

# nova

at ARMSTRONG

The start of  
something  
**NEW**

#BeInspired

*Remarkable*

FOR ASPIRATION

villawood  
properties

# ARMSTRONG REMARKABLE BY NATURE

ARMSTRONG IS THE MOST REMARKABLE COMMUNITY THAT THE GEELONG REGION HAS EVER SEEN.

Designed by Villawood Properties, ARMSTRONG features waterfront dining along Armstrong Creek, expansive parks and wetlands, schools, sportfields and local shops - giving you the ultimate in lifestyle amenity - and everything less than 5 minutes from your doorstep.



Close to Geelong's thriving cafe scene



Catch a V/Line train from Waurm Ponds station

# NOVA REMARKABLE FOR ASPIRATION

NOVA PRECINCT

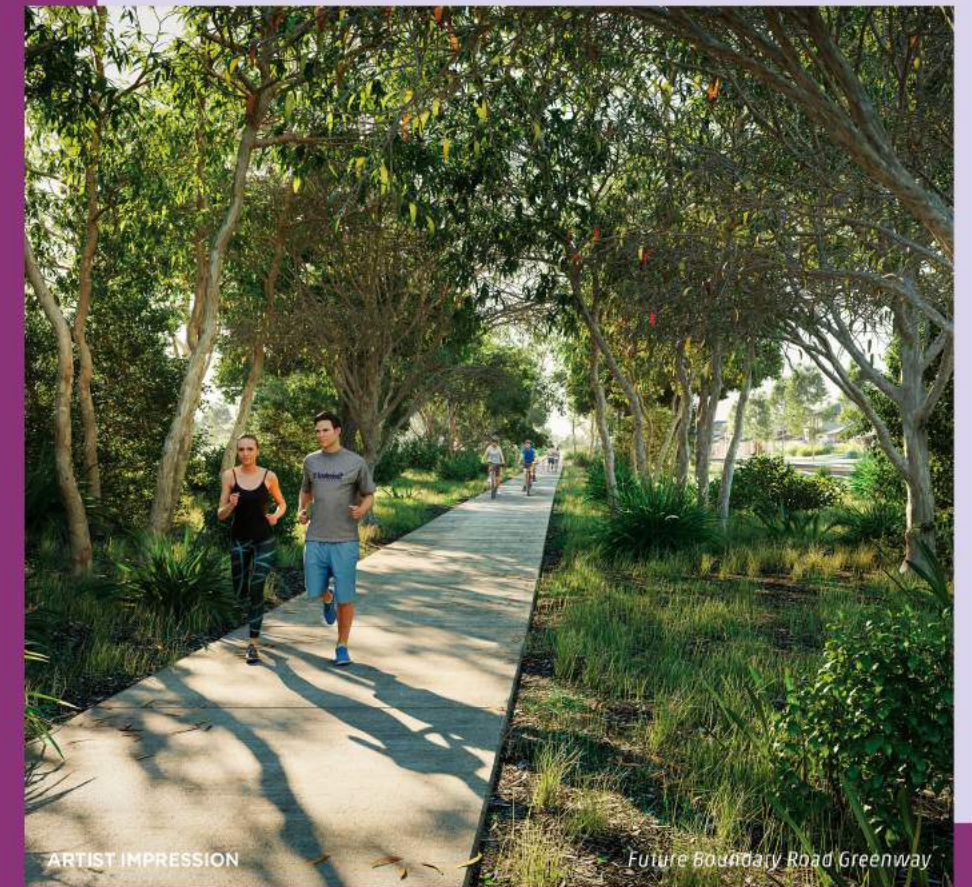
GIVING YOU ACCESS TO MELBOURNE IN JUST OVER AN HOUR, OR BE AT THE HEART OF GEELONG IN JUST 15 MINUTES.

Nova will also be close to schools, parklands and the Community Centre where you'll find childcare and recreational facilities. The Armstrong Creek Town Centre, with its shopping and eateries, is just minutes away, or bike down to the wetlands to enjoy a bite in the waterfront dining precinct.

The land at Nova is priced to appeal to first home buyers and young families. Now's the time to free yourself from renting and start building a future in Mt Duneed's most remarkable new community.

# WHY WAIT ANY LONGER?

- Nearest to Geelong with direct access to Ring Road, Surf Coast Highway and Waurm Ponds train station
- Close to parklands with all-ages playground
- Community Centre with childcare, meeting space and recreation facilities
- Near primary and secondary schools, sporting grounds
- Cycle to Armstrong Creek waterfront dining
- No owner's corporation fees\*



ARTIST IMPRESSION

Future Boundary Road Greenway



WAURN PONDS TRAIN STATION

BAANIP BOULEVARD

PROPOSED SPORTING GROUNDS

5 MIN TO GEELONG RING ROAD

5 MIN TO TRAIN STATION

nova

ARMSTRONG CREEK

WETLANDS & WALKING TRACKS

ARMSTRONG CREEK TOWN CENTRE

2 MINS TO SURF COAST HIGHWAY

PROPOSED SECONDARY SCHOOL

2 MINS TO FUTURE CORNER STORE

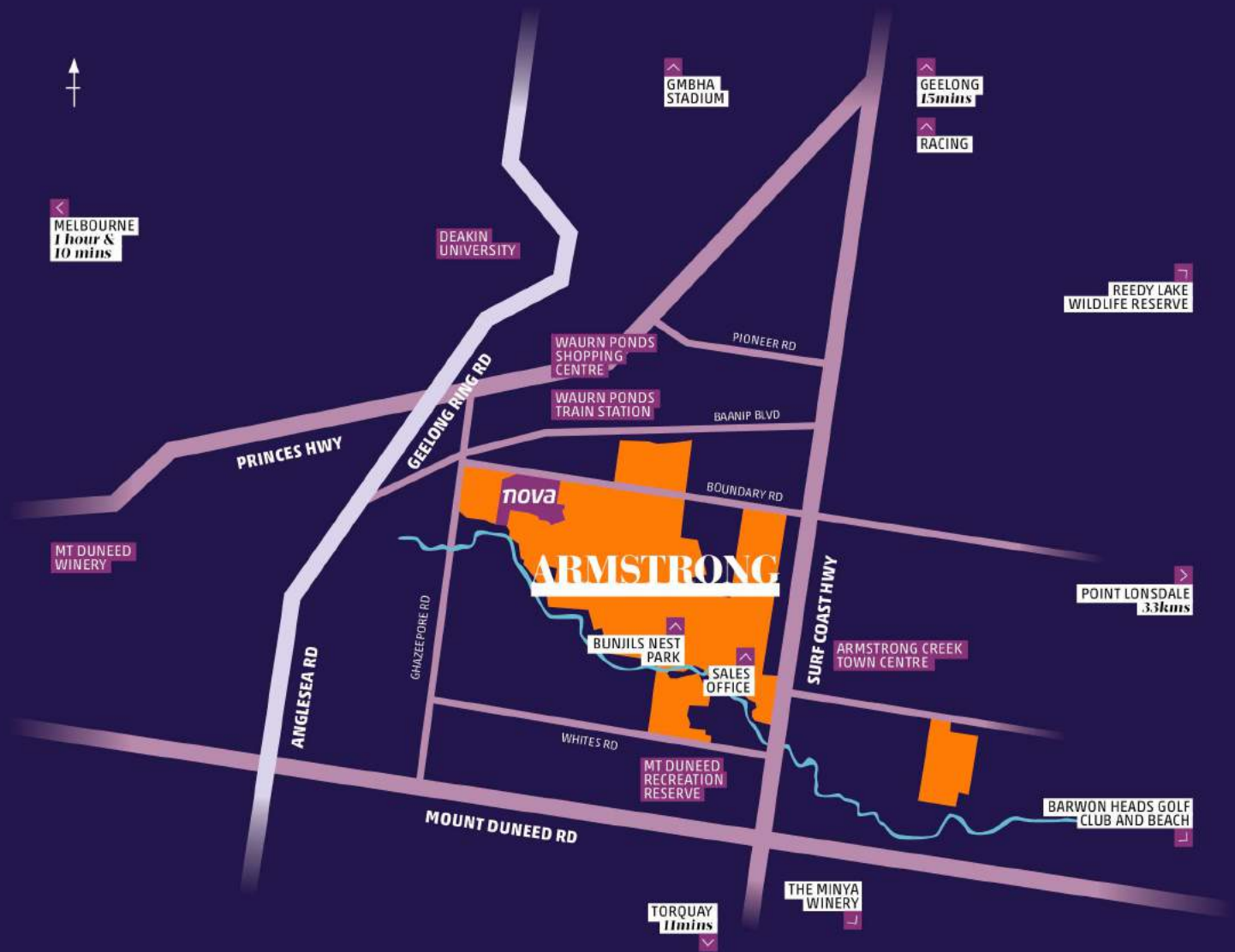
HARMONY PARK

PRIMARY SCHOOL

PROPOSED COMMUNITY CENTRE

FUTURE NEIGHBOURHOOD SHOPS

FUTURE WATERFRONT DINING PRECINCT



1300 710 726

[armstrongmtduneed.com.au](http://armstrongmtduneed.com.au)

Cnr Surf Coast Hwy & Unity Dr, Mt Duneed



Communities Designed for Living

SELLING AGENT



\*Lots in the Nova precinct are sold without access to Club ARMSTRONG and do not include any body corporate fees. For more information please speak to a consultant.

Particulars herein are for information only and do not constitute any representation by the vendors or the agent. Prospective purchasers should check all measurements in the contract of sale prior to purchase. All images are for illustrative purposes only.

