

# LITTLE SPRINGS

DEANSIDE

↑ NORTH



## THE DERWENT RELEASE

○ 13 LAND LOTS: 263M<sup>2</sup> – 550M<sup>2</sup>

✓ COMPLIMENTARY FRONT LANDSCAPING INCLUDED

### Enjoy the very best of Little Springs.

The Derwent release at Little Springs presents an excellent choice of only 13 traditional land lots; each ideally located to make the most of everything Little Springs has to offer.

Buy land and build a beautiful new family home that capitalises on this rare natural setting, and create a lifestyle that reflects your family's way of life.

#### The Derwent release offers:

- Your choice from 13 quality homesites up to 550m<sup>2</sup>
- Quiet residential streets with limited through traffic
- The opportunity to build a new home with leading builders
- A short walk to the nature trails and conservation areas of Kororoit Creek
- A choice from six front garden designs that come complimentary on select land lots

# MASTERPLAN



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DEANSIDE

The vision for Little Springs is one where residents can live healthily, close to recreational amenities and in a haven for families.

Little in name, yet big on opportunity - Little Springs is surrounded on three sides by Kororoit Creek, a 52km long watercourse that rises in the outer north-western suburbs of Melbourne and gently winds its way to connect with the waters of Port Phillip Bay.

Homeowners within The Derwent release will, therefore, enjoy direct access to this valuable, natural asset, which is planned to become one of Melbourne's most popular and well-utilised waterways.

### SALES ENQUIRIES

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[LITTLESPRINGS.COM.AU](http://LITTLESPRINGS.COM.AU)

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