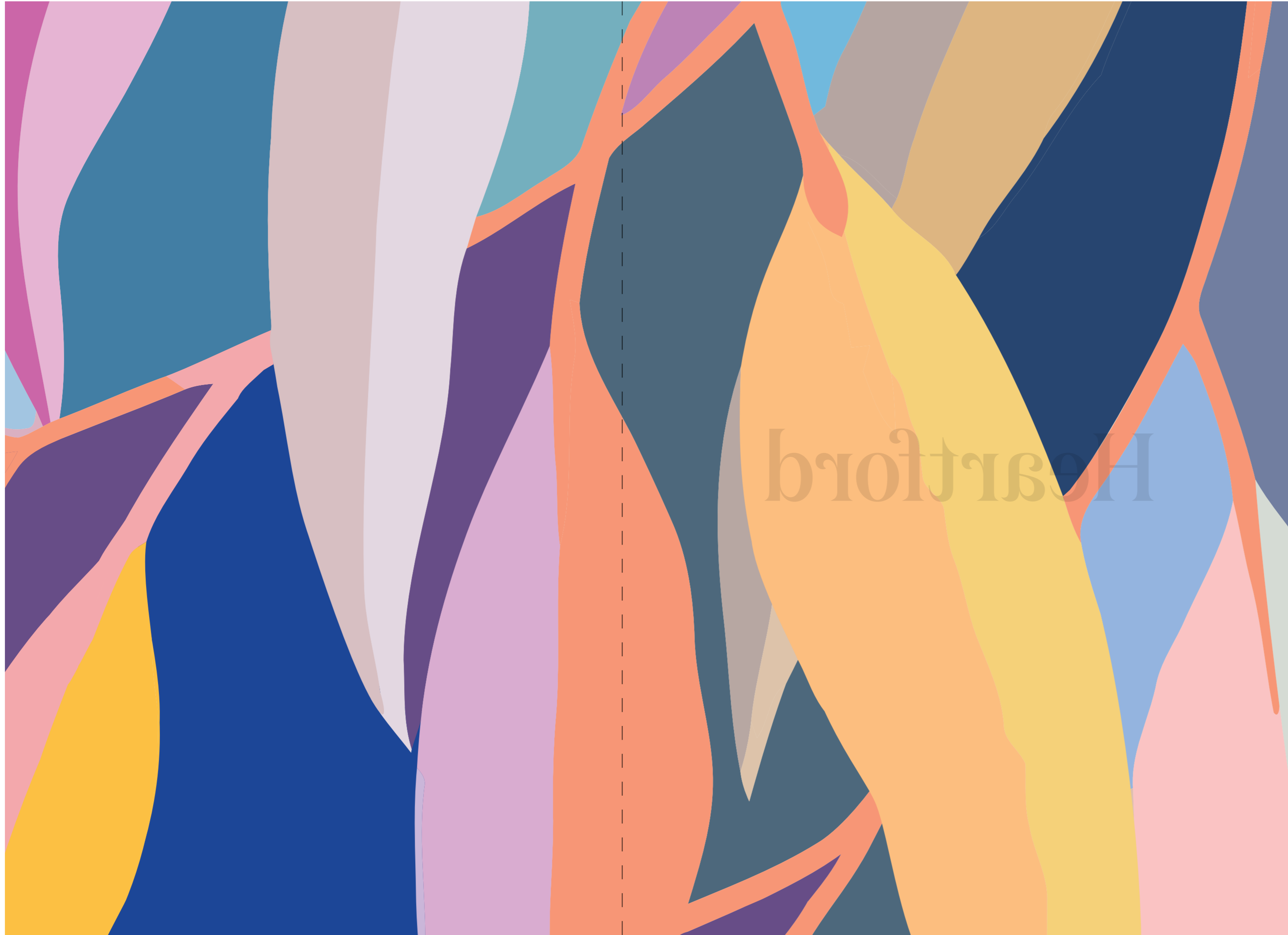


# Heartford

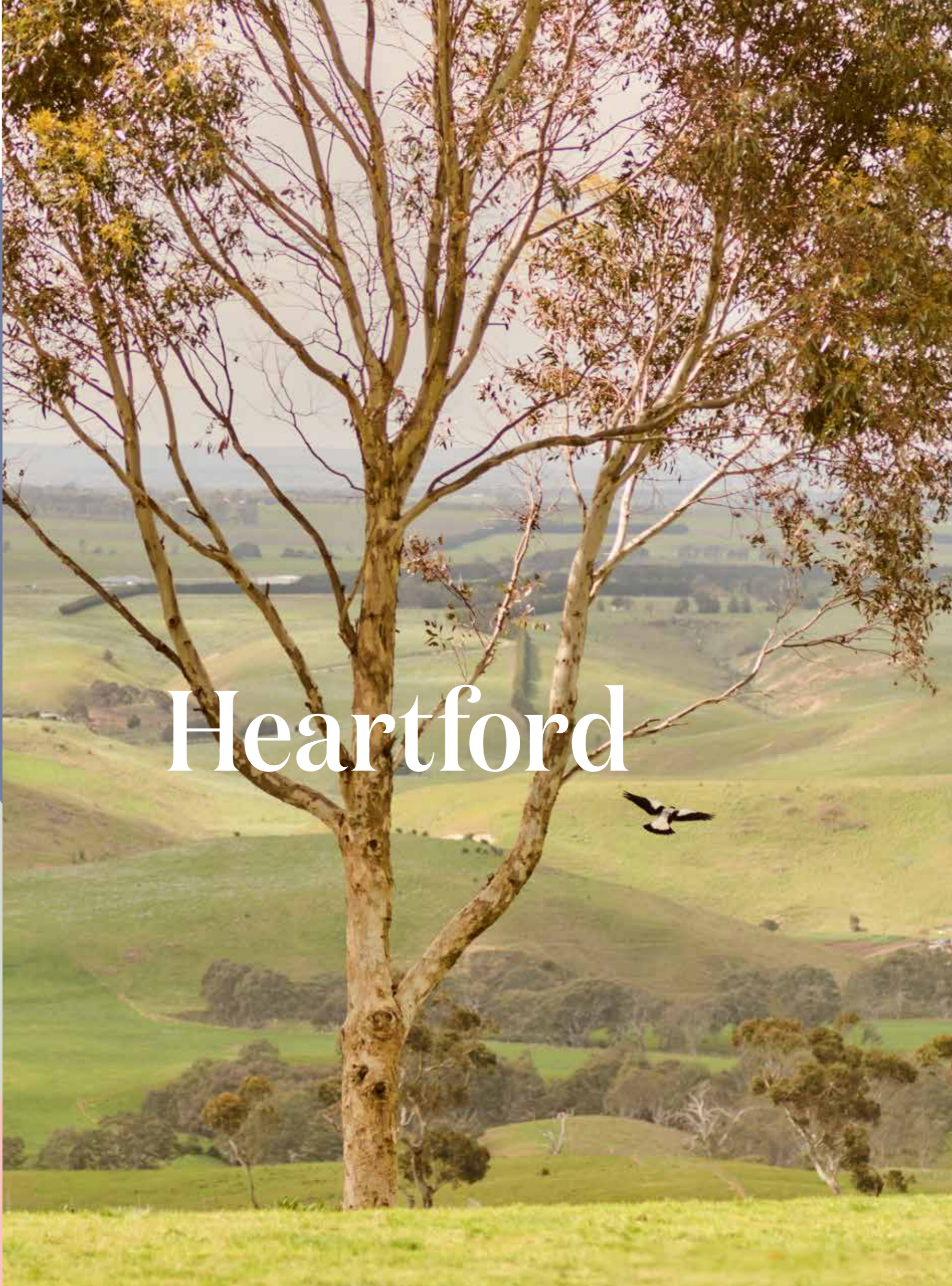
DONNYBROOK

A large, leafy tree stands in the foreground on a grassy hill. In the background, a vast green valley unfolds with rolling hills and a small body of water. A bird is captured in flight against the sky. The scene is framed by a light green background on the left and a vertical strip of blue, orange, and pink on the right.

# Heartford



broffuseH



Heartford



Heartford is a vibrant and welcoming community in Melbourne's north, where families settle in and look forward to a bright future. With a youthful energy and a rich mix of cultures, it's a place where children thrive, neighbours connect, and opportunities grow.

# Welcome to Heartford

# Welcome Home





Marnong Estate

Life here is surrounded by open space with Heartford's planned 19 hectares of parks and play areas. Located in Donnybrook, the natural beauty of Merri Creek and Mount Ridley Nature Conservation Reserve offer scenic spots for outdoor activities.

Weekends invite balance and enjoyment, whether it's a round of golf at Growling Frog, cheering on the Donnybrook Cricket Club, or simply exploring the leafy trails nearby.

At Heartford, every day feels like an opportunity to live well, play freely, and belong completely.

# Ready to

# Explore

Splash Aqua Park





Heartford is a neighbourhood designed for the life you've always imagined—where you can build a home that's truly yours, feel part of a welcoming community, and enjoy the ease of having transport, shops, schools, and green spaces all close by. It's a place where life flows effortlessly, giving you more time to enjoy the things that truly matter.

# A Home Grown





Heartford East Village is a new chapter in community living, designed for families who value space, connection, and ease.

Tree-lined streets and reserves create a peaceful backdrop, while a walking and cycling track weaves through the village for active days outdoors. With Darebin Creek nearby and local amenities close at hand, East Village is where family life thrives.

Introducing

# Heartford East Village



# The Heart of What's to Come



MELBOURNE CBD 30KM

EPPING PLAZA SHOPPING CENTRE 12KM

EDGARS CREEK SECONDARY SCHOOL 7KM

CRAIGIEBURN BYPASS 7KM

PLENTY GORGE PARK 15KM

MERENDA 10KM

FUTURE RESERVE

FUTURE PARK

Heartford  
East Village

Heartford

FUTURE OPEN SPACE

PROPOSED TOWN CENTRE

PROPOSED ACTIVE OPEN SPACE

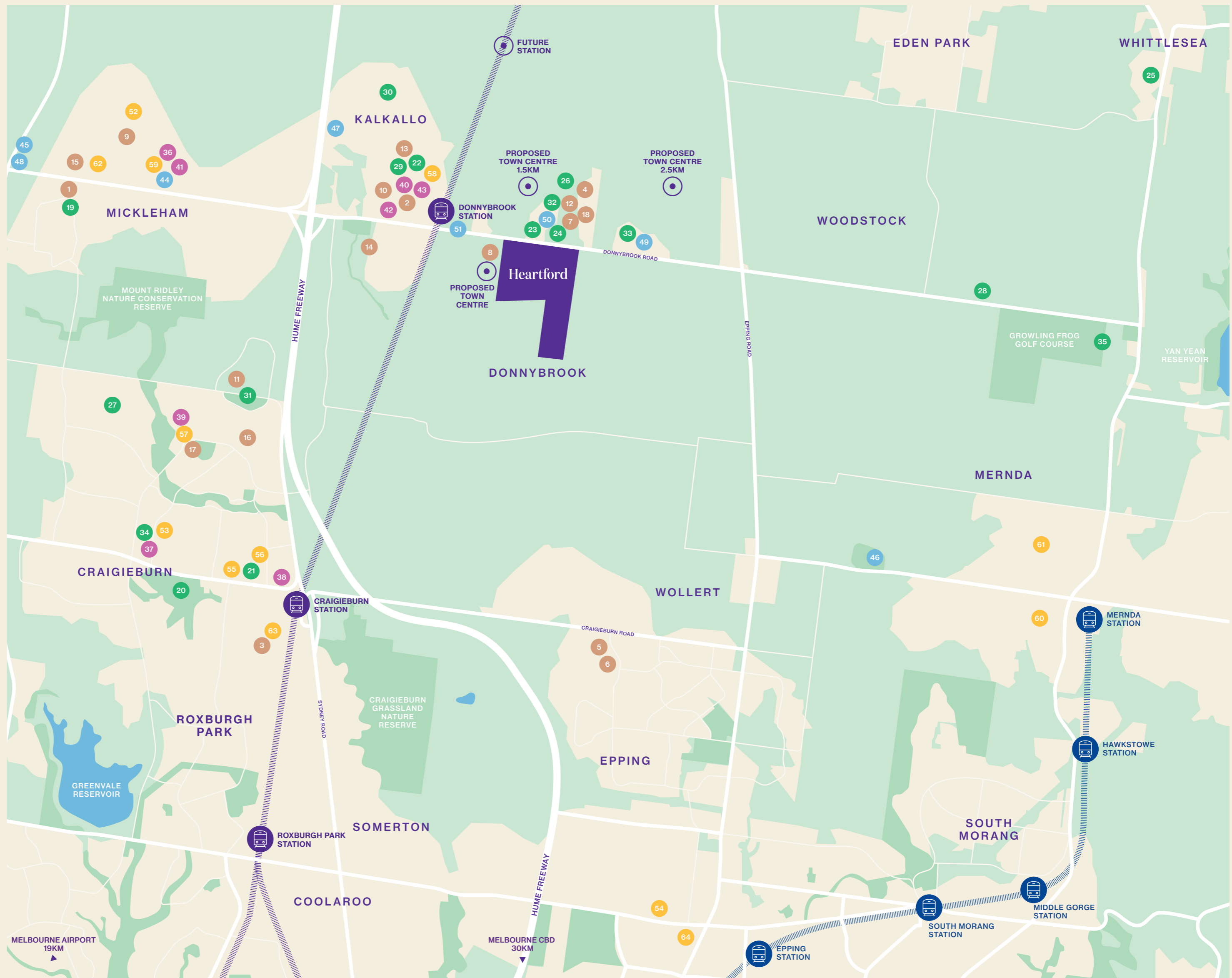
PROPOSED GOVERNMENT PRIMARY SCHOOL

Donnybrook Road

- ▼ GROWLING FROG 10KM
- ▼ YAN YEAN RESERVOIR 12KM
- ◀ FUTURE TOWN CENTRE 2.5KM

- MELBOURNE AIRPORT 19KMS ▶
- HUME FREEWAY 4KMS ▶
- DONNYBROOK STATION 2KMS ▶

# Places to Discover



- Education & Childcare
  - 1 Annadale Childcare
  - 2 Aspire Early Education & Kindergarten Kalkallo
  - 3 Craigeiburn Secondary College
  - 4 Donnybrook Primary School
  - 5 Edgars Creek Primary School
  - 6 Edgars Creek Secondary College
  - 7 Eucalyptus Parade Kindergarten
  - 8 Future Government School
  - 9 Gaayip-Yagila Primary School
  - 10 Gilgai Plains Primary School
  - 11 Hume Anglican Grammar – Mt Ridley Campus
  - 12 Hume Anglican Grammar – Donnybrook Campus
  - 13 Hume Anglican Grammar – Kalkallo Campus
  - 14 Kinbrook Family Daycare
  - 15 Kool Kidz Childcare
  - 16 Mother Teresa Catholic Primary
  - 17 Mount Ridley P-12 College
  - 18 Wallaby Childcare
- Parks & Recreation
  - 19 Annadale Community Park
  - 20 Craigeiburn Public Golf Club
  - 21 Craigeiburn Football Club
  - 22 Donnybrook Cricket Club
  - 23 Donnybrook North Wetland
  - 24 Donnybrook Skatepark
  - 25 Funfields Theme Park Whittlesea
  - 26 Future Community Centre
  - 27 Hume Hockey Club
  - 28 J.W. Towt Park
  - 29 Kalkallo Community Centre
  - 30 Kalkallo North Community Centre
  - 31 Mount Ridley Nature Conservation Reserve
  - 32 Olivine Pavilion
  - 33 Peppercorn Park Playground
  - 34 Splash Aqua Park & Leisure Centre
  - 35 Yan Yean Tennis Club
- Shopping & Amenity
  - 36 Coles Merrifield
  - 37 Craigeiburn Central
  - 38 Craigeiburn Plaza
  - 39 Highlands Shopping Centre
  - 40 Kalkallo Town Centre
  - 41 Merrifield City
  - 42 Post Office
  - 43 Woolworths Kalkallo
- Food & Beverage
  - 44 Aurum Espresso
  - 45 Cucina 3064
  - 46 Five Vineyard
  - 47 Kalkallo Hotel
  - 48 Marnong Estate Winery
  - 49 Peppercino Café
  - 50 Shared Cup Café
  - 51 The Donnybrook Hotel
- Healthcare
  - 52 Annadale Family Medical Centre
  - 53 Craigeiburn Central Medical Centre
  - 54 Epping Private Hospital
  - 55 Family Health Medical Centre
  - 56 Hanson Medical Clinic & Dental Surgery
  - 57 Highlands Medical Centre
  - 58 Kalkallo Medical Select
  - 59 Merrifield City Medical Centre
  - 60 Mernda Family Clinic
  - 61 Mernda GP Clinic
  - 62 Mickleham Medical Select
  - 63 Mitford Crescent Maternal Child Health Centre
  - 64 Northern Hospital Epping

# Perfectly Connected Everyday Ease

At Heartford, you'll enjoy the ease of being close to everything. Donnybrook Railway Station is just a short car ride away, taking you into Melbourne's CBD in under 50 minutes, while the Hume Freeway gets you there by car in less than an hour.

Local buses, nearby metro stations, and Melbourne Airport only 20 minutes away makes every journey simple—whether it's for work, leisure, or adventure.

## Donnybrook Primary School



Donnybrook Train Station

Quality education is made effortless, with a proposed government primary school and community centre planned within Heartford. Less than a kilometre away, Hume Anglican Grammar caters for Prep to Year 12, while nearby options Donnybrook Primary, St Mary's Catholic Primary, and Mount Ridley College ensure families have exceptional choices at every stage. From early learning to graduation, Heartford offers a complete pathway for children to learn, grow, and thrive.



Merrifield City

From grocery runs to weekend outings, Heartford keeps life simple. Merrifield City is 10 minutes from your door, perfect for ticking off the essentials before enjoying a coffee or a casual meal. Major retail hubs of Epping and Craigieburn expand your options for retail, dining, and entertainment.

Medical and allied health services are a 10 minute drive, and the Northern Hospital Epping is within 20 minutes, allowing you peace of mind knowing that quality care is always close by.



# Finer Details



The Tandoori Joint



The Tandoori Joint

Marnong Estate



Aurum Espresso



Heartford is surrounded by vibrant dining and leisure experiences that make every weekend feel special. Discover the rich flavours of Melbourne's north, from authentic local cafés to the stunning Marnong Estate winery, where award-winning wines, Italian dining, and sweeping views create unforgettable moments. And for time outdoors, the Growling Frog Golf Club offers one of Melbourne's most picturesque courses—perfect for a relaxed game or simply soaking in the scenery.

Made for  
Family





Creating your dream home is an exciting journey made effortless. Whether you're starting fresh with your very first home or designing the perfect place to grow into, there's a choice to suit every lifestyle. You can secure a block to bring your vision to life or explore thoughtfully designed house-and-land packages that make moving in seamless and stress-free.

# Built for You

## A little about Satterley

Satterley Property Group is Australia's largest privately-owned residential land developer, with communities in Queensland, Victoria and Western Australia. Having established some of Australia's most attractive and liveable communities, Satterley specialises in creating homes for families that suit their needs now and well into the future.



**130,000+**  
LOTS DEVELOPED



**45+**  
YEARS OF EXPERIENCE



**225**  
COMMUNITIES CREATED



**125+**  
INDUSTRY AWARDS WON



**50+**  
CHARITY HOMES BUILT



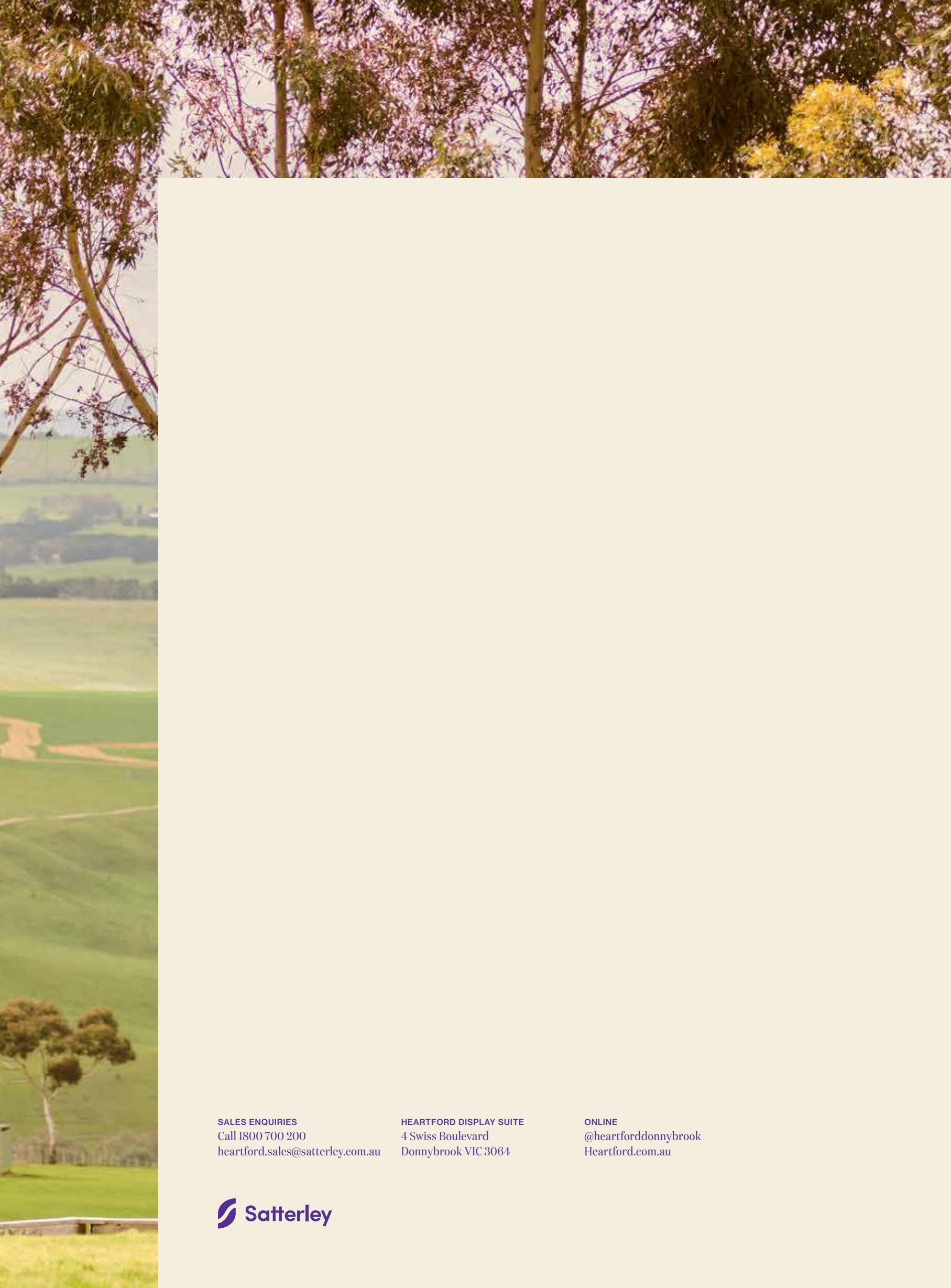
**315,000+**  
THRIVING RESIDENTS



The information represented in this brochure has been provided to Satterley Property Group Pty Ltd ACN 009 054 979 and its associated entities (us, we, our). The representation of the development are artist's impressions only. We have made reasonable efforts to ensure the accuracy of all details within this brochure are correct, however, it should be used as a general guide only. No warranty can be given by us regarding the accuracy, adequacy or completeness of any information presented. In particular, the images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land lots, the configuration of these and other information displayed in the brochure may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. Prices are exclusive of government charges, taxes, duties and interest payments. As a result, the information is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. Furniture and home decoration items are for illustrative purposes only and not included in the purchase price. We recommend that you undertake your own enquiries and confirm the current information at the time you enter any purchase contract. Printed September 2025.







**SALES ENQUIRIES**  
Call 1800 700 200  
[heartford.sales@satterley.com.au](mailto:heartford.sales@satterley.com.au)

**HEARTFORD DISPLAY SUITE**  
4 Swiss Boulevard  
Donnybrook VIC 3064

**ONLINE**  
[@heartforddonnybrook](https://www.heartforddonnybrook.com.au)  
[Heartford.com.au](https://www.heartford.com.au)

