

ALTO

540 Wiltshire Lane, Winter Valley
Ballarat



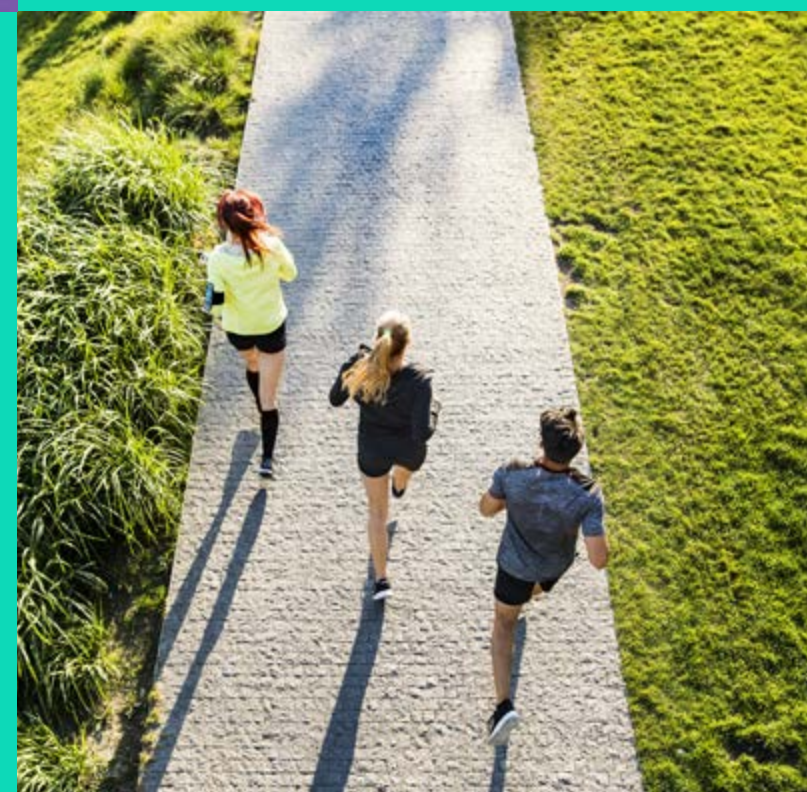
ALTO

THE BEST OF BOTH WORLDS



Creekside
living

Close to
everything
you need



Contact Ben Halsall for more information 0400 223 887

altoballarat.com

Discover Alto

Searching for a quality home in thriving regional Victoria?
Look no further than Alto. Alto offers the best of both
worlds - a prime location close to local amenities and the
benefits of natural creekside living.

ALTO

540 Wiltshire Lane,
Winter Valley

Bunnings Warehouse

Delacombe Town Centre

Kensington Creek Corridor

All images are artists impressions. Images are indicative only and are subject to change at any time.

Perfectly positioned

Alto is conveniently located within walking distance to Ballarat's renowned DTC (Delacombe Town Centre) - which houses a major shopping centre with many retail brands your family will enjoy.

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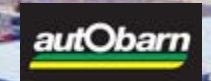
Wiltshire Lane

Glenelg Highway

Ballarat CBD
5kms



Delacombe Town Centre



Cherry Flat Road



Around Alto

Ballarat is one of Victoria's most dynamic regional cities with award-winning attractions and unique cultural experiences for visitors and residents. Gastronomy lovers are spoilt for choice with its many cafés and restaurants. Adventures await for big and little kids alike.



At Alto, staying active in the great outdoors couldn't be easier. We're located on the banks of the Kensington Creek Corridor, and within easy reach of parks and recreational activities. These include the proposed Winterfield Sports Precinct, Alfredton Recreation Reserve, and Haddon Common Bushland Reserve, where you can ride a bike or enjoy a BBQ with the family.



Everything you'll ever need is right on your doorstep. Alto is ideally located a short walk to the popular DTC (Delacombe Town Centre), home to big retail brands such as Kmart, Woolworths, Bunnings, Dan Murphy's, Showbiz Cinemas and more. We're also a cruisey 10-minute drive from Ballarat CBD, with its access to all the amenities.



You're spoilt for choice when it comes to securing your child's future. Ballarat has a great selection of primary and secondary schools to choose from, along with a number of proposed schools nearby.

Location



- Schools**
 - 1. Delacombe Primary School
 - 2. Ballarat High School
 - 3. Ballarat Clarendon College
 - 4. Lumen Christian Primary School
 - 5. St Aloysius School
 - 6. Loreto College Ballarat
 - 7. Dana Street Primary School
 - 8. St James Parish School
 - 9. Delacombe Community Kindergarten
 - 10. Mount Pleasant Kindergarten
 - 11. Ballarat Fidelity Club Kindergarten
 - 12. St Alpius Kindergarten
 - 13. Ballarat North Kindergarten
 - 14. Sebastopol Kindergarten
 - 15. Iris Ramsay Kindergarten
 - 16. St Thomas More School
 - 17. Alfredton Primary School
 - 18. Federation University Australia
 - 19. Beginnings Early Learning
 - 20. Future Primary School
 - 21. Future Primary / Secondary Schools
 - 22. Good Start Early Learning
 - 23. Phoenix Community College
 - 24. Siena Catholic Primary School
 - 25. Lucas Primary School
 - 26. Ballarat Grammar
 - 27. Ballarat Specialist School
 - 28. Loreto College, Victoria
 - 29. St Patrick's College
 - 30. Aquinas Catholic University
 - 31. United Children Ballarat
- Food & Entertainment**
 - 60. Ballarat French Kitchen
 - 61. Latrobe Take Away
 - 62. Skipton Street Bakery Cafe
 - 63. Golden Nugget Bakery Cafe
 - 64. Wilshire Takeaway
 - 65. The Park Hotel
 - 66. Boat Shed Restaurant
 - 67. Regent Cinema Ballarat
 - 68. Delacombe Mini Mart
 - 69. Ryan's IGA Supermarket
 - 70. Myer
 - 71. Target
 - 72. Coles
 - 73. Woolworths
 - 74. Woolworths Lucas
 - 75. Aldi Sebastopol
 - 76. Bunnings Warehouse
 - 77. Autobarn Delacombe
 - 78. JB Hi-Fi
 - 79. McDonald's
 - 80. PETstock
- Parks and Recreation**
 - 32. Art Gallery Of Ballarat
 - 33. Black Hill Reserve
 - 34. Prince Of Wales Recreation Reserve
 - 35. Ballarat Golf Club
 - 36. Ballarat Skate Park
 - 37. Sovereign Hill
 - 38. Ballarat Yacht Club
 - 39. Ballarat Hockey Centre
 - 40. Ballarat Aquatic & Lifestyle Centre
 - 41. Morshead Park
 - 42. Victoria Park Football Club
 - 43. 22ha Of Parkland
 - 44. Active Open Space
 - 45. Yorkdale estate playground
- Services & Medical**
 - 46. Buxton Sales Office
 - 47. Alfredton Medical Centre
 - 48. Ballarat Veterinary Practice
 - 49. The Ballarat Dental Group
 - 50. Eureka Medical & Dental Centre
 - 51. Ballarat Police Station
 - 52. Ballarat Health Services Hospital
 - 53. Ballarat Medical Centre
 - 54. Neighbourhood Activity Centre
 - 55. Lucas Fire Station
 - 56. Ballarat West Police Complex
 - 57. BUPA Aged Care
 - 58. Ballarat Community Health
 - 59. Lucas Town Centre
- DTC**
 - 81. Delacombe Town Centre
 - Kmart
 - Woolworths
 - Dan Murphys
 - Showbiz Cinemas
 - Delacombe Medical Centre
 - Delacombe Family Dental
 - Direct Chemist Outlet
 - QuickFit Health Club
 - The Butcher Club
 - Aus Post
 - Various food & retail outlets
 - 82. Future Amenities (Shopping, Mixed Use, Community Centre, Primary School, Child Care)

Masterplan



Ready to be part of a vibrant community? Alto's carefully designed masterplan offers a broad range of lot sizes, catering for all types of households. Discover our wide selection of premium home and land packages to suit your budget and home style.

- Alto land estate
- Existing Residential
- Existing Commercial

Alto, a place you'll be proud to call home

Are you a first home buyer, second home buyer or empty nester looking for a lifestyle change? Find the perfect home and land package with Alto.



Quality means everything. Choose from Australia's leading national and local builders with a variety of floorplans and home styles available.

Our Design Covenant brings peace of mind by ensuring quality homes, whilst offering the freedom to be creative and expressive in your home design.

A team with a track record for success



Parklife
- TRARALGON -



bauenort.com.au

Alto is being developed by Bauenort, the team behind Alfredton Grove Ballarat. A privately-owned specialist property developer, Bauenort creates unique places that are purposefully designed for liveability, and that enhance the character of the area. Highly experienced, the team manages and develops residential projects across Melbourne and regional Victoria. Bauenort believes strongly in collaborating with the best, and has surrounded themselves with an expert local team of specialists on this project:

- Cardno TGM, civil engineer, planners and surveyors
- Thomson Hay, landscape architects
- Buxton Ballarat, land sales agents.

Alto will be created in a way that captures the spirit of community living.



FindonView - Wollert



Sandhurst Golf Estate - Sandhurst

Discover history around every corner



We invite you to discover Ballarat's charming gold rush history. Walk along its majestic streets and boulevards. Stroll through the Botanical Gardens and take in the sights of Lake Wendouree. Stop for a picnic in Victoria Park and find inspiration at the Art Gallery.



All images are artists impressions. While every effort has been made to ensure the information contained here is correct at the time of issue, the enclosed information and images are indicative only and are subject to change at any time. This document does not form part of a Contract of Sale and should solely be used for informative purposes only. Purchasers are required to obtain a Contract of Sale before signing and verify all pertinent facts prior to entering a Contract of Sale.

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altoballarat.com

Contact Ben Halsall for more information

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