

Woodlands

NAGAMBIE



Where country living meets
lakeside living.

Where country living meets lakeside living

Woodlands Nagambie has everything you've always dreamed of – the space, the location, the lifestyle, all in one. Located in the heart of Nagambie, one of Regional Victoria's fastest growing towns, Woodlands Nagambie offers the opportunity for a life-changing regional move or existing locals to secure more space and serenity.



Address.

165 High Street, Nagambie VIC 3608



Total Homesites.

68 Residential Lots



Local Shire.

The Strathbogie Shire

Woodlands Nagambie is the perfect place to secure your future in Nagambie's highly sought after community.

With block sizes ranging from 400m² to 987m², there is ample space for privacy and endless flexibility to design and build your dream home.



Lifestyle.

With Nagambie Lake, numerous boutique wineries and breweries, and open space all at your fingertips, there is no secret why Nagambie is one of Regional Victoria's fastest growing towns.

Woodlands Nagambie is uniquely positioned, meaning that there are countless lifestyle choices on offer. Whether it's the social and community connection you seek, or the peace and quiet of regional living – the beauty is that you can have both. Take your pick – wineries, breweries, Nagambie Lake, country road trips or a convenient trip to Melbourne via the V/Line – Woodlands Nagambie ticks all the boxes.



Distance Driving.

LOCATION

SERVICES IN SURROUNDING SUBURBS:

- Seymour Health (Incl. Emergency Department) – 20min Drive
- Goulburn Valley Health – Shepparton Campus (Incl. Emergency Department) – 43min Drive
- Shepparton Private Hospital – 43min Drive

EDUCATION IN SURROUNDING SUBURBS:

- Avenel Preschool 18min Drive
- St Mary's College years 7-12 (Bus available to Nagambie) – 20min Drive
- Seymour College 7-12 (Incl. special needs service) – 20min Drive
- Eurora Secondary College – 20min Drive

MAJOR RETAILERS

IN SHEPPARTON

(40min Drive):

- Target
- Big W
- Kmart
- Harris Scarfe
- Spotlight
- Early Settler
- Chemist Warehouse
- Harvey Norman
- Kmart K Hub

MAJOR RETAILERS

IN SEYMOUR

(20min Drive):

- Aldi
- Bunnings
- Woolworths
- Seymour Health
- St Mary's College (Years 7-12)
- Seymour College



MELBOURNE 90 MINS



SHEPPARTON PRIVATE HOSPITAL
GOULBURN VALLEY HEALTH

EUROA SECONDARY COLLEGE

M39

M31

C346

C392

M31

Masterplan.



-  **The River Gum Precinct**
-  **The Spotted Gum Precinct**

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

At Woodlands, we are committed to delivering and maintaining high standards for the community. To help protect your investment we've established important design guidelines for builders to ensure the neighbourhood presents to the highest quality.

ENQUIRIES

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KOHAM

Koham is the appointed sales agency for Woolands, bringing extensive experience in residential land communities across Victoria.

Learn more at kohamproperty.com.au

TWPROJECTS.

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