










# WARRAGUL CROWN

WHERE LIVING MEANS A WHOLE LOT MORE



LIVE <sup>p.17</sup> A  LIFE OF PLENTY HERE IN <sup>p.5</sup>  
WARRAGUL. ABUNDANT SPOTS TO EAT, <sup>p.7</sup>  
DRINK <sup>p.9</sup>  AND PLAY, <sup>p.11</sup> ENDLESS NATURE TO  
ROAM <sup>p.13</sup> AND  EASY ACCESS <sup>p.15</sup>   
TO THE CBD. THIS IS WHERE  LIVING  
MEANS  A WHOLE LOT MORE. 





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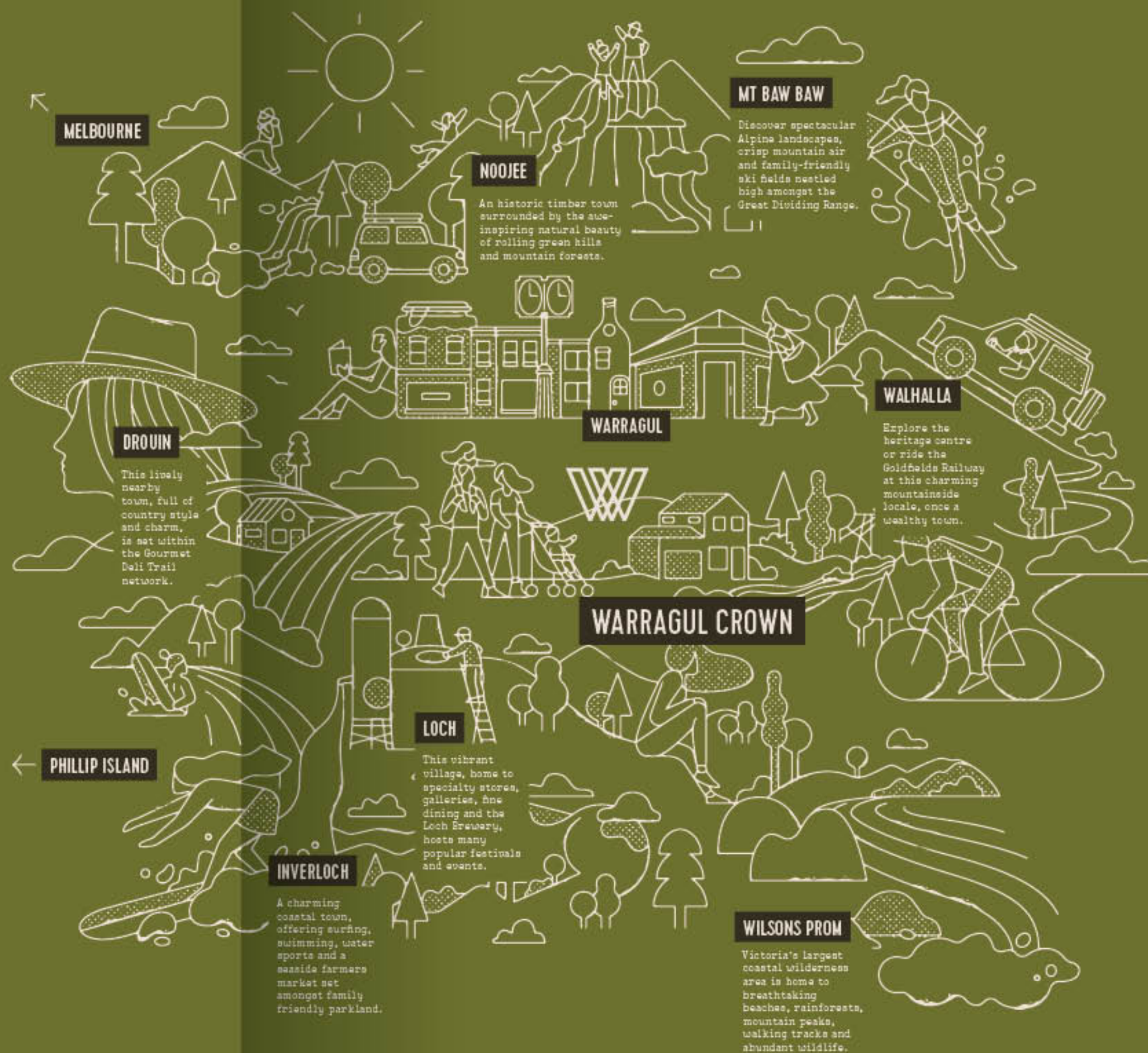


B-4

Warragul Crown



Welcome to Warragul.  
Here, among the lush green hills and distant mountain ranges, we've found paradise. It's a refreshingly dynamic lifestyle where abundance is a way of life, from excellent food and wine to endless outdoor adventure. We've laid out everything you need to know as you explore this exceptional area and, along the way, find a piece of Warragul to call your own.







### Stella's Pantry

Your visit to Warragul wouldn't be complete without sampling the region's famous cheeses and specialty produce at Stella's. This warm and welcoming café and food store is just the place to let your tastebuds run wild.

→ The cheese toastie is a must-try

10 Victoria St, Warragul



### Hogget Kitchen

Grab some foodie friends and head to the picturesque surrounds of Wild Dog Winery for an unforgettable hatted dining experience. Brought to you by a talented trio of food and wine producers, you're invited to linger over handcrafted seasonal dishes and incredible wines.

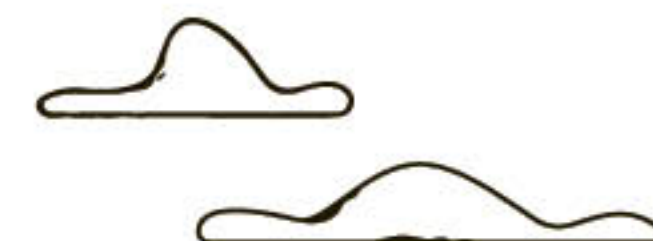
6 Farrington Cl, Warragul



### Frankies

Perch or lounge in your favourite spot at this bright and breezy corner café and people watch to your heart's content. Look no further for Melbourne-quality coffee and fantastic food for a brunch catch up with friends.

Cnr of Palmerton & Victoria St, Warragul



#### Local favourites:

**Warragul Farmers Market**  
This is where Warragul's famous produce is on show. Mix with the locals for great coffee, family fun and to stock up on fresh handmade treats.

**Courthouse Restaurant and Garden Bar**  
On a balmy evening, indulge in relaxed conversation over an alfresco shared table feast and standout local wines.

**3 Brothers and an Oven**  
The three Venville brothers hand stretch and make pizza from scratch at your new favourite diner-style pizzeria. Friday night sorted.





### Bank Coffee House & Wine Bar

Choose your own adventure at Bank with trivia on Thursdays, happy hour cocktails and mouthwatering pizzas. Get comfy in the café downstairs or hit the rooftop for carefree summer vibes. On the weekends, you can catch a live band or DJ and dance the night away.

5-7 Smith St, Warragul



### Brandy Creek Estate

Whatever you do, don't miss West Gippsland's most awarded wine. Try a glass of tempranillo, sparkling or shiraz while you bask in the stunning views over the vineyard and olive grove. Order some Spanish tapas or paella and laze the day away.

→ Popular on weekends, so bookings are essential

570 Buln Buln Rd, Drouin East

### South Brew

Your four-legged friend is welcome for brunch in the courtyard. And don't be surprised if local pooch Doug comes to say good morning – he's a big softie. Try a coffee or hot chocolate made with local Gippsland Jersey milk.

3 Smith St, Warragul



#### Must try:

##### Railway Hotel

If you'd rather let someone else do the cooking, bring the family for a relaxed pub meal any day of the week at this beautiful heritage bar and bistro.

##### Main Street Cafe

Half asleep? Get your morning coffee fix with a robust, full-flavoured brew or heavenly chai from the friendly Main Street crew.

##### Ripplebrook Winery

An easy drive from Warragul, kick back on the manicured lawns in the sunshine with superb wine and a picnic hamper.







**West Gippsland Arts Centre & Civic Park**  
Take in the stunning surrounds while the kids run amok at the playground. Visit the Farmers Market for tempting local produce or see a show at the West Gippsland Arts Centre.

→ Home to the Warragul Farmer's Market  
Smith St & Albert St, Warragul

**Don't miss:**

**Warragul Golf Course and Country Club**  
Start with a lazy 18 holes on this stunning course situated right in town, finishing with a meal at Fairways Bistro - spectacular views complimentary.

**Warragul's Vibrant Community Groups**  
From Rotary to Scouts, Tennis, Angling, Badminton, Martial Arts, Wine Clubs and traditional sporting clubs, all community groups warmly embrace new members into the fold.

**Lardner Park**  
This premiere venue on 300 pristine acres just south of Warragul hosts popular events like Beyond the Valley Music Festival and Farm World.

# PLAY



**Warragul Leisure Centre**  
Join a fitness class or enjoy the splash pool on a hot day, with handy child minding and kiosk facilities also on offer.

21 Burke St, Warragul



**Gumbuya World**  
This iconic water and wildlife park is a must-visit. With four exciting worlds for the kids to explore, you'll easily spend the day here.

2705 Princes Hwy, Tynong

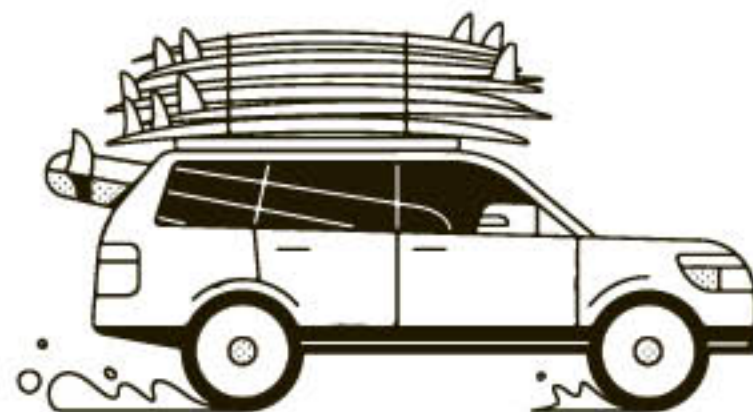




### Cycling Trails

This is where cyclists love to ride. Take in magnificent views of rolling hills and lush farmland. Try popular routes the Twin Towns Trail and Great Southern Rail Trail.

— The Warragul Cycling Club rides daily



### Skiing & Snowboarding

There's something for everyone on the family-friendly ski fields of Mt Baw Baw. Challenge yourself with a downhill run, wander a cross country trail or pull out the snowboard for flips and tricks.



### Surfing

Inverloch is home to pristine beaches and rocky coves ideal for all surfing levels. Patrolled beach break waves are perfect for beginners while seasoned surfers take on the point break waves that wrap around Eagles Nest.

#### Must see:

##### Four Wheel Driving

Some of the country's best four wheel driving on your doorstep with Mt Baw Baw National Park near Walhalla and the Aberfeldy Track north of Erica.

##### Outdoor Hikes

Immerse yourself in nature tackling the stunning Mushroom Rocks Walk at Baw Baw National Park or the historic Noojee Trestle Bridge Walk.

##### Camping

With breathtaking scenery just minutes from town, you can be sitting by the warmth of your campfire at Toorong Falls or Glen Crombie Park.



90 minutes direct to Melbourne CBD with enhanced services and facilities for a more streamlined trip, thanks to a \$530m Gippsland line upgrade.

# ACCESS

8:40 am  
Melbourne

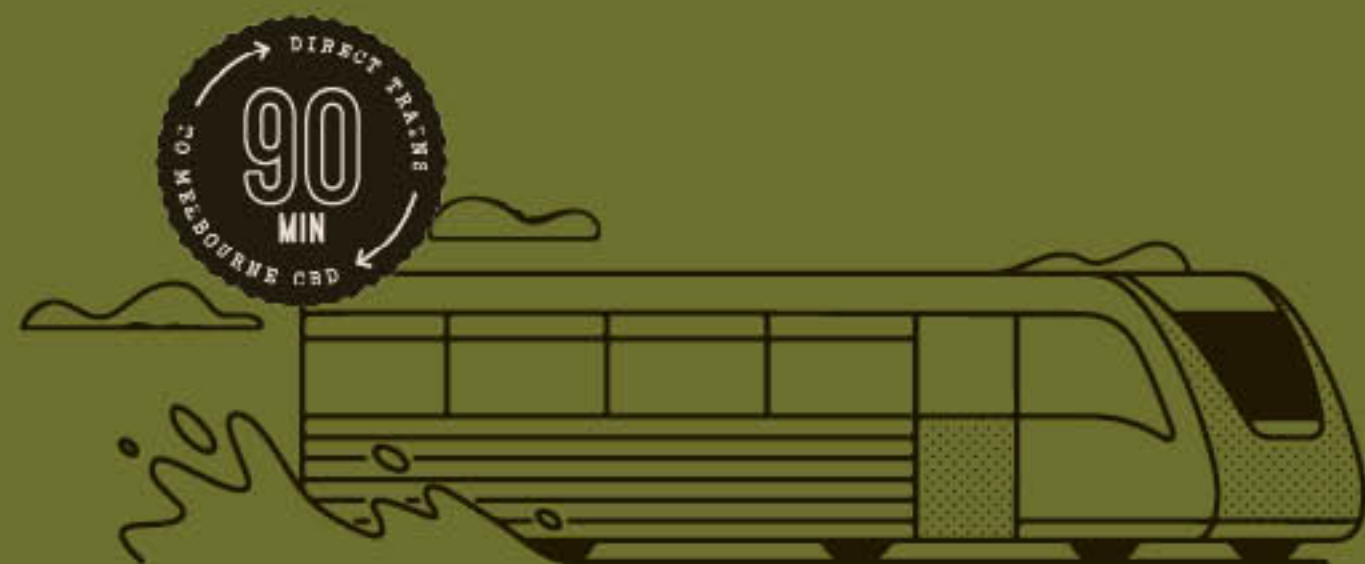
8:30 am  
Caulfield

8:00 am  
Dandenong

7:40 am  
Pakenham

7:10 am  
Warragul

7:05 am  
Warragul  
Crown



Journey times are approximate and are calculated by the [STV Journey planner](#) website.

#### Chill time options:

**Listen**  
Crank your favourite Spotify playlist and let your mind wander. For train-inspired bluegrass and country tunes, try 'Railroad Oldies'.

**Read**  
Kick back with Great Gippsland Mysteries, Green Hills of Africa or anything from Melbourne's Hill of Content Book Shop.

**Stream**  
Catch up on episodes from your favourite series or watch a new release movie, uninterrupted.



Discover a blissful  
life of convenience,  
stunning views and  
space for your family  
to spread out. We're  
here to help you create  
your desired home at  
Warragul Crown,  
where living means  
a whole lot more.

17-18

Warragul Crown

LIVE





Savour the picturesque  
storybook surrounds.  
Experience ever-changing,  
ever-inspiring views on your  
twilight drive home or on  
weekend nature rambles,  
exploring with the family.

12:30 PM

19–20

Warragul Crown





Savour the picturesque  
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12:30 PM



6:30 PM



21-22



Warragul Crown



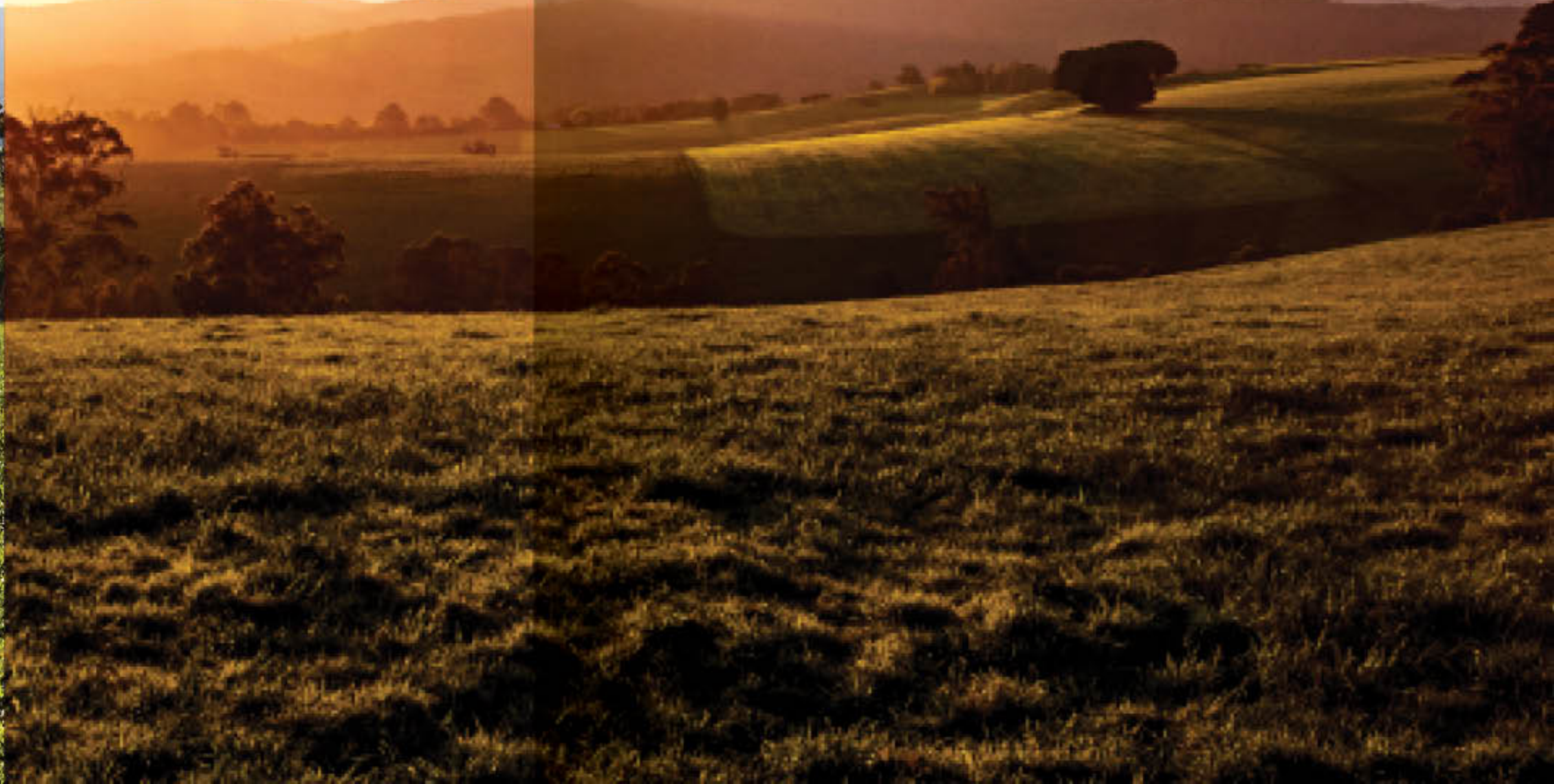


Savour the picturesque  
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12:30 PM



8:00 PM



23-24

Warragul Crown



This generously masterplanned community is packed with fresh possibilities, including rolling green hills, winding trails to amble along and lush, playful parks. Add to this all the connections and convenience of a thoroughly-established town centre and you've got it made, with a full and fulfilling life.

1. **Hilltop Park**  
A 16-acre park with one of the best vantage points in the region framing Warragul beautifully.
2. **Neighbourhood Parks**  
Lush, calming green spaces with fun play areas.
3. **Walking Tracks**  
Pure, fresh air and the healing wonders of nature as you roam.
4. **Cycling Trails**  
There's always more of your neighbourhood to discover on two wheels.
5. **Butlers Track**  
This new walking path is another direct connection to Warragul CBD.
6. **Local Convenience Centre**  
This future amenity will put everyday essentials on your doorstep.







Streetscape - This artists impression is indicative only and not representative of the final landscape or built form outcomes at Warragul Crown. Purchasers should rely on their own enquiries.



# A LOT, MORE GENEROUS

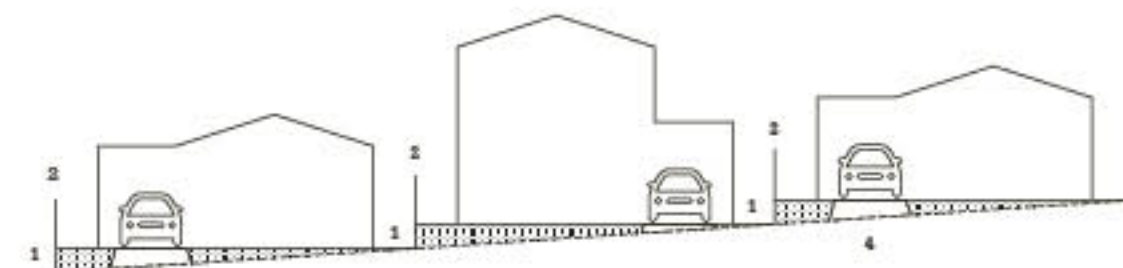


Take a deep breath and cast your eye upon the expansive horizon. Waking up to exceptional views from sunrise to sunset is now your every day. With each lot designed for maximum building area, you'll enjoy more space to build your

dream home and the flexibility to choose your preferred builder. Every lot comes benched, fenced and retained, meaning extra value for you. It's just another way you'll notice the Warragul Crown difference.

- ↑ More space to build your dream with every lot custom designed for maximum building area.
- + The flexibility to select from your choice of esteemed home builder.

1. **Benched**  
Lots come levelled, saving you money and time.
2. **Fenced**  
All lots come fully fenced ready for your build.
3. **Retained**  
Every lot comes with retaining walls included.
4. **Driveways**  
Gentle slopes to access your garage.









# WHERE ADVENTURE HITS NEW HEIGHTS



## Neighbourhood Parks

Energetic, curious children have ample lush, green space to explore. Discover a local playground with sheltered BBQ, kick-about areas just perfect for a game of footy, and a picnic lawn for warm, lazy days.

← Connection and creative play

## Hilltop Park

This sprawling 16-acre park has one of the best vantage points in Warragul. Savour the stunning backdrop of rolling hills and green paddocks of Bona Vista farm land. Then pinch yourself – you now call this paradise home.

→ Warragul's magnificent landscape



## Walking Trails and Cycling Tracks

Take a stroll or a two-wheeled adventure in the fresh air with new or old friends. Access the Butlers Track upgrade for a closer, safer and more direct way to access Warragul CBD.

→ Live an active lifestyle



Stroll the natural surrounds of Warragul Crown, exploring interconnected pocket parks, sprawling green spaces and spectacular vantage points. Take the dog or the family for a stroll and experience the warmth of community and connection as you get to know your neighbourhood.

Explore neighbourhood parks where children can roam free while you enjoy a picnic of specialty local produce. Enjoy good times with new friends in the sunshine, with an unbeatable backdrop of rolling green hills. It's all right here for you, in your piece of Warragul paradise.





# WHERE CONVENIENCE IS A WALK AWAY



## Future Local Convenience Centre

Dinner time never felt so easy. With a proposed supermarket in the heart of your neighbourhood, you'll be just a short stroll away from all your fridge and pantry essentials.

← 10,000sqm of retail planned



## West Gippsland Hospital

Rest easy, knowing nearby West Gippsland Hospital offers all the health and medical services you could need: a 24-hour emergency department, dedicated maternity ward and new operating theatres.

↑ 3mins from Warragul Crown  
41 Landborough St, Warragul

## Morland's Meats

Come and meet owners Luke and Lisa Morland, who have lived and worked in the local community their whole lives. While you're there, pick up some quality products at excellent prices.

← Luke Morland  
27 Smith St, Warragul

## Fresh Markets

Warragul Farmers Market features sumptuous local fresh and handmade food and entertainment. Bring the family on the third Saturday of each month to the beautiful surrounds of Civic Park.

→ 2.6kms away

Civic Pl, Warragul



## String & Salt

Find the perfect birthday gift or pick up a small-batch spice rub for your Sunday roast. Your local homewares store is founded on a love of great food, friends and design.

↑ Visit the upstairs cooking school  
42 Smith St, Warragul



## Warragul Library

Open six days a week, you'll discover the perfect spot to curl up with a book, get some study done, check out a class or enjoy a children's story time session.

← 5mins from Warragul Crown  
75 Victoria St, Warragul

## Large Format Retail Premises

Within an exciting new convenient retail development, you'll find Bunnings and Kmart. Shop for all your homewares, house and garden needs on relaxed weekend expeditions with the family. It's all here in Warragul.

→ Coming 2020

Cnr Queen St & Hazel Dr, Warragul



### Lifestyle

1. Warragul Library
2. Peninsula Cinemas
3. West Gippsland Hospital
4. West Gippsland Arts Centre

### Food & Drink

5. Frankie's
6. Stella's Pantry
7. Main Street Cafe

### Shopping

8. Woolworths
9. Coles
10. Target
11. Bunnings
12. Kmart
13. Priceline
14. Future Supermarket

### Parks

15. Logan Park
16. Burke Street Park
17. Civic Park
18. Eastern Park

### Transport

19. Warragul Station
20. Bus Stops



# WHERE BRIGHT FUTURES FLOURISH



## Early Learning

<b>Goodstart Early Learning Warragul</b> Two centre locations giving your child the best start at learning.	<b>Grace Berglund Kindergarten</b> A safe and nurturing play-based kindergarten experience.	<b>St Paul's Early Learning Centre</b> An independent school inspiring discovery and lifetime learning.	<b>St Andrews Kindergarten</b> A place to prepare your child for their school years and life ahead.
→ 3mins	→ 7mins	→ 7mins	→ 9mins

## Primary

<b>Future Warragul South Primary School</b> An additional future primary school to serve the needs of families in the community.	<b>St Joseph's Primary School</b> An encouraging, stimulating and supportive learning environment.	<b>Warragul Primary School</b> A school setting children up for lifelong learning and success.	<b>St Paul's Anglican Grammar School</b> An independent co-educational school inspiring a love of learning.
→ 1min	→ 4mins	→ 5mins	→ 7mins

## Secondary

<b>Warragul Regional College</b> An established secondary school offering students a bright future.	<b>Mariat-Sion College Warragul</b> A quality, inclusive co-educational Catholic independent school.	<b>Chairo Christian School - Drouin Campus</b> A growing, high achieving non-denominational Christian school located in Drouin.	<b>St Paul's Anglican Grammar School</b> An independent co-educational school inspiring a love of learning.
→ 3mins	→ 5mins	→ 7mins	→ 7mins

## Tertiary

<b>Community College Gippsland (RQG) - Warragul Campus</b> An alternative provider to TAFE for early and post school leavers.	<b>TAFE Gippsland - Warragul Campus</b> Located next to the train station in the heart of the Warragul CBD.	<b>Federation University - Gippsland Campus</b> A regional university connected with local community and industry.	<b>Federation University - Berwick Campus</b> A regional university connected with local community and industry.
→ 1min	→ 5mins	→ 42mins	→ 42mins



Just some of your extensive local options for quality education.





## BY FAMILY FOR FAMILIES



John Castle is a true Warragul local, born and raised among the rolling green hills. From humble beginnings working the land, John's resourceful and enterprising nature has helped shape the Warragul township. While raising a family amongst the picturesque surrounds, he founded Castle Group.

For over 50 years, Castle Group has delivered expertise in all aspects of development, from urban planning to civil earthworks. John's meticulous attention to detail and passion for the best outcomes means each community is created as a place for families to flourish.

John often refers to Warragul as paradise. Discover why, and make it yours too.

**CASTLE  
GROUP**





Get in touch:  
warragulcrown.com.au  
1300 000 000

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For kids only, colour me in!



Keep your notes here



**CASTLE  
GROUP™**