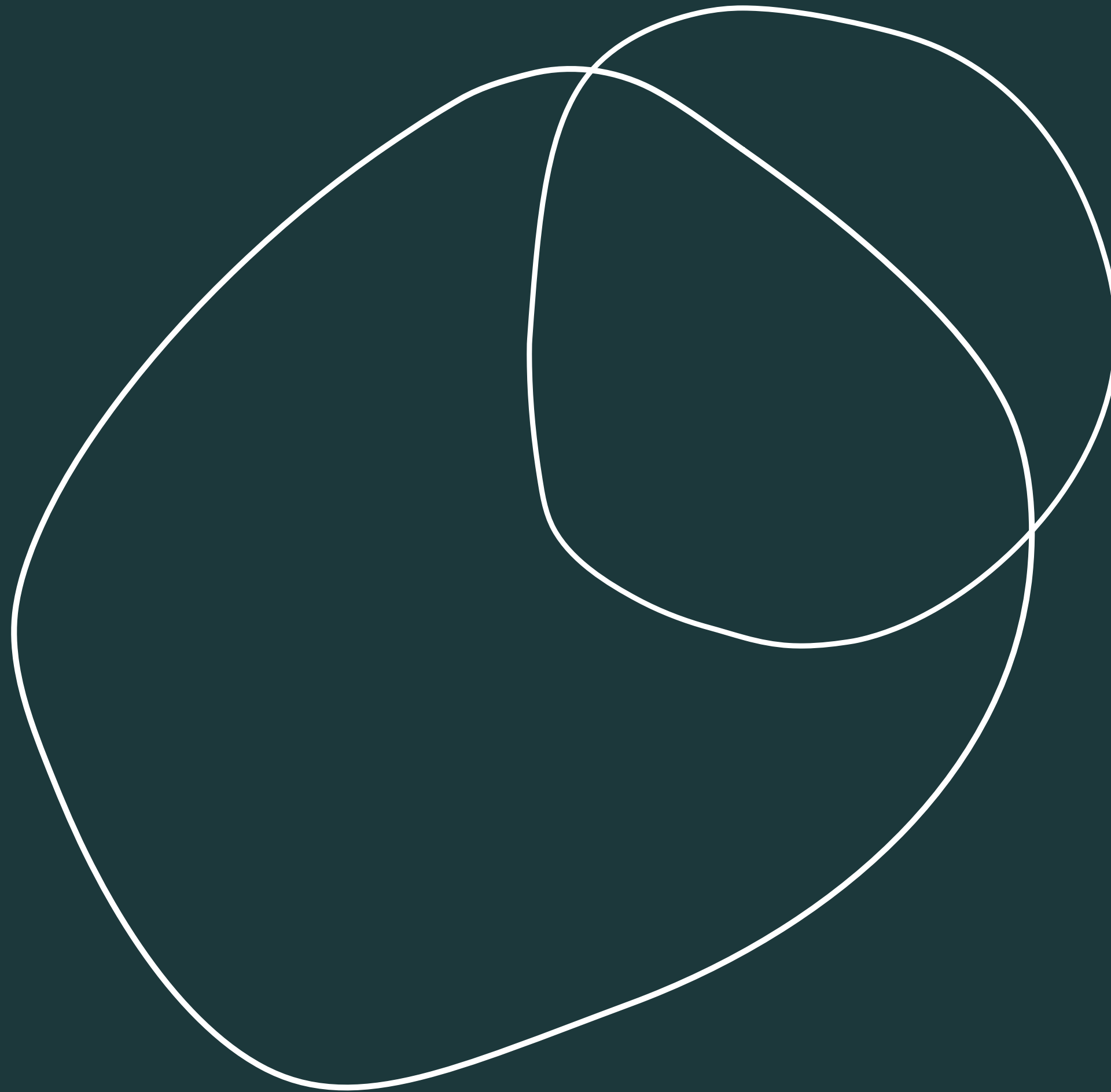




Spindrift

TYABB

Welcome



Welcome to Spindrift. A wonderful opportunity to secure a quality homesite in a small yet thriving local community that enjoys an easy connection to all the very best that the Mornington Peninsula has to offer.

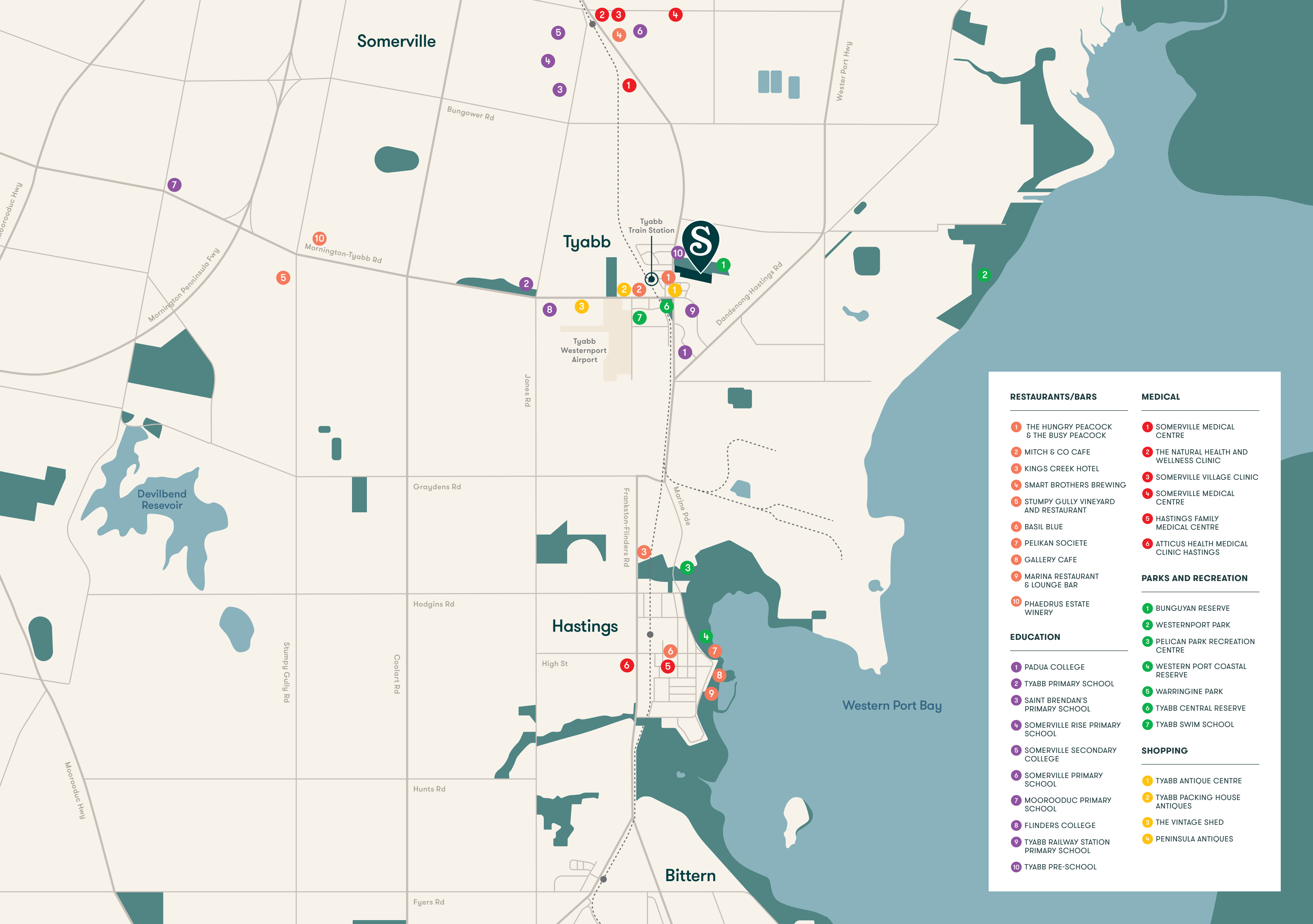
Live surrounded by beautiful beaches, excellent wineries, championship golf courses, fishing, surfing, fresh local produce, quality public and private schools and all the outdoor and lifestyle activities for which the region is best known.

Dive in, ride a wave, pick seasonal fruits or simply relax and unwind in your brand new home in a well-planned residential neighbourhood set quietly away from all the hustle and bustle of everyday life.



Sail Away





RESTAURANTS/BARS

- 1 THE HUNGRY PEACOCK & THE BUSY PEACOCK
- 2 MITCH & CO CAFE
- 3 KINGS CREEK HOTEL
- 4 SMART BROTHERS BREWING
- 5 STUMPY GULLY VINEYARD AND RESTAURANT
- 6 BASIL BLUE
- 7 PELIKAN SOCIETE
- 8 GALLERY CAFE
- 9 MARINA RESTAURANT & LOUNGE BAR
- 10 PHAEDRUS ESTATE WINERY

EDUCATION

- 1 PADUA COLLEGE
- 2 TYABB PRIMARY SCHOOL
- 3 SAINT BRENDAN'S PRIMARY SCHOOL
- 4 SOMERVILLE RISE PRIMARY SCHOOL
- 5 SOMERVILLE SECONDARY COLLEGE
- 6 SOMERVILLE PRIMARY SCHOOL
- 7 MOOROODUC PRIMARY SCHOOL
- 8 FLINDERS COLLEGE
- 9 TYABB RAILWAY STATION PRIMARY SCHOOL
- 10 TYABB PRE-SCHOOL

MEDICAL

- 1 SOMERVILLE MEDICAL CENTRE
- 2 THE NATURAL HEALTH AND WELLNESS CLINIC
- 3 SOMERVILLE VILLAGE CLINIC
- 4 SOMERVILLE MEDICAL CENTRE
- 5 HASTINGS FAMILY MEDICAL CENTRE
- 6 ATTICUS HEALTH MEDICAL CLINIC HASTINGS

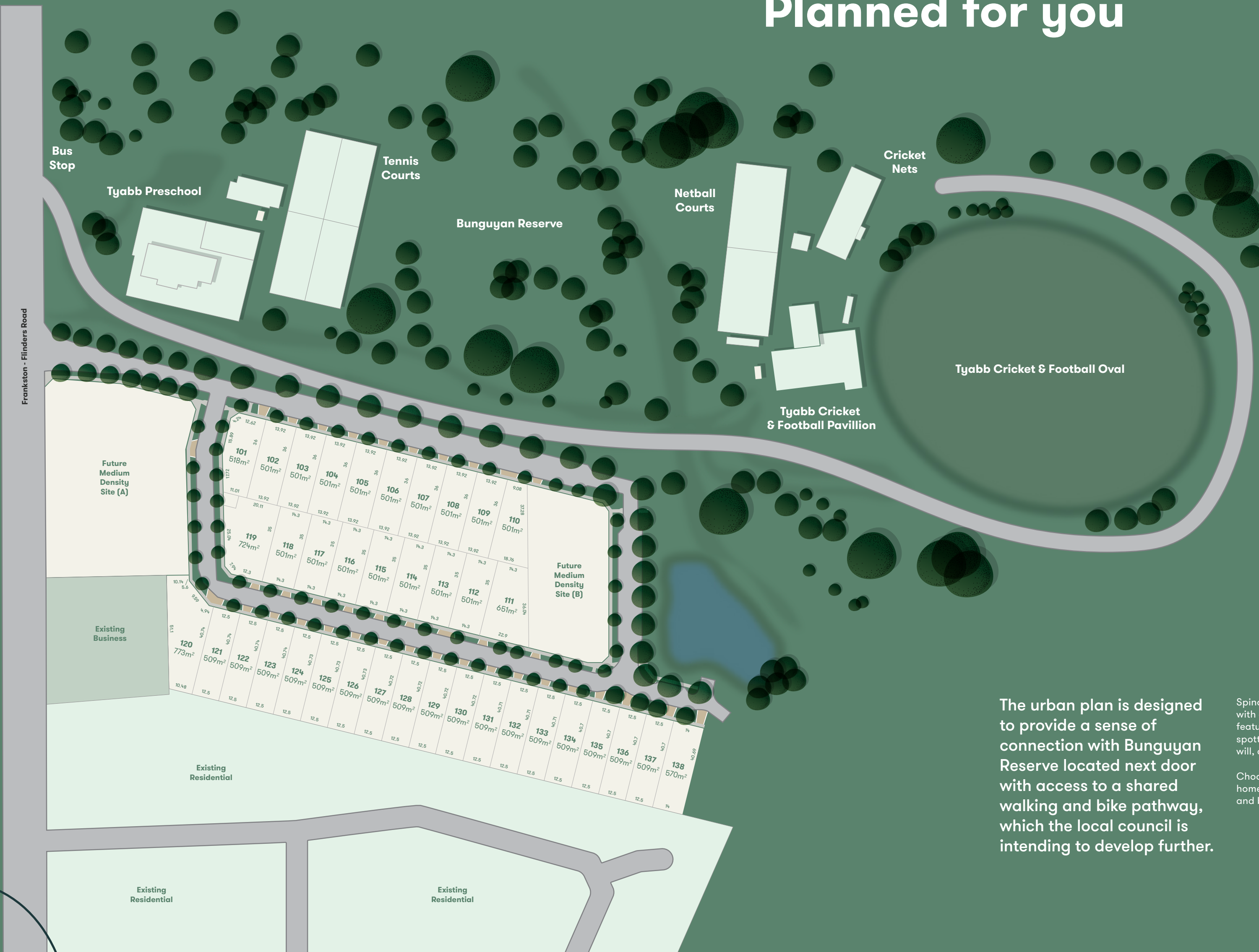
PARKS AND RECREATION

- 1 BUNGUYAN RESERVE
- 2 WESTERNPORT PARK
- 3 PELIKAN PARK RECREATION CENTRE
- 4 WESTERN PORT COASTAL RESERVE
- 5 WARRINGINE PARK
- 6 TYABB CENTRAL RESERVE
- 7 TYABB SWIM SCHOOL

SHOPPING

- 1 TYABB ANTIQUE CENTRE
- 2 TYABB PACKING HOUSE ANTIQUES
- 3 THE VINTAGE SHED
- 4 PENINSULA ANTIQUES

Planned for you



The urban plan is designed to provide a sense of connection with Bunguyan Reserve located next door with access to a shared walking and bike pathway, which the local council is intending to develop further.

Spindriffs public realm is further enhanced with an extensive planting scheme that features a range of indigenous trees including spotted and Manna Gums some of which will, over time, grow to a height of up to 30m.

Choose from a selection of different sized homesites to match your dreams, lifestyle, and budget.



Hastings Foreshore Walk

The Tyabb Township

A close-knit community enjoying a semi-rural coastal location, Tyabb is a small township that's perfectly placed to celebrate the very best of the Mornington Peninsula.

Like many small towns, sport is one activity that brings the people of Tyabb closer together. Tyabb has its own football, netball and cricket clubs, who collectively and proudly play under the moniker of the 'Yabbies'.

If you're an aviation enthusiast or have a desire to learn to fly, then you will be pleased to know that Tyabb has its own private airport. Owned by the Peninsula Aero Club, this small regional airport located west of the Tyabb town centre has been operating for more than 50 years.

The Tyabb airfield houses a successful flying school, a collection of important and unique antique and warbird aircraft and hosts the internationally recognised Tyabb Air Show, held every two years.

With four primary schools and two secondary schools and proximity to the larger township of Hastings, Tyabb is a superb place to raise a family.

So, if you want to escape the hustle and bustle and enjoy a relaxed, laidback lifestyle where you know the local community looks out for one another, Spindrift is the ideal place to be.



PORT PHILLIP BAY

MORNINGTON

BEAUMARIS

FRANKSTON

DANDENONG

SOMMERVILLE SHOPPING

TYABB RAILWAY STATION
PRIMARY SCHOOL

DINOSAUR WORLD

TYABB AIRPORT

BUNGUYAN RESERVE
BUS STOP, TYABB PRESCHOOL,
SPORTS OVALS, TENNIS COURTS,
CRICKET CLUB AND NETS

PADUA
COLLEGE

TYABB CENTRAL
RESERVE

TYABB

SPINDRIFT

TYABB TRAIN
STATION

TYABB LOCAL
SHOPPING

FRANKSTON
FLINDERS ROAD

WESTERN PORT HIGHWAY

Perhaps Tyabb's biggest claim to fame is its many antique shops and stores.

Something Old and Something New

A haven for treasure hunters or those in search of a reminder of the past for their home, Tyabb has become the antique capital of the Mornington Peninsula.

There is the Vintage Shed, a massive warehouse featuring 60 plus individual dealers with vintage items and clothing from the early 1900s through to the 1980s.

Not to be outdone, the Tyabb Packing House Antique complex is said to house one of the largest retail antique collections under one roof in the southern hemisphere.

Other than its size, what makes this antique complex so unique is its location in a historic cool store building dating back to the area's fruit growing past.

Formerly known as Tyabb Co-Op and Cool Stores, here apples and pears, once grown in Tyabb and the Mornington Peninsula region, were packed stored and then transported to Melbourne via the Stony Point railway line.





Yabby Lake Winery

Cafe Life

Living in an idyllic, semi-rural coast location doesn't mean that you have to miss out on all the delight of café life.

In Tyabb, there are many fun cafés where you can catch up with friends and family, grab a bite to eat or relax and savour a quality cup of coffee.

The Hungry Peacock is a fun, family friendly café that serves up flavoursome homemade food for breakfast and lunch, as well as great coffee. The Busy Peacock, right next door offers play spaces and activities for those that need to keep young and enquiring minds entertained.

The Rattling Red Cafe is another eclectic dining experience found in the grounds of Tyabb Packing House Antiques and Crafts

Village nearby. Set in an over 100 year old "red rattler" train carriage, here you'll find a mix of modern and classic café food with a view over the grassy area Village green.

If you have a fur-baby, then Miss Drew's Dog Café, also within the Packing House Antiques complex, is well worth a look. Catering solely for dogs, this retro-inspired kiosk style café has a menu that includes puppuccino's for pugs and hamburgers for hounds. Bow Wow!

Located in the heart of Tyabb, Happy Pants 1549 is the place to go if you want to get your heart racing or an escape from the every day. Both an espresso bar and yoga studio, Happy Pants 1549 offers not only mind-blowing coffee, vegan breakfast and lunch, raw treats, smoothies and take-home meals but also regular yoga classes and workshops in an intimate and welcoming environment. Namaste.

A.B.C 1.2.3



When it comes to education, Spindrift has all your bases covered.

Flinders Christian Community College (kinder - year 12) has a community campus in Tyabb and offers a teaching program designed around both the Australian Curriculum and the specific goals of their school.

A Catholic school community, Padua College (year 7 - 12) provides excellent staff, facilities, grounds and resources at each of their three campuses (Mornington, Rosebud and Tyabb). Padua College has a long and fine tradition of academic excellence, sporting achievements and pastoral care, offering an engaging curriculum, moderate fees and the opportunity for children to shine in all areas of curriculum, leadership and in the sporting, cultural and religious life of the College.

Nestled in a quiet crescent off the main road, Tyabb Railway Station Primary School is home to junior classes of less than 21 students. Small class sizes ensure students receive all the one-on-one attention they might need. The school also places an emphasis on student wellbeing, with students, families and the school community having input into promoting the school values and in their 'You Can Do It!' program'.

Tyabb Primary School provides an engaging and supportive learning environment in which children are challenged to achieve their personal best. The school's motto is 'From little things, big things grow', which demonstrates a commitment to advancing the academic and personal development of the students by providing opportunities to achieve 'big things' from their first small beginnings in grade prep.





PELICAN RECREATION
AND AQUATIC CENTRE

HASTINGS MARINA

HASTINGS

SOMERS

RED HILL

ARTHURS SEAT

DROMANA

SORRENTO

DANDENONG-HASTINGS ROAD

TYABB LOCAL
SHOPPING

BUNGUYAN RESERVE
BUS STOP, TYABB PRESCHOOL,
SPORTS OVALS, TENNIS COURTS,
CRICKET CLUB AND NETS

SPINDRIFT

TO FRANKSTON

MCKIRDYS ROAD

ONEILLS ROAD

An Adventure Playground

The Mornington Peninsula is home to one of Victoria's most vibrant tourism industries, offering a wide range of attractions and uniquely local events.

Living at Spindrift gives you the opportunity to venture out and try something you might never have experienced before, like learning to scuba dive or swimming with dolphins.

You can also go surfing, sailing or stand up paddle boarding, or cast a lazy line from a pier or from your own boat on the bay.

If something on the food and wine side of life is more to your taste, you're in luck because the Mornington Peninsula is renowned for its quality produce, vineyards and wineries, with the beautiful natural environment attracting the most passionate winemakers and top city chefs seeking new inspiration and a change of scenery.

The Mornington Peninsula is an absolute must for the golf lover, with the region home to some of Australia's best natural golfing terrain. There are upwards of 20 golf courses to choose from, all of which are complemented by magnificent views of the coast or the countryside.

After a hard week at work, there are plenty of ways to relax and unwind. You can calm your mind and body in the natural hot mineral waters that flow from deep underground and into the pools of Peninsula Hot Springs, or you can be pampered at one of the many day spas throughout the region.

Weekend and mid-week markets are a great way to immerse yourself in all that the Mornington Peninsula has to offer, allowing you to connect with local farmers, food producers, artists and craftspeople.

Farm shops and artisan retailers give you a real sense of the range of local food and wine, while the antique shops are overflowing with unique items from years gone by that will add that special touch to your home.



Local bird life

Float Your Boat

Mornington Peninsula is a boating and anglers paradise.

Gaining boating access to Western Port Bay is not far away, with a boat ramp and trailer parking conveniently located only a ten-minute drive, beside the Hastings Pier.

For the more established boat owner, Western Port Marina provides permanent boat storage with a section of wet or dry berths on offer. Here you will also find two boat repair businesses, a chandlery, an excellent café for breakfasts and lunch and a more refined restaurant for lunches and dinner. The Dolphin Research Centre and the Australian Volunteer Coast Guard also have made their home right here.

Looking over Hastings Pier and Western Port is Peliken Societe Bar & Restaurant, one of the best dining venues on the Peninsula and Regional Café of the Year (2018). Come here to enjoy all-day dining and watch yachts bob and sway on the gentle swell, seabirds reel around the sky, ships journeying into port and a parade of pelicans which are a regular fixture around the pier.

Next door to the restaurant is Pelican Park Recreational Centre. Here you can find a fitness or aquatic program to help you reach your health and lifestyle goals. With programs designed for different ages and abilities, the centre offers swimming lessons, pool facilities, aquatic fitness, a health club (weights and cardio), personal training and childcare services in a state-of-the-art facility.

Perhaps the most satisfying way to while away the day is to drop a line from the historic Hastings Pier, where you can expect to catch a variety of fish including King George Whiting, Australian Salmon, Silver Trevally and Flathead.



Western Port Marina, Hastings





Somers Beach access

Life is Better at the Beach

With over 190 kilometres of coastline, you have a huge number of beaches to choose from.

Nothing says Australian summer more than a day at the beach, and a coastal location means residents of Spindrift have easy access to all of the best beaches of the Mornington Peninsula.

Cute, captivating and sheltered swimming beaches are only a short trip away with safe, family-friendly beaches fronting both Western Port and the Port Philip Bay, while along the southern shoreline are wild and rugged coastal areas with stunning rock formations and the opportunity for the adventurous to surf or swim at more exhilarating ocean beaches.



Somers Beach

Wine and Dine

Since the late 1970's The Mornington Peninsula has emerged to become recognised as one of Australia's premier cool-climate wine regions.

With its rolling green hills, sheltered valleys and a cool maritime climate, the region is now home to over 200 wineries producing award-winning Pinot Gris, Chardonnay and Pinot Noir.

And with more than 50 wineries featuring cellar doors and casual and fine dining experiences, you'll have the opportunity to taste, learn about and discover a few special gems of your own.

The wineries are not the only local producers vying for your attention, with a growing crop of brewers producing craft beer, locally grown apples being fermented into whole-juice cider, and artisan distillers getting into the spirit of things, handcrafting distinctive gins, vodka and limoncello.



Yabby Lake Winery



Malvern By Burbank Homes



MacLeod by Burbank Homes



Mckinnon interior by Burbank

Build your dream home

Spindrift is an opportunity to buy land, build a house and make a beautiful new home within a high-quality residential enclave.

If you're a local family needing space to grow, a couple looking to downsize to something more contemporary or are wanting to take your first steps into buying land and building your own home, we are likely to have a land size that's suitable for you.

You can talk to us about the land that you are looking for, choose from fixed cost homes designed exclusively for Spindrift by a number of respected building partners, or work with a builder of your choice to build a home that suits your lifestyle.

In keeping with our commitment to ensuring Spindrift retains a semi-rural and coastal atmosphere, we have established a set of design and building guidelines.

These guidelines are designed to ensure that home designs contribute positively to the streetscape and houses are built to a standard that is consistent with our high-quality vision for the neighbourhood.

Guidelines provide peace of mind and protection of your investment.



Wolfdene

Creating a new home is an exciting experience.

We share that excitement and we aim to create places where people live the lifestyle they aspire to. We see ourselves as a new generation of property developer learning from what has been created in the past to deliver neighbourhoods that suit the way people want to live today.

Our communities are carefully considered in their design, architecture and site-specific urban planning to engage residents and foster interaction. Our constant challenge is to ensure a Wolfdene neighbourhood is a neighbourhood you look forward to coming home to.





liveatspindrift.com.au

While best endeavours have been used to provide information in this publication that is true and accurate, Wolfdene and related entities accept no responsibility and disclaim all liability in respect to errors or inaccuracies it may contain. Prospective purchasers should make their own inquiries to verify the information contained herein. All plans, copy, illustrations and images are depictions for presentation purposes only.