

# THE WALTER

— HADFIELD —

# SAY HELLO TO WALTER



## The Walter, Hadfield provides a unique opportunity to make a life in Melbourne's booming northern corridor.

This carefully planned development of 64 new style townhouse residences is your touchpoint for modern living with a cultivated Melbourne style.

The Walter has been designed by one of Australia's leading architectural practices, Peddle Thorp. They bring a modern sensibility to the development and an appreciation for how we want to live now. ID\_Land, the team that delivered the

award-winning *The Barkly* townhouses in Brunswick, are driven to create places for communities to flourish, this is a place that you'll want to call home.

This is a contemporary, cosmopolitan and connected way of living only 13kms from the Melbourne CBD.

For so long Hadfield was a suburb under the radar, but The Walter wants to change all that.



# Walter likes the good life

The Walter will be a great place to call home. Your new community gives you access to shops, cafes, eateries and a range of lifestyle essentials.

The West Street Shopping Strip will surely be one of Melbourne's new food hotspots. Carefully curated cafes stand beside authentic deli and fresh food outlets. Again this connection to the people who created Melbourne's Italian-inspired café culture is real and ready to savour.

Aside from the epicurean delights, Hadfield also offers plenty for those who want to be active and explore the great outdoors.

The highly regarded Northern Golf Club is less than 1km away and provides a real challenge for Arnold Palmers and fun-loving amateurs. This championship course also offers first class facilities for members.

Hadfield also features a range of open parklands and sports facilities. These green spaces are where families bond and friendships can be forged.

Riding a bike, kicking a footy and a walk in the park will always be cherished activities, and The Walter lets you live this lifestyle with the City as your backdrop.

Aside from these life essentials, quality schools and education providers surround Hadfield. St Thomas More Primary School, Pascoe Vale Primary School and Glenroy College are all only a short trip away.





THE WALTER  
offers a new  
beginning

# Walter's very connected.



Aside from the activities, shopping and education options on your doorstep, the Walter gives you easy access to so much more.

Your new home is close to Fawkner Station, a well-established station on the Upfield line that gets you to the CBD in less than 30 minutes.

This is a simple commute at the start or end of your day. Hadfield also offer easy access to Citylink, the Melbourne Airport and the Western Ring Road.

The local shopping offering is also complemented with close proximity to Essendon Fields and Westfield Airport West Shopping Centre.



**COBURG RETAIL CENTRE 3KM\***

**MELBOURNE CBD 13KM\***

**HALLAM RESERVE 1KM\***

**PASCOE VALE NORTH PRIMARY SCHOOL 1.3KM\***

**WEST STREET RETAIL STRIP 900M\***

SOUTH STREET

WALTER STREET

ARTIST IMPRESSION



MELBOURNE CBD ONLY 13KM\* AWAY



BOUTIQUE CAFES, AUTHENTIC DELIS AND RESTAURANTS



FAMILY FRIENDLY SUBURB, WITH SOMETHING FOR EVERY GENERATION



CLOSE TO LOCAL SCHOOLS, CENTRAL TO MAJOR UNIVERSITIES



ABUNDANCE OF PARKLANDS AND RESERVES



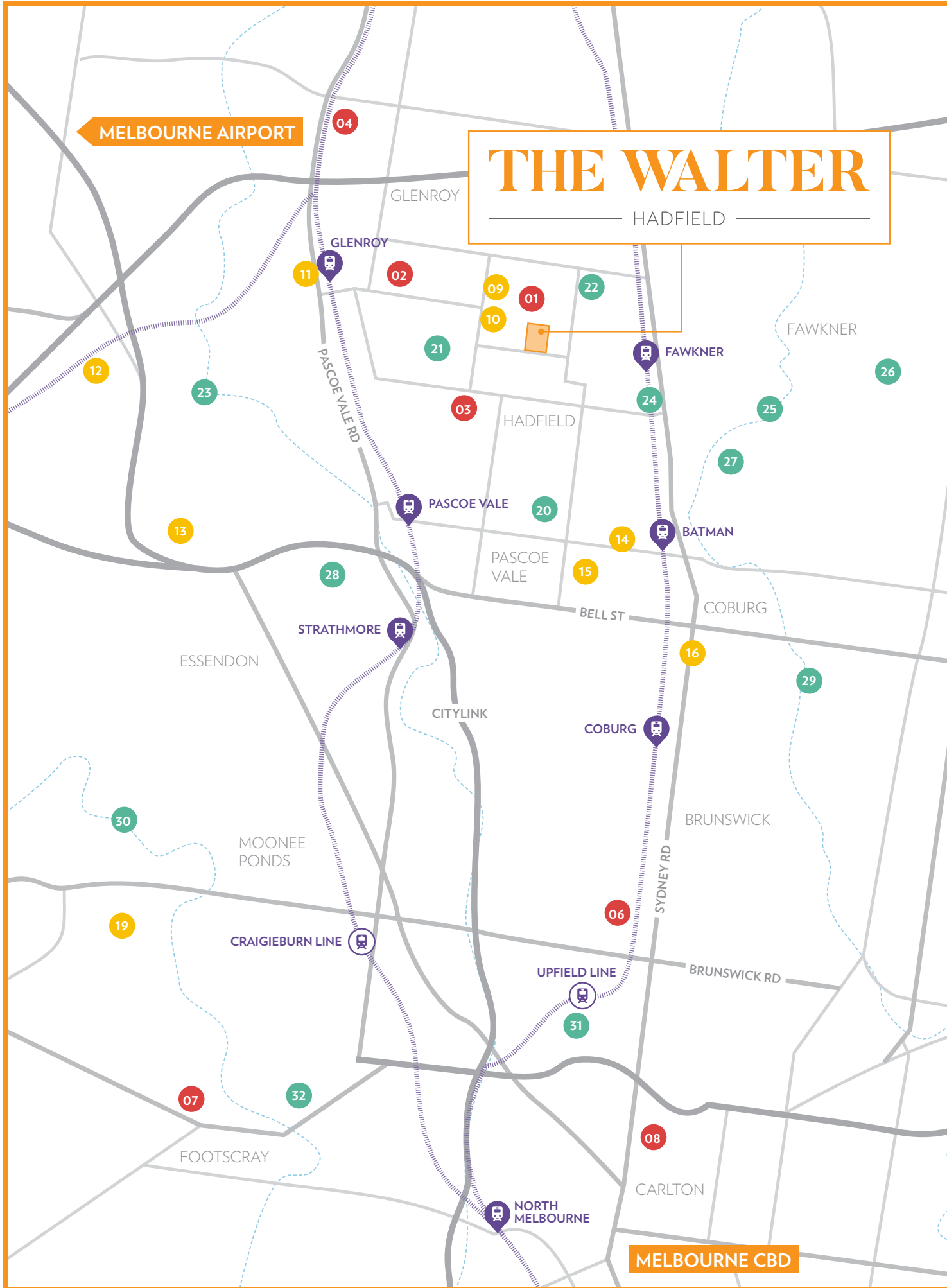
NUMEROUS RECREATION CENTRES NEARBY



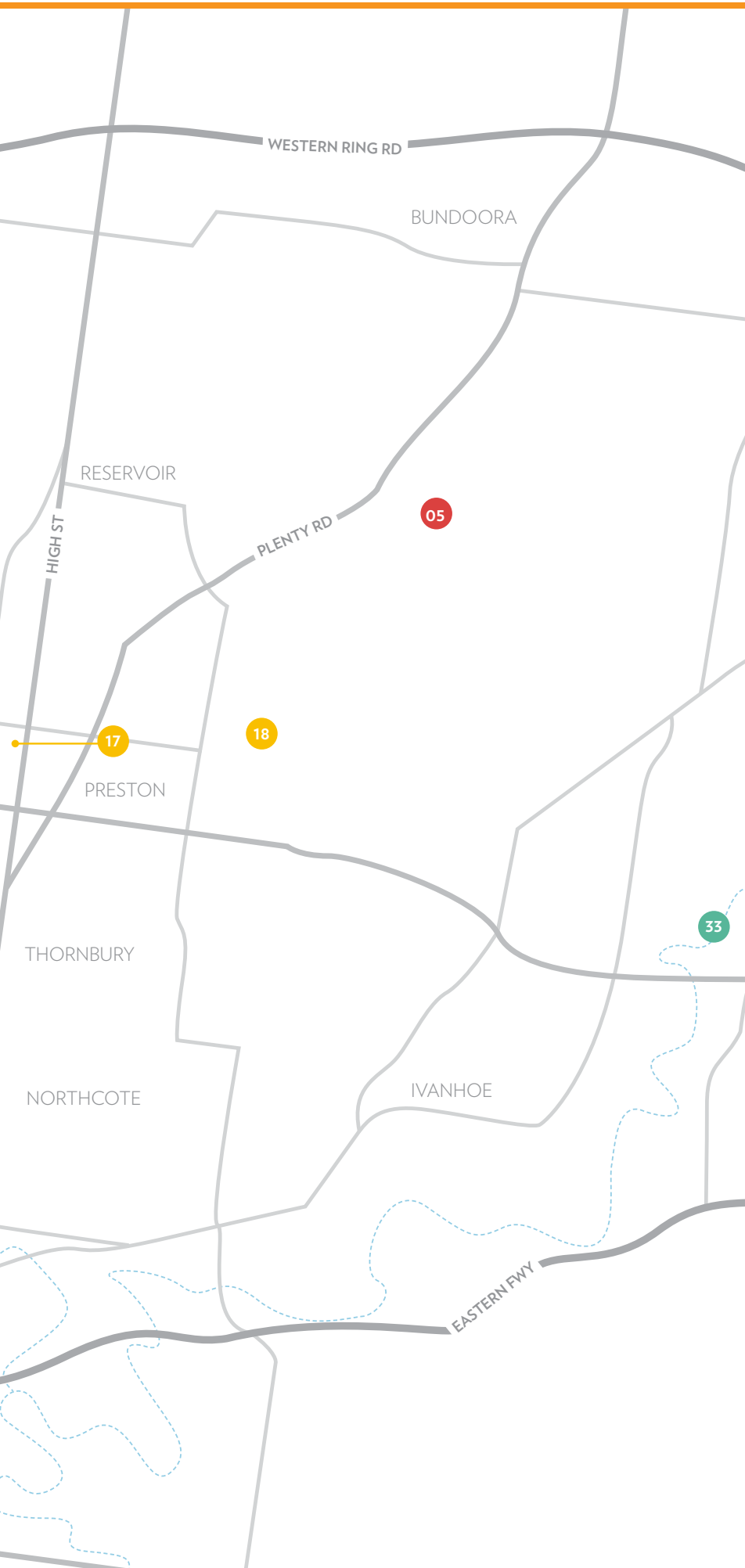
TWO MAJOR TRAIN LINES IN CLOSE PROXIMITY



ACCESS TO SOME OF MELBOURNE'S BEST CYCLING TRACKS







## TRANSPORTATION



## LEARNING

01. St Thomas More Primary
02. Glenroy College
03. Pascoe Vale Girls' College
04. Penola Catholic College
05. La Trobe University, Bundoora
06. RMIT, Brunswick
07. Victoria University, Footscray
08. University of Melbourne



## SHOPPING

09. Woolworths Hadfield
10. West Street retail strip
11. Pascoe Vale Road retail precinct
12. Westfield, Airport West
13. LaManna supermarket & Essendon DFO
14. Coburg retail centre
15. Coburg Farmers Market
16. Sydney Road retail & dining precinct
17. Preston market
18. Northland Shopping Centre
19. Highpoint Shopping Centre



## RECREATION

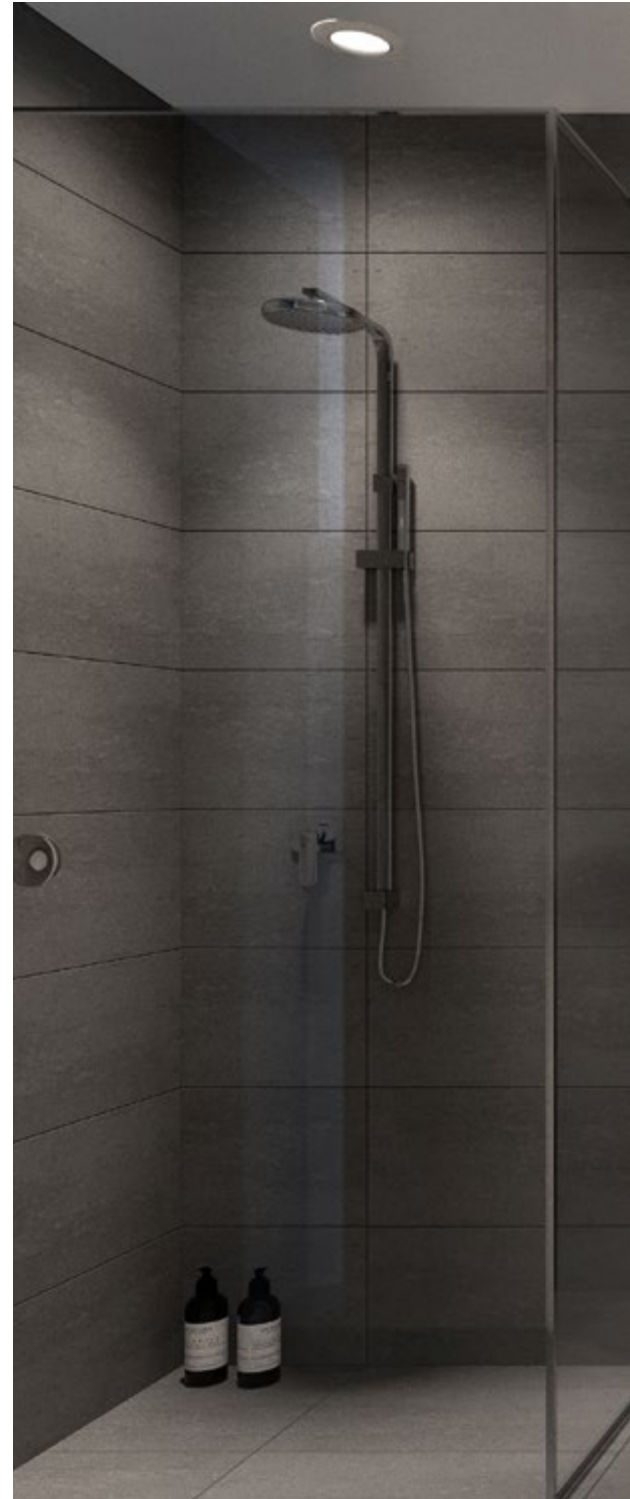
20. Hadfield Glenroy Tennis Club
21. Northern Golf Shop & Academy
22. Hadfield Football club
23. Boeing Reserve
24. Upfield cycling trail
25. Merri Creek cycling trail
26. Edwardes Lake Park
27. Village Cinemas Coburg Drive-In
28. Rapallo Cinema
29. CERES Community Environment Park
30. Maribyrnong River trail
31. Melbourne Zoo
32. Flemington Racecourse
33. Heide Museum of Modern Art

# Walter's very sophisticated

This unique townhouse development capitalises on the area's growing popularity, providing modern townhouse living in a fine-grain community lifestyle environment.

Featuring a mix of two and three bedroom dwellings, the development provides ideal living for singles, couples and families alike.

Sited within a bespoke designed landscaped setting, the townhouses are characterised by a refined material palette that fuses a contemporary response to the architectural vernacular reinforcing classic elements throughout the development. The materials have been carefully selected not just for their aesthetic qualities, but also for their resilience and durability. Exterior and Interior colours and material diversity provide an animated development with an abundance of personality.









The Walter offers premium lifestyle opportunities for modern living within the growing and dynamic community of Hadfield

## THE PROJECT TEAM



ID\_Land was founded with a vision to create unique and inspiring residential communities. With a focus on masterplanned communities and medium density townhouse developments.

ID\_Land has 12 active projects throughout Melbourne and Geelong. They are dedicated to creating communities defined by their quality, amenity and location. This ensures that residents of an ID\_Land community are in good hands, both now and into the future.

## PEDDLE THORP

Peddle Thorp is one of Australasia's oldest and most established international architectural brands. The company has expanded from Asia to the Middle East, into a truly global business with a number of vibrant design studios and a comprehensive skill base throughout various locations. Their success has been built on a clear set of values that distinguish Peddle Thorp's design work from others.

Peddle Thorp are committed to innovation, responsible design and testing conventions about architecture. Through this approach they bring together design creativity, technical excellence and experience with construction. They believe that great architecture is not created by the limitations set by one authoritative brand, but rather emerges out of layers of creative contributions.

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●LIVER ■UME

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