



Lakeside

COLAC





# Lakeside Living

A boutique community, *Lakeside Colac* offers you an opportunity to build your dream home next to the picturesque Lake Colac.

Just a 2 minute morning stroll from your doorstep will see you on the walking track of Lake Colac, enjoying the fresh air and water views.

Lakeside Colac is nestled in a premium pocket of Colac offering future residents the peace of mind and security that comes with buying in an established area.





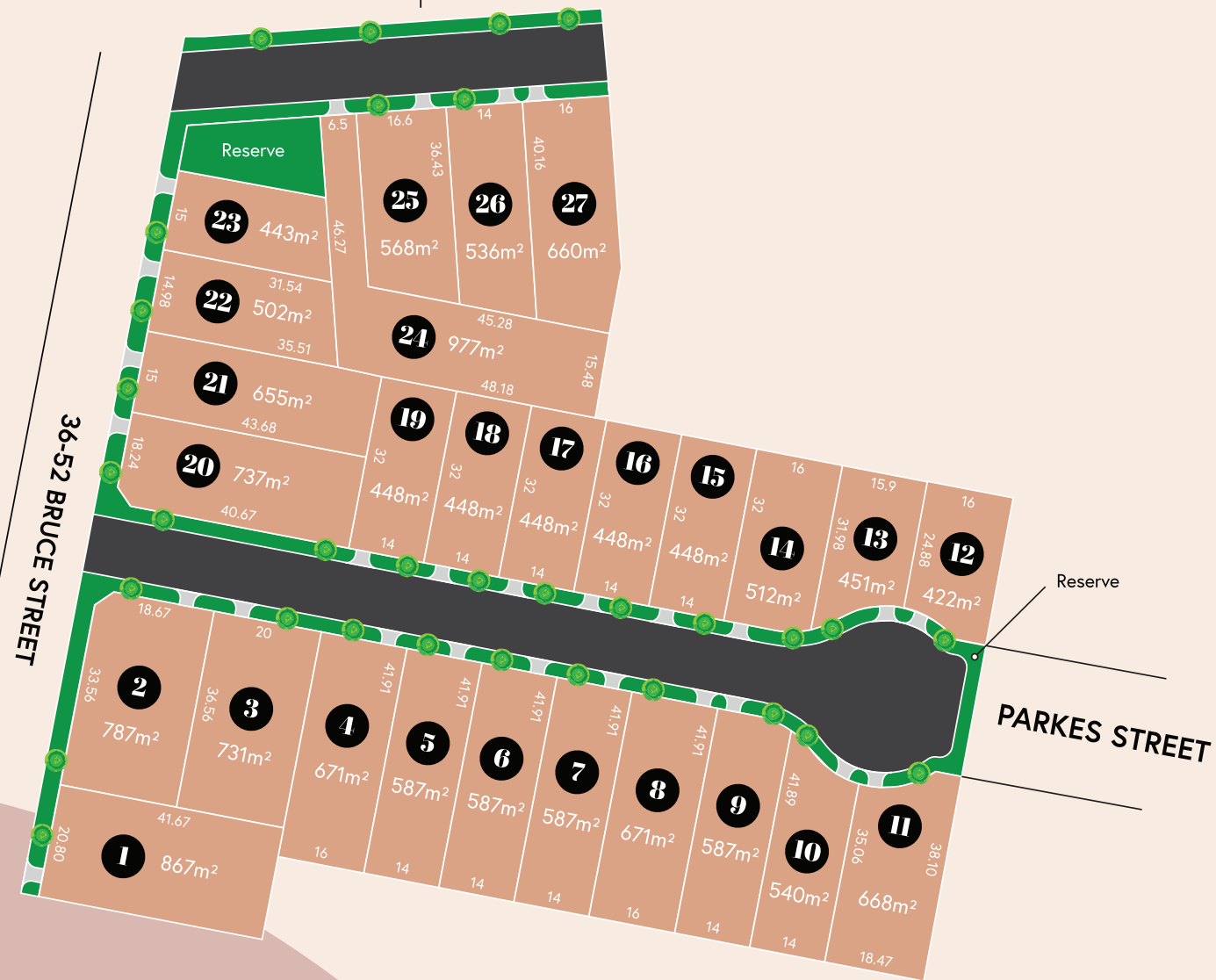
-  **The Botanical Precinct**
-  **The Lake Precinct**



Masterplan layout including landscaping and location of crossovers is indicative only and subject to change



Lake Colac 310m



## The Botanical Precinct

Stage plan layout including landscaping and location of crossovers is indicative only and subject to change

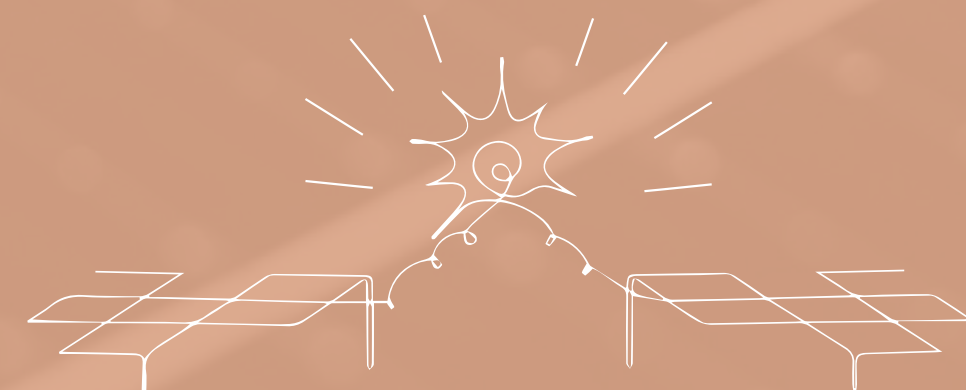
# \$5k Solar System Rebate.

Rising energy bills? Did you know you could reduce your energy bills by up to \$1,000 per year by installing a solar PV system\*? In Victoria, a typical house consumes an average of around 12 kilowatt hours of electricity per day. Over one year, a 5kw solar PV system can generate close to double this.\*\* TW projects wants to ensure everyone has access to sustainable living while minimising their cost of living. TW Projects has committed to providing a \$5000 rebate for every lot sold to contribute towards the installation of a 5kw solar PV system for your new home.\*\*\* You may also be eligible for a further \$1400 Victorian Government rebate for supplying solar to your home.\*

\* [https://content.solar.vic.gov.au/sites/default/files/2023-07/Solar-made-simple-Guide\\_v6.pdf](https://content.solar.vic.gov.au/sites/default/files/2023-07/Solar-made-simple-Guide_v6.pdf)

\*\* Kw hours of electricity produced can vary depending on the location of the home.

\*\*\* Terms and Conditions apply. Refer to the Contract of Sale for the Terms and Conditions.



# Location.

Colac has become one of the fastest growing areas in regional Victoria with home-buyers attracted to the area by both its affordability and the incredible lifestyle opportunity it offers. Local gems like Lake Colac, Colac Town Centre, Colac Botanic Gardens are all within stones throw of the Lakeside Community with Colac Golf Club being only a short drive away.

Geelong is a one hour drive via Princes Highway, allowing great connectivity to its CBD and beyond to Melbourne. Colac Railway station is just a short drive away, allowing an hours trip to Geelong along the Warnambool Railway Line.

Lake Colac is the largest natural freshwater lake in Victoria and is a popular location for fishing, water activities and recreation. The Botanic Gardens, Colac Bird Reserve and Meredith Park are located just off the lake walking trail.

## Colac area.

### Landmarks

- 3 Minute Walk – *Lake Colac*
- 4 minute Walk – *Colac Showgrounds*
- 3 Minute Drive – *Colac Botanic Gardens*
- 3 Minute Drive – *Colac Train Station*
- 4 Minute Drive – *Yeowarra Hill Winery*

### Sporting

- 8 Minute Drive – *Colac Golf Club*
- 3 Minute Drive – *Colac Bowling Club*
- 3 Minute Drive – *Colac Cricket Ground*

### Supermarkets

- 1 Minute Drive/10 minute walk – *IGA Colac East*
- 3 Minute Drive – *Aldi*
- 4 Minute Drive – *Woolworths*

### Schools

- 6 Minute Drive – *Trinity college*
- 1 Minute Drive/8 minute walk – *Colac Primary School*
- 1 Minute Drive/8 minute walk – *Colac East Kindergarten*
- 4 Minute Drive – *Colac Secondary College*





# Lifestyle.



Future residents of Lakeside will enjoy living close to nature, whether going for walks around Lake Colac or launching your boat at the nearby boat ramp for a day of fishing with family and friends. Residents can get their green thumb on and visit the Botanic Gardens, making sure to re-fuel with a coffee and locally sourced produce from the boutique Lake View Café, just one of the many fantastic cafes Colac has to offer.

Get into the community spirit by joining the local Golf Club, Bluewater Leisure Centre for access to the swimming pool and gym, or the several sporting clubs including the local football, netball and cricket clubs. The many beaches located along the Great Ocean Road are only a short drive away for a fun day out in the sun with family for some swimming, snorkelling and surfing.

Lakeside offers residents a chance to live a family orientated, active and rural lifestyle. We look forward to welcoming our future residents to Lakeside.

# Project Team.

## PROJECT DEVELOPER

### TWPROJECTS.

Led by Jack Townley and Albert Weddell, the TW Projects team has extensive experience in the industry. In recent years, we have chosen to acquire land spanning across regional Victoria. Why? Because we are passionate about delivering projects that celebrate the beauty of the land, as well as creating homes where families love to live.

We are not your average property development company — our customers and future residents are at the heart of every decision we make. We are your partner in property.

Prospective buyers of any TW Projects development can take comfort in knowing that the liveability of our residents is critical to the success of each of our projects. Each community has a unique personality that comes from working closely with stakeholders and responding to the natural attributes of each site.

We understand that developing farming land into residential communities comes with a great responsibility to deliver projects that respond to the historic use of the land, while providing quality residential homes for future generations. And that's exactly what you can expect from TW Projects.

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

## PROJECT SALES AGENCY

### CORE

At Core Projects we are in the business of People and Land, and we make good on that promise by putting you first. Always. By providing you with outstanding service, expert knowledge and assistance at every turn, we make the experience of finding your dream home or next investment a happy one. We are a specialised project marketing and property development sales team with over 40 years of industry experience, and a focus on building long-standing relationships with our clients.

#### Contact

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