



SMSF Suitable

\$816,500.00

 **4**  **2.5**  **2**

**Lot 404 - 5 Dunphy
Street, Tarneit 3029**

Land Size	325m ²
House Area	195m ²
Completion Forecast	May26

Rental Estimate

4 Bedrooms	\$600/week
Total Yearly	\$31,200.00

Features & Inclusions:

- 2740MM Ceiling Height
- 2340mm High Doors
- 40mm Stone Benchtops to Kitchen
- 20mm Stone Benchtops to Bathrooms
- Upgraded Bathroom Vanities
- Tiled Shower Bases
- Upgraded Tapware
- Upgraded Door Handles
- 900mm Kitchen Appliances
- Overhead Cabinets in Kitchen
- Laminate Flooring
- Front and Rear Landscaping
- Holland Blinds
- Heating & Cooling
- Much Much More.....

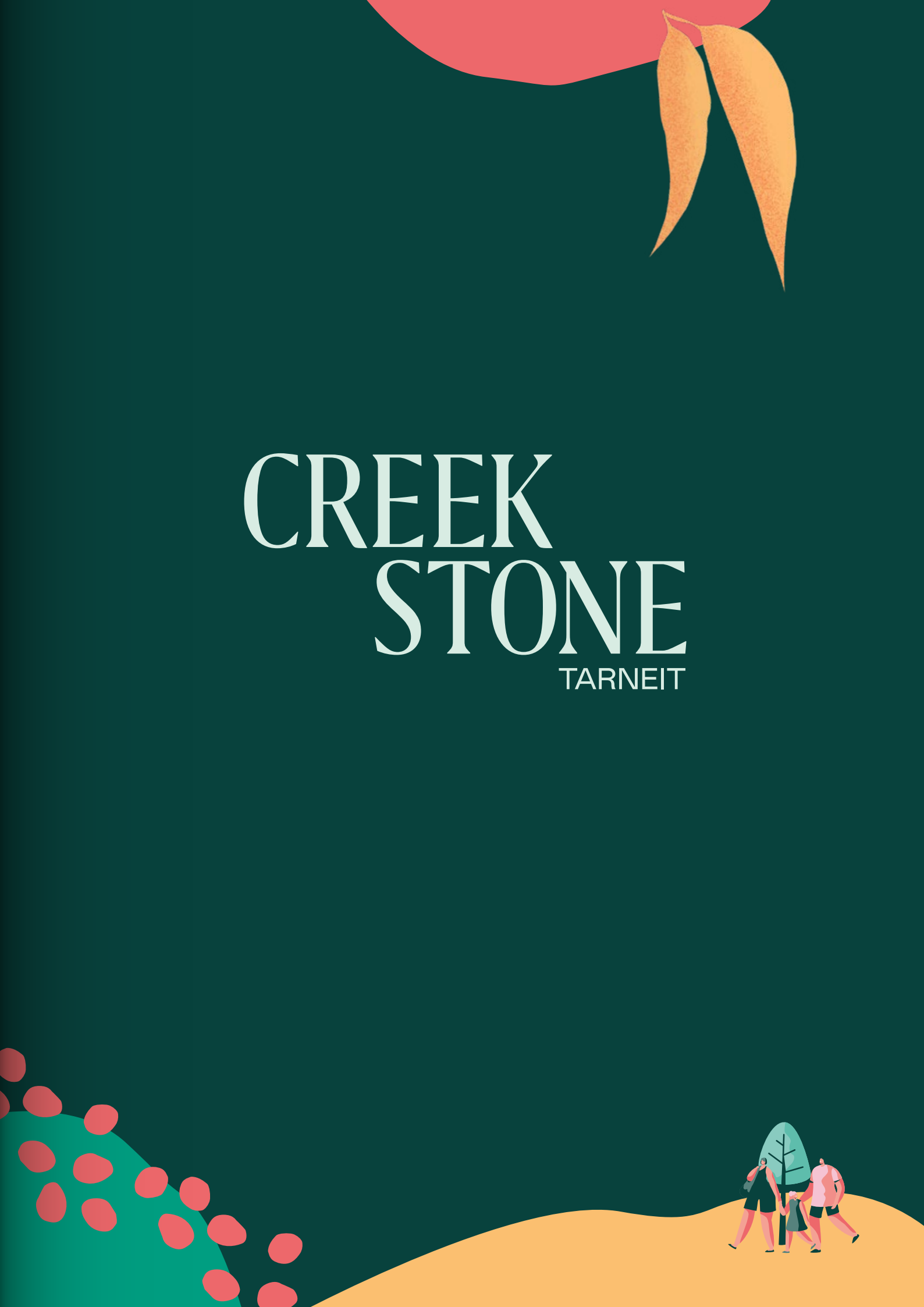
10% Deposit

Balance at Settlement

-  Turnkey
-  Growth Corridor
-  High Upgrades
-  Low Maintenance
-  7 Star Energy Rating

CREEK STONE

TARNEIT



Life ready

Welcome to Creekstone, where you're closer to established parks, the local train and freeway network, schools, shopping centres, and all the entertainment and dining options to be found in thriving Tarneit.

With 30 hectares of green open space and Tarneit Missen House Primary School due to open in 2023, it's no wonder more than 500 families already call Creekstone home.



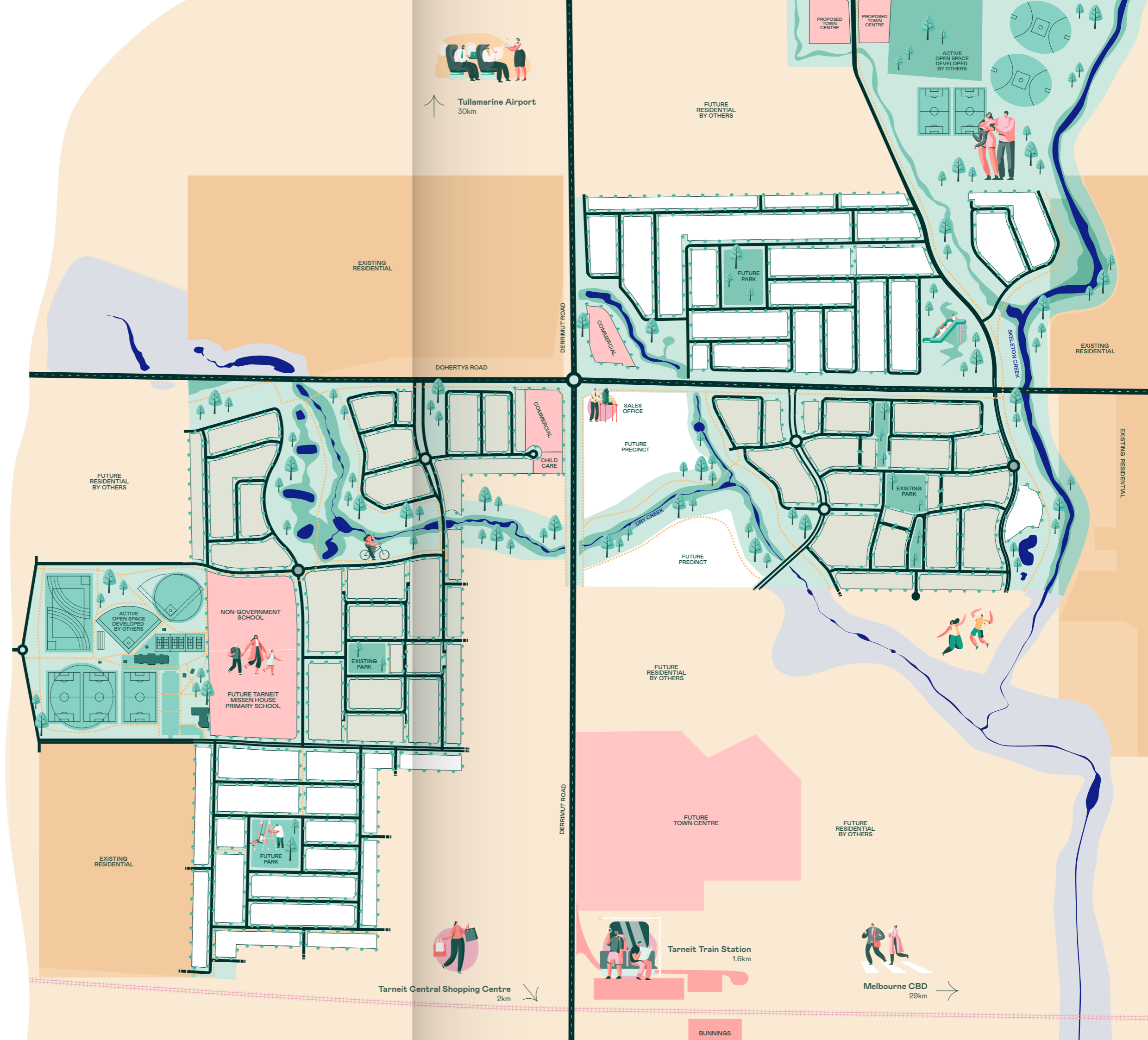
Tarneit Lakes



Life starts here

Our masterplan presents the ideal mix of high quality homesites, livable neighbourhoods, parklands, playgrounds and open spaces, education and convenience.

The perfect patch of land to build your family home, or that superb house & land package you've been searching for is right here, at Creekstone.



Tarneit Central Shopping Centre 2km

Tarneit Train Station 1.6km

Melbourne CBD 29km

BUNNINGS

Ready to grow

Here you have space for your growing family, close to all you need to make every day a pleasure. That's why Creekstone is Tarneit's most established community.



Ready for action

Tarneit is growing quickly, with an abundance of existing amenities to enjoy. Shopping centres, schools, transport options, restaurants and more are all within easy reach of your new Creekstone home.



Tarneit Central Shopping Centre



Tarneit Central Cricket Club



Tarneit Train Station



Tarneit P-9 College



1.6 km
Tarneit Train Station



2 km
Tarneit Central Shopping Centre



3.1 km
Tarneit P-9 College



3.1 km
Tarneit Central Cricket Club



4.2 km
Tarneit Lakes



6.5 km
Westbourne Grammar School



3.8 km
Tarneit Gardens Shopping Centre



29 km
Melbourne's CBD

Ready to be discovered

Education & Childcare

- 1 Future Non-Government School
- 2 Future Tarneit Missen House Primary School
- 3 Future Childcare
- 4 Family Daycare
- 5 Abacus 4 Kids
- 6 Good Start Early Learning
- 7 Lili's Early Learning Centre
- 8 Tarneit Senior College (10-12)
- 9 Tarneit College (P-9)
- 10 Thomas Carr College
- 11 St Francis of Assisi Catholic Primary School (P-12)
- 12 St John the Apostle Primary School
- 13 Tarneit Rise Primary
- 14 Baden Powell College Tarneit Campus (P-9)
- 15 Westbourne Grammar
- 16 Al-Taqwa College

Parks & Recreation

- 1 Skeleton Waterholes Creek
- 2 Tarneit Lakes
- 3 Baden Powell Reserve
- 4 Tarneit Skatepark
- 5 Meerree Reserve
- 6 Seasons Main Park
- 7 Camelot Park
- 8 Future Sports & Recreation Reserve
- 9 Tarneit Central Cricket Club

Shopping

- 1 Future Town Centre
- 2 Future Truganina Town Centre
- 3 Tarneit Central Shopping Centre
- 4 Tarneit Gardens Shopping Centre
- 5 Wyndham Village
- 6 Pacific Werribee
- 7 Woolworths
- 8 Coles
- 9 Aldi
- 10 Bunnings

Community & Medical Facilities

- 1 Community Centre
- 2 Julia Gillard Library
- 3 Tarneit Central Medical Clinic
- 4 Health West Medical & Specialist Centre
- 5 Wyndham Village Medical Centre
- 6 Derrimut Road Health Clinic
- 7 Police Station
- 8 Future Community Centre





Ready for your family

At Creekstone your children can walk to school, with both a Government and non-Government school onsite.

And with abundant green space and waterways, walking paths, established parks and playgrounds, as well as the Skeleton Creek nature reserve, your whole family can enjoy a healthy, active lifestyle.



Established Community

Ready now

Tarneit is bursting with amenities, and it's still growing. Have a look around. You'll soon realise that Creekstone is indeed Life Ready.



Established Park



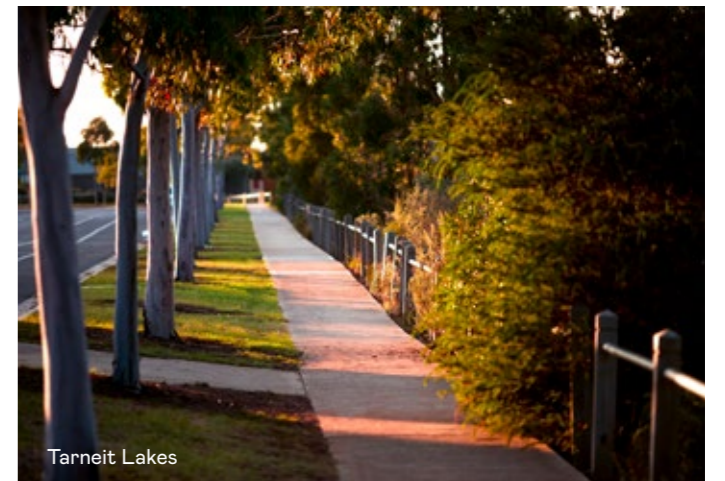
Tarneit Lakes



Westbourne Grammar School



Established Park



Tarneit Lakes



Ready for anything... and everything





Established Residential

Building better communities

PROJECT MANAGER

Macson Developments

Known for its commitment to delivering landmark communities, MACSON is a trusted development partner with wide ranging experience in acquiring and developing master planned communities and residential land subdivisions throughout metropolitan Melbourne and regional Victoria.

MACSON collaborates with highly respected partners to deliver communities that enhance the lifestyles of residents through location, planning and amenity. You will be proud to call Creekstone home.



SALES AGENT

RPM Real Estate Group

RPM was first established in 1994 and disrupted a traditional industry with a new, data-driven approach to marketing residential subdivisions. Decades on, RPM has grown to become an industry leader backed by an unwavering reputation, a proven track record, unsurpassed market intelligence and data-driven insights.

The focus of RPM is to remain at the forefront of research, product development and innovative sales and marketing initiatives to make sure the company continues to transform good projects into vibrant and inclusive communities.



Victoria



Economy

With a nominal economy of \approx A\$637 billion, Victoria remains one of Australia's largest sub-national economies — creating a strong foundation for sustained business, property, infrastructure, and population-driven demand.

On a nominal basis, Victoria's economy is expected to expand by \sim 14–15% between 2025 and 2030 (A\$732 billion), assuming steady growth, which translates to expanded consumption power, higher aggregate household income, and higher demand for property and services.

Population

Melbourne continued to lead Australian city population growth in 2023–24 (largest numeric increase), and national net overseas migration has been a strong contributor to population recovery — underpinning housing demand in Victoria. State planning bodies also keep projecting ongoing population growth for Victoria through to 2040s

Employment

Employment conditions have remained robust, with unemployment sitting around the mid-4% range. Growth in education, healthcare, professional services and construction sectors continues to support overall economic stability. Steady employment confidence is translating into stronger buyer sentiment and improved lending activity.



Population 7.1M

as of March 2025, up from 5.9M in 2016 census



Population Forecast

8.3M by 2035 and 10M + by 2051



New Dwellings

1.6 million new homes by 2035 to meet demand



Gross State Product

A\$637.4B for 2024-25



Affordability

Accessible entry prices relative to other major capitals



Employment

Strong labour market, with unemployment in the mid-4% range



Infrastructure

A\$270B + project pipeline in roads, rail, hospitals, schools and urban renewal projects

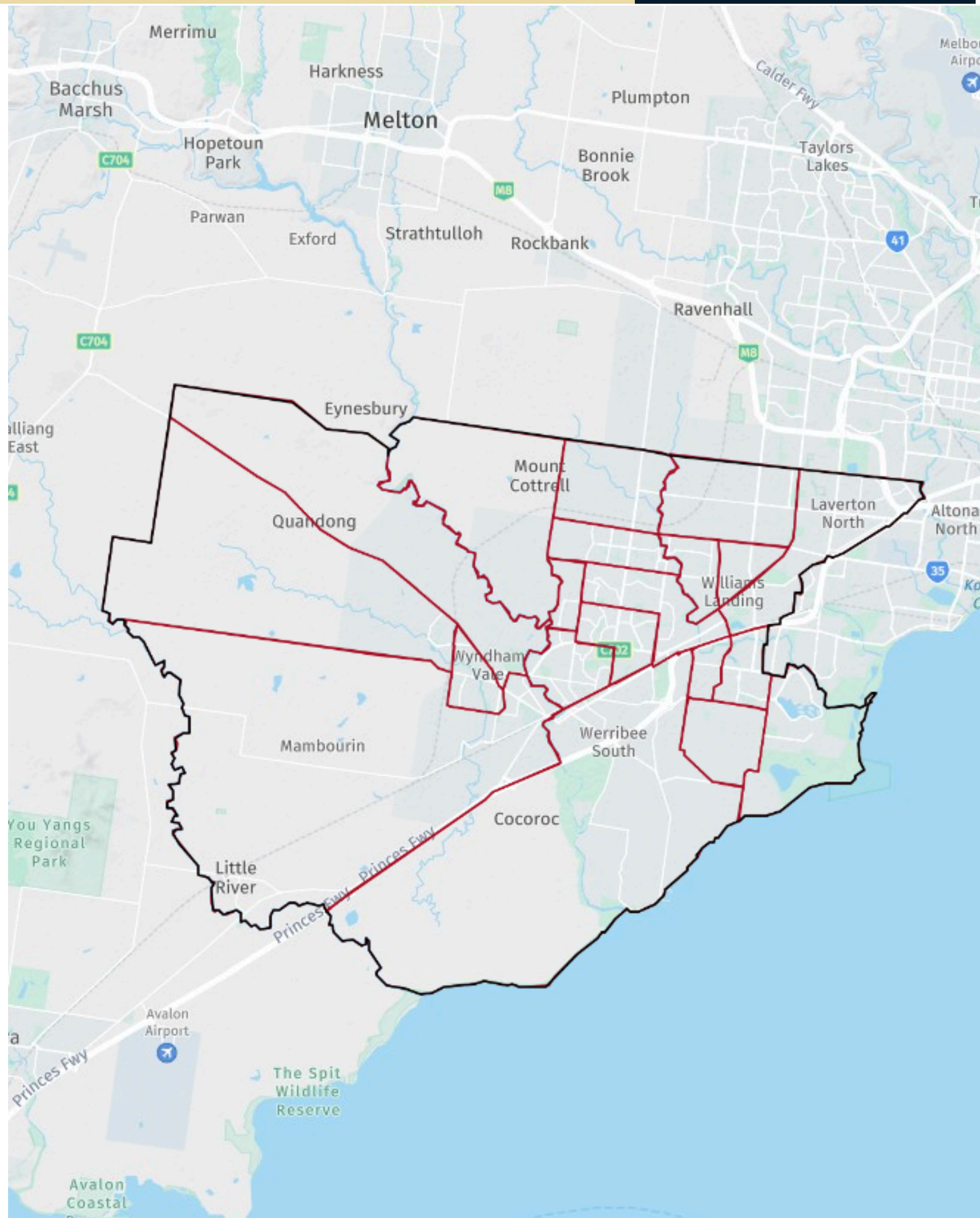
Suburban Rail Loop



West Gate Tunnel Project



City Of Wyndham



City Of Wyndham



Economy

The City of Wyndham's Gross Regional Product is estimated at \$18.19 billion, which represents 3.12% of the state's Gross State Product.

The economy is characterized by rapid population growth, driving demand for infrastructure, and relies heavily on Transport, Postal & Warehousing, Retail, and Construction for local jobs. It's also a significant manufacturing contributor. Key highlights include its role as a vital link between Melbourne and Geelong.

Population

The City of Wyndham is experiencing rapid population growth, with estimates around 337,009 as of June 2024, growing by 4% that year, significantly faster than Greater Melbourne.

Projections show continued strong increases, with forecasts suggesting it could reach over 457,000 by 2040 and see nearly 200,000 more residents by 2046, making it one of Australia's fastest-expanding regions.

Employment

Largest employment sectors in Wyndham are transport and warehousing (14.2%), followed by healthcare (12%) and retail (11.6%).

The East Werribee Precinct, a major long term development, is projected to deliver 60,000 plus jobs across major sectors .



Population 337K

estimate as of 2025



Population Forecast

The Wyndham Council population is projected to grow to 488,000 by 2046.



New Dwellings

Plans to deliver 99,000 additional new dwellings by 2051



Gross Regional Product

A\$18.19B for 2024-25



Affordability

Greater Melbourne's most affordable land and housing options



Employment

Close proximity to CBD, East Werribee National Employment & Innovation Precinct



Infrastructure

The 2025-26 over \$165 million for infrastructure projects, with major allocations to roads & sports facilities.

New Melton Hospital



East Werribee Precinct

