



# River Valley

*Life by the Water*

## FREQUENTLY ASKED QUESTIONS

### *Where is River Valley?*

Just 11km to the west of Melbourne's CBD lies River Valley, the ultimate in relaxed modern living by the picturesque Maribyrnong River

### *What makes River Valley so special?*

River Valley combines the best elements a modern lifestyle desires; the natural serenity of a beautiful riverfront neighbourhood, and easy access to transport, shopping, medical centres and services and quality education providers.

### *What amenities will be delivered at River Valley?*

A range of amenities will be delivered at River Valley. These include a pedestrian bridge which will connect the estate over to Avondale Heights, hike and bike trails, manicured public open space and two large parks which will include state of the art facilities and play equipment. At River Valley there is truly something for everyone.

### *When can I start building on my land?*

Your dream home will be ready to build once your parcel of land receives its own title. The title process takes place once the roads and infrastructure have been installed to the stage. The YourLand team will communicate with you through the process and will help you along the way.

### *What kind of home can I build at River Valley?*

This will depend on the size, location and orientation of the lot you choose. To capture the most out of River Valley, we recommend a design that takes advantage of the site's sloping characteristics. By taking this approach, this will maximize your ability to take advantage of the breath-taking views of the Maribyrnong River, City skyline and existing Quarry Lake

### *Which builders are best suited to build at River Valley?*

YourLand works with a range of builders at River Valley, however the best suited are those who specialize in slope construction. These are common throughout Melbourne and our sales team would be happy to provide you with House & Land Packages from our build partners or recommend builders to get in contact with.

### *What services will be provided on my land at settlement?*

Water, electricity, sewer, NBN, gas and drainage will be available on your lot for your builder to connect to.

### *Will I have access to the NBN?*

Yes. River Valley's "The Banks" release will have fibre to the Node (FTN) NBN.





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### *Will there be a connection over the Maribyrnong River to Avondale Heights?*

There is a proposed foot bridge that will connect River Valley to Avondale Heights. The location and timing will be confirmed once the relevant authorities give approval for the design.

### *Where is the River Valley sales office located?*

The sales office is located along River Valley Boulevard in Sunshine North. The best way to the sales office is via Duke Street, off Ballarat Road, or Berkshire Road/Surrey Street.

### *On what days is the sales office open?*

The River Valley Sales Office is open Saturday to Wednesday 12pm – 6pm. To make an appointment outside of these times, please contact the sales team.

### *How much deposit will I need to secure a lot at River Valley?*

This is dependent on the size of the land but will range from 5%-10%. Enquire today to confirm.

### *Where is the closest public transport?*

Within a short drive of River Valley is Sunshine Station, a major transport hub that can have you in the CBD in 15-20 minutes. The closest bus route for River Valley residents is bus route 410. Residents can catch this bus from the corner of Duke Street and Ballarat Road.

### *What education providers are nearby?*

Within a short drive of River Valley are a range of quality education providers such as Victoria University, Braybrook Colledge, Avondale Primary School, Sunshine North Primary School, Penleigh and Essendon Grammar School, St Bernard's College and Ave Maria College.

## VISIT OUR SALES CENTRE

River Valley Boulevard, Sunshine North, VIC  
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