

PHOENIX

AT ALARAH

Cranbourne West

Phoenix is a new neighbourhood located in Alarah, an established Wolfdene community in Cranbourne West. A precinct of architecturally-designed townhouses created for smart living, it considers each moment, from when your alarm goes off to that last cup of tea before bed—and everything life involves in between.

All the essentials are located close by, and with a town centre opening at only a short walk to Hall Road, more amenities and lifestyle conveniences are popping up all the time. Your everyday errands like quick grocery shops, café dates and school runs happen with ease. Restaurants, bars and places to play are conveniently close by throughout Cranbourne and surrounds, with a bus line to connect you with what you need and where you need to be.

Lifestyles are made outdoors, so we've designed bike and walking paths to weave through the neighbourhood, connecting Phoenix to local schools and shopping. Closer to home, meet your neighbours in the nearby wetlands and play areas, or spend evenings stretched out with a book or at a barbecue with friends and family in the central park.



Aspire Early Education

Cranbourne West Shopping Centre

Willora Kindergarten

Cranbourne West Primary School

PHOENIX

St. Peters College

Cranbourne Park Primary School

Cranbourne Park Shopping Centre

Amstel Club

Cranbourne Recreation Reserve

Cranbourne Racecourse





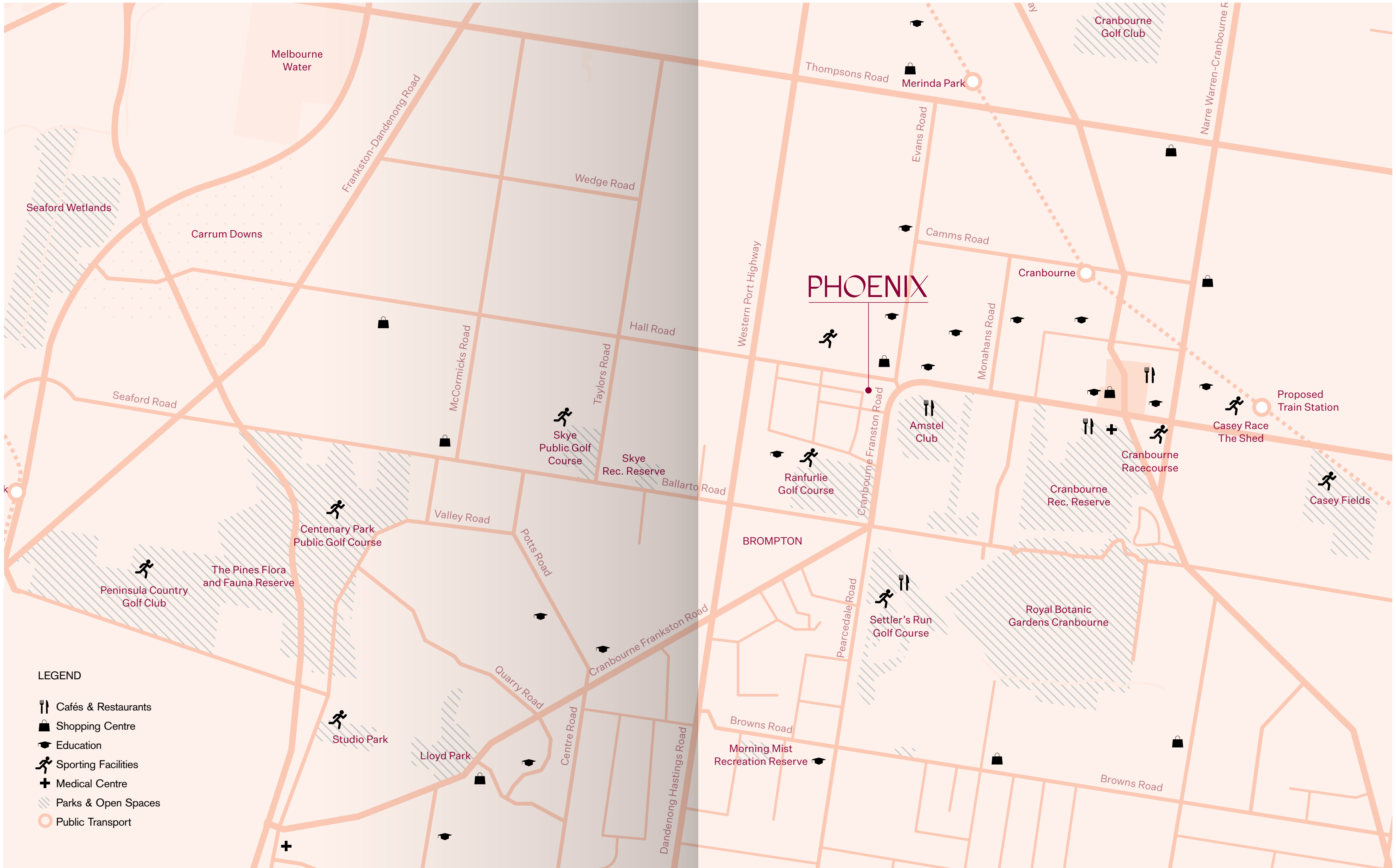












A neighbourhood is made by its people. We designed Phoenix with plenty of green spaces and community areas where you can get to know your neighbours and make important, everyday connections. A local central park, wetlands and waterways encourage exploration, while the playground equipment and bike paths make getting active a fun part of every day.

Our architecturally-designed townhomes use space cleverly to create homes that are not only liveable and loved, but smart and sustainable, too. With flexible living spaces, landscaped courtyards and contemporary façades, your new home is designed to entertain and built to last.

This neighbourhood of two, three and four bedroom townhouses was made with you in mind, whether this is your first home, the next step in your family's life, a decision to downsize, or a smart investment choice.





Artist's Impression



Artist's Impression



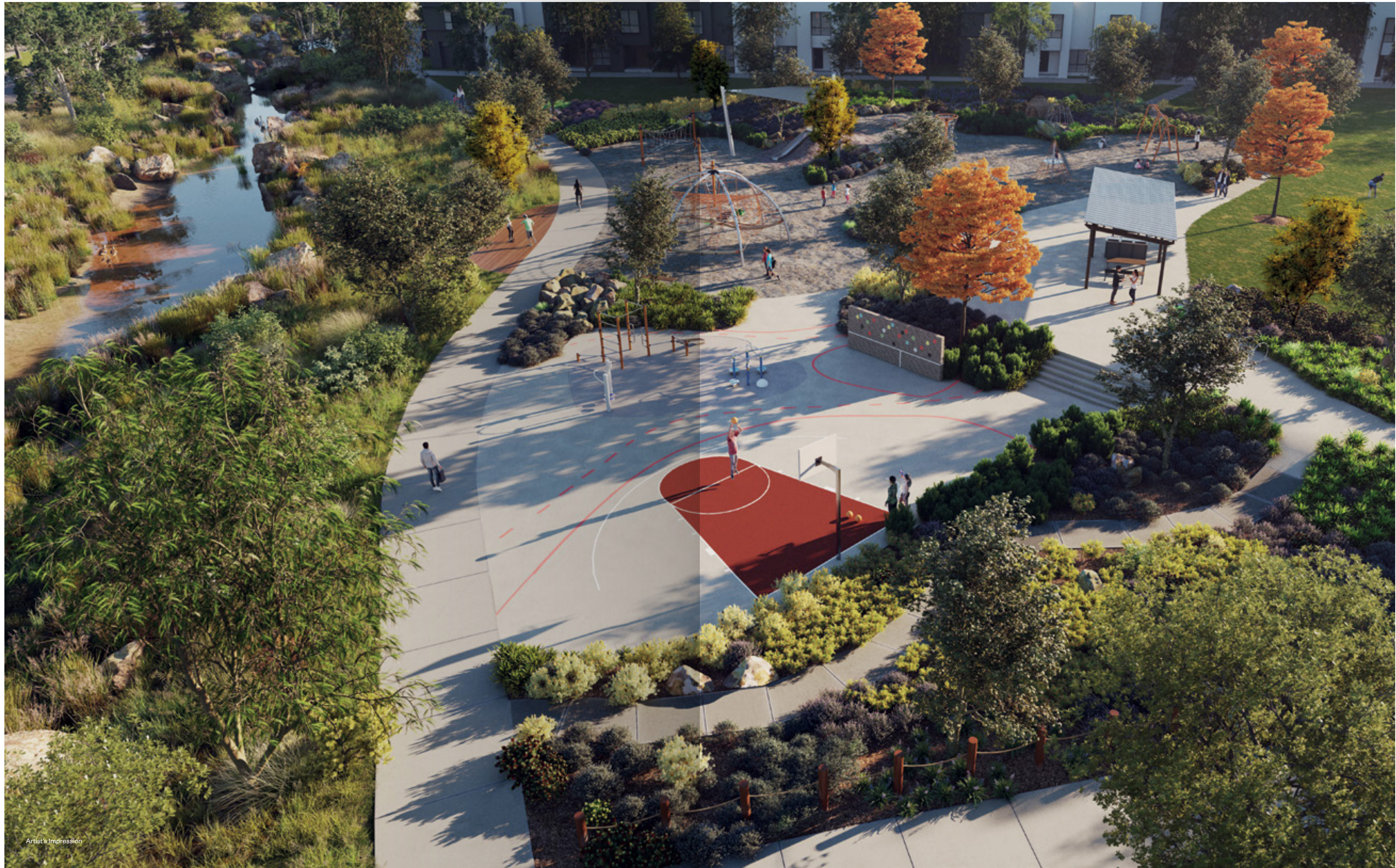
Artist's Impression



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PHILOSOPHY

The Phoenix philosophy is all about smart living. For those making clever life choices, we prioritised efficiency without compromising on design.

INCLUSIONS

- Contemporary façades
Our townhomes are contemporary in design and made from quality, lasting materials. Driveways have even been made a textural feature, with exposed aggregate concrete.
- Landscaped gardens
Your front garden and private courtyard has been designed with as much attention as the internal spaces of your home, with feature trees and garden beds.
- Durable flooring
Each townhome is designed with engineered oak timber flooring throughout living areas, soft carpet to the bedrooms and quality tiles to wet areas.
- Secure garage
Garage spaces have remote-control locking and are designed with detached access, to ensure you are enjoying the largest possible floor space within your home.

SMART SPACES

- Open living
Our kitchen, dining and living area ceilings reach a soaring 2.7m high and create an open environment, making maximum use of your living space.
- Oriented for light
Each home has been designed with consideration to its positioning within the masterplan, to optimise natural sunlight.
- Room to entertain
Each townhome opens up to a landscaped private courtyard, perfect for entertaining friends and family, or just enjoying some downtime.
- Flexible space
Make your home your own. Two, three and four bedroom options are available to select from, with each room designed for multiple uses.

QUALITY BUILD

- Temperature control
Built materials, windows and openings have all been carefully considered so your home will stay cooler in summer and warmer in winter. Each home has ducted heating throughout.
- Natural materials
We have prioritised the use of natural and high quality materials in our homes, right down to the stain of the wood products.
- Quality appliances
Kitchens and living spaces have been carefully considered, with energy-efficient and high quality semi-integrated appliances being a standard in your home.
- Detail-oriented
The smaller things have all been considered, so you won't need to worry about whether or not your home comes standard with enough power outlets or water points.

SUSTAINABILITY

Efficient living
LED downlighting is included throughout each townhome, for durability and energy-efficiency. Homes have a gas instantaneous hot water system, which will also mean a saving on your energy bill.

Water conservation
To ensure our Phoenix community save on water usage, we have ensured each home has third pipe recycled water in use for irrigation, laundry and toilet flushing.

Reduced emissions
Phoenix townhomes will achieve a minimum 6-star energy rating. Our materials and paints are low VOC and we use recyclable materials wherever possible in our construction.

Parks, wetlands and waterways
The Phoenix masterplan places a strong emphasis on conservation areas, parks, wetlands and waterways, for both environmental and social sustainability.

CONNECTIVITY

Public transport
Your new neighbourhood is serviced by buses along Hall Road. Train stations are close by, with the network undergoing even more additions, expansions and upgrades in the years to come.

Cycling paths
Dedicated bicycle paths threading through the neighbourhood will connect you directly to local schools, shopping and surrounding area with ease.

Get active
With room to roam, you can enjoy the park and wetlands via shared walking paths. Our central village park has places to run, play and relax, and even boasts a dedicated viewing platform.

Village park
The place to meet, unwind, dine al fresco, play some basketball or enjoy some time to yourself. Our local village park will ensure something for people of all ages to enjoy.

COMMUNITY

Shared spaces
Our masterplan has been designed to create natural opportunities for our neighbourhood to meet and interact outdoors. Be it on the bike paths, en route to the shops or on a morning jog.

Play areas
The diverse offering at our park will mean you can get active with outdoor fitness equipment, walk your dog around the wetlands, or take a quiet break while the little ones enjoy the specialty and inclusive play equipment—all in the one place.

Meet your neighbours
Wolfdene has a proven track record of creating neighbourhoods with heart, and we have designed Phoenix with the same mindset, where neighbours belong to a community and feel safe in their local surrounds.

Established communities
Wolfdene's Alarah community neighbours Phoenix. Alarah, along with other nearby established communities of Casian Grove and Clarinda Park have additional park and education amenities accessible to Phoenix residents.

AMENITY

Town centre
The new town centre on Hall Road will offer everything needed for a fuss-free lifestyle, planned to include cafés and dining, fresh produce, a medical centre, pharmacy and various professional services.

Sport and recreation
Only 10 minutes from Phoenix, the sporting grounds at Casey Fields has a broad variety of activities, including football, rugby, tennis and more. And if you are a nature enthusiast, the Royal Botanic Gardens are only a short drive or cycle away.

Food and beverage
With plenty of places to eat, shop and enjoy local produce, you'll rarely need to travel far for the essentials.

Education
Phoenix is conveniently located in the catchment area of Lyndhurst, Cranbourne West, Cranbourne Carlisle and St. Agatha's Primary Schools, and Casey Grammar, St. Peter's, Cranbourne Secondary Schools to name a few. It's also close to local childcare centres, accessible on foot or by bus.

YOUR HOME

A clever home doesn't have to be complicated. Eye-catching accents and stylish finishes stand out, while smart solutions make life more efficient.

THE TEAM

Wolfdene
Wolfdene shares the excitement of creating a new home. We aim to create places where people live the lifestyle they aspire to.

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.

wolfdene.com.au

DKO Architecture
DKO sits at the forefront of residential design, with additional experience spanning hotels and workplace. DKO's design ethos is centred around people, and the use of architecture to control and adapt to changing times.

With strong beliefs that the best idea requires the ability to collaborate and communicate, DKO has established themselves as a highly sought after team of more than 200 professionals working across Australia, New Zealand and South East Asia.



Nina Townhomes Sectional View, Artist's Impression

CONTACT

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