

# 111 OVERTON ROAD

WILLIAMS LANDING

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PROUDLY DEVELOPED BY

Cedar  Woods





**111 Overton Road offers  
premium office suites  
within the west's premier  
commercial precinct.**

—

Now is the time to upgrade your  
business and be a part of this  
state-of-the-art development.





The competitive advantages of doing business at Williams Landing are clear.

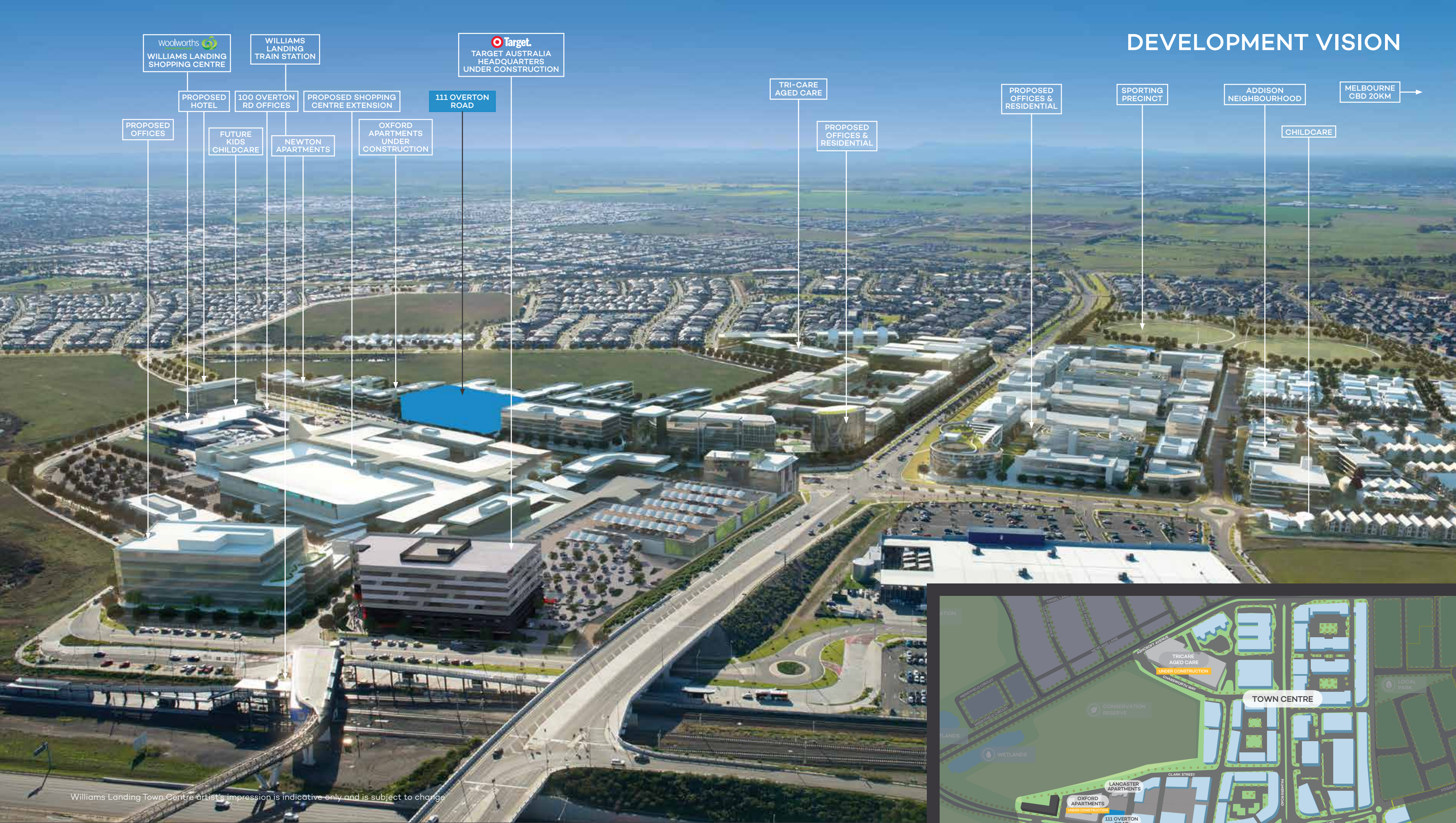
 <p><b>DIRECT FWY ACCESS</b></p> <p>Princes Freeway travel to the CBD and Geelong</p>	 <p><b>28 MINS</b></p> <p>Express Train to Southern Cross Station</p>
<p>Potential to accommodate</p> <p><b>13,000 - 23,000 EMPLOYEES</b></p> <p>by 2031</p>	 <p><b>EXTENSIVE NETWORK</b></p> <p>of 24 km bike paths and bike storage facilities</p>
 <p><b>EASY ACCESS</b></p> <p>to Melbourne and Avalon Airport</p>	<p>It is central to a catchment of over one million people within a 30-minute drive time.</p>
<p><b>MAJOR BUS INTERCHANGE</b></p> 	<p><b>PRIORITY DEVELOPMENT ZONE</b></p> <p>Fast-track planning approvals No height limits</p>

Something truly remarkable is happening in Melbourne's west, a place where businesses can thrive.





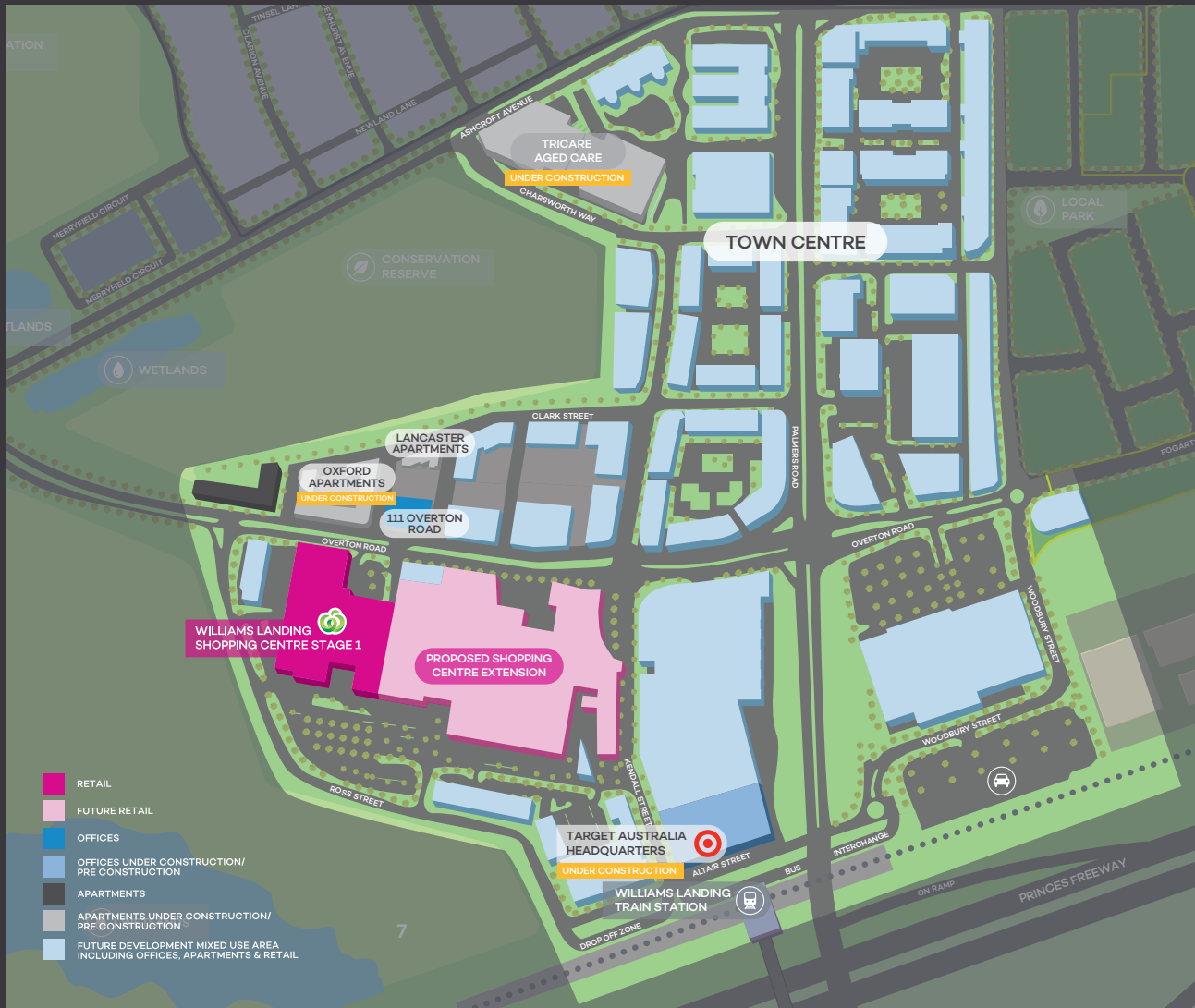
DEVELOPMENT VISION



Williams Landing Town Centre artist's impression is indicative only and is subject to change

Endorsed by the Victorian Government as a new major activity centre, Williams Landing boasts a proposed town centre comparable in size to those of Box Hill, Dandenong or Geelong.

This precinct is a designated Priority Development Zone providing flexible planning that encourages high quality mixed use development, incorporating commercial offices, retail, and medical uses. Once complete, Williams Landing Town Centre is expected to be home to between 13,000-23,000 employees.








## SHOPPING & AMENITY



  
**24 HOUR**  
—  
Gymnasium

 **2000M<sup>2</sup>**  
—  
Existing office space

  
**LICENSED  
RESTAURANTS**

  
**WOOLWORTHS**  
—  
Plus 25 specialty stores

 **106 PLACE**  
—  
Childcare facility

 **On-street  
PARKING**

— Top & Left  
**Williams Landing  
Shopping Centre**

— Top right  
**Jolly Miller Café**





– Above  
**111 Overton Road**  
Artist's impression





111 OVERTON ROAD

-

## Designed for the thriving business.

Designed by renowned architects Gray Puksand, 111 Overton Road reflects the very best in design intelligence and will be an architectural statement within the Williams Landing Town Centre. This unique offering will provide contemporary office spaces featuring an abundance of natural light, designer details, and a number of practical, user-friendly fixtures and fittings.

With suites starting from 50sqm (approx.) and a range of sizes available, 111 Overton Road is the ideal place for your business to call home.



### INSPIRED DESIGN

-  
State-of-the-art office building



-  
Priced from

**\$257,500**

-  
plus GST



### SECURE

-  
Under cover car parking included



-  
Office suites can be combined to create

### FLEXIBLE SPACES



### END-OF-TRIP FACILITIES



-  
Includes on-site

### CONFERENCE CENTRE



### INCLUDES NBN INFRASTRUCTURE

### INDIVIDUAL KITCHENETTES

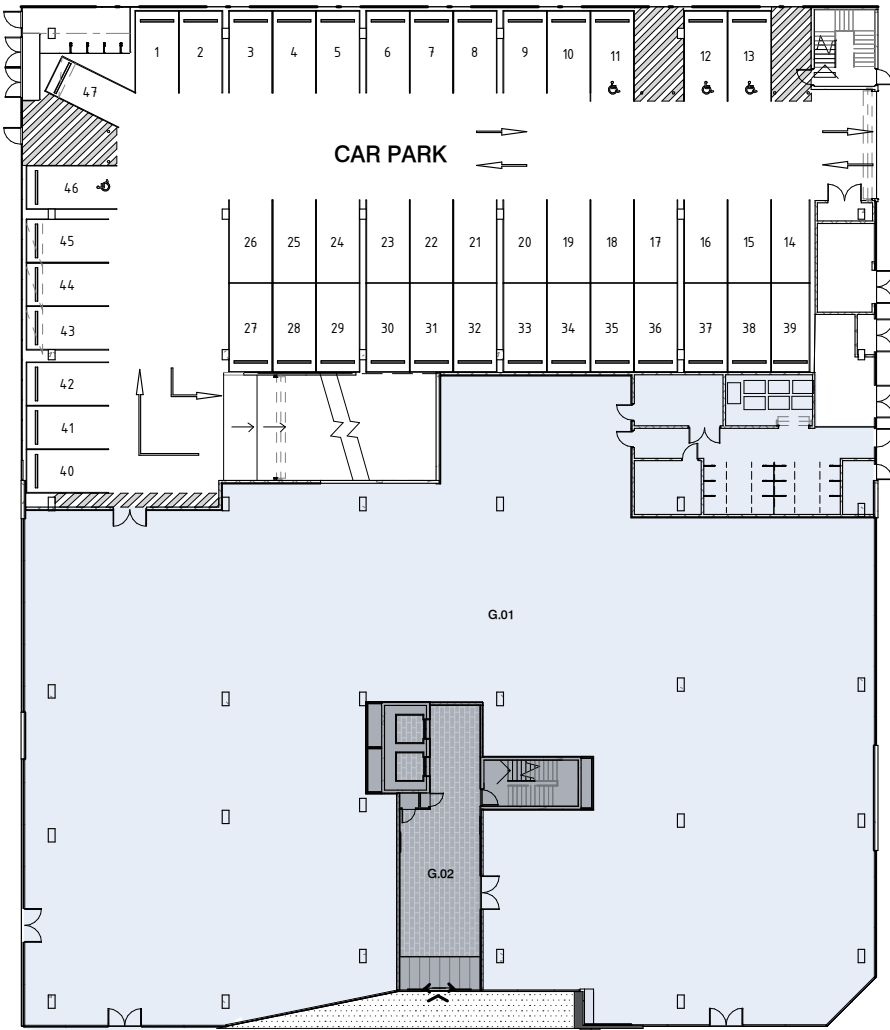


- Top left  
**111 Overton Road Suite 4.11**  
Artist's impression

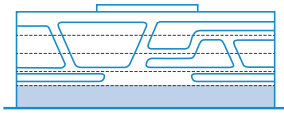
- Left  
**111 Overton Road Ground floor lobby**  
Artist's impression

- Above  
**111 Overton Road Upper level foyer**  
Artist's impression

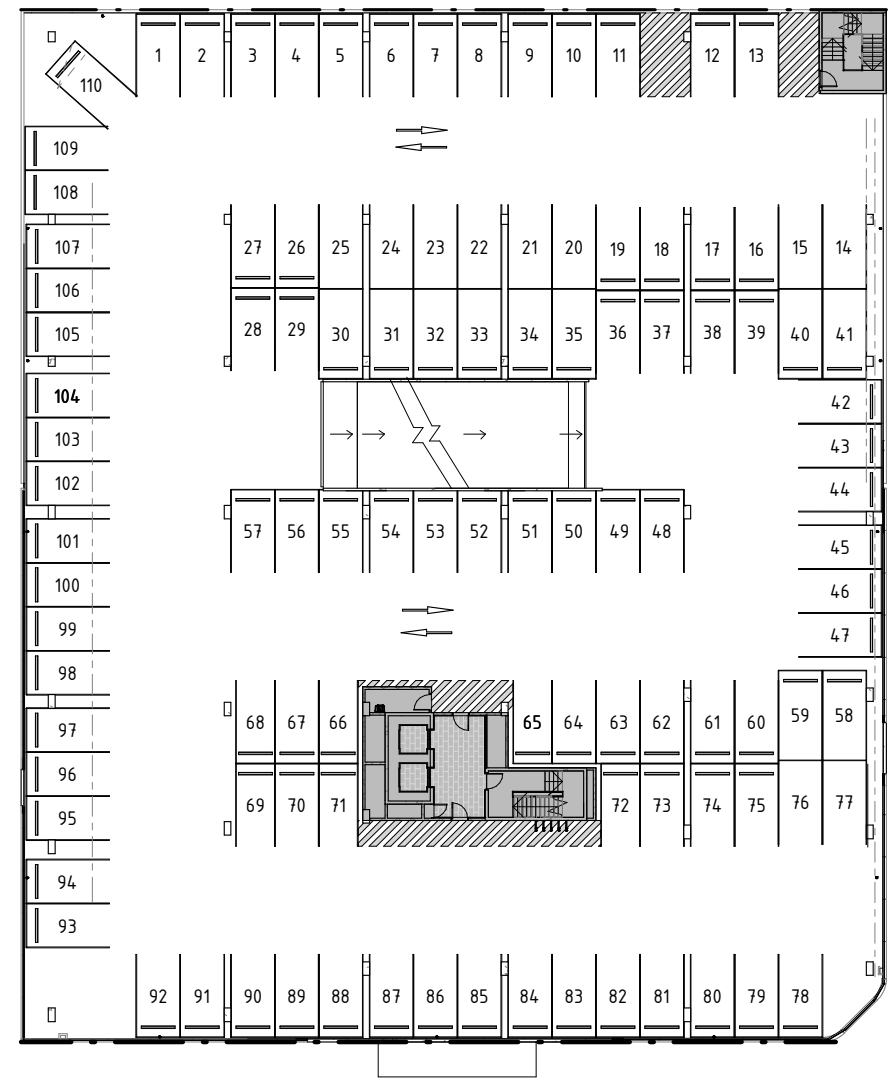




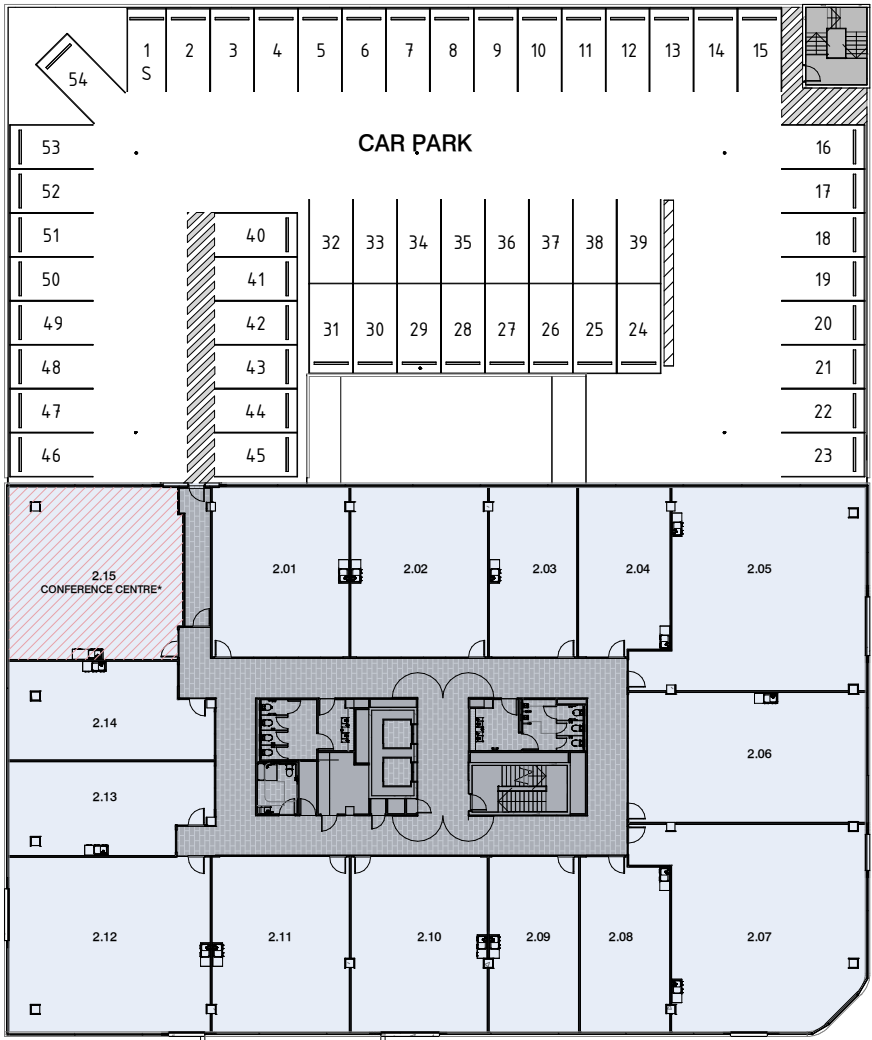
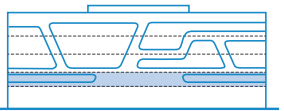
Ground floor



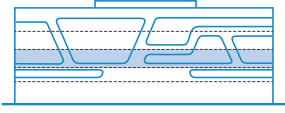
Suite no.	Area
G.01	1520m <sup>2</sup>



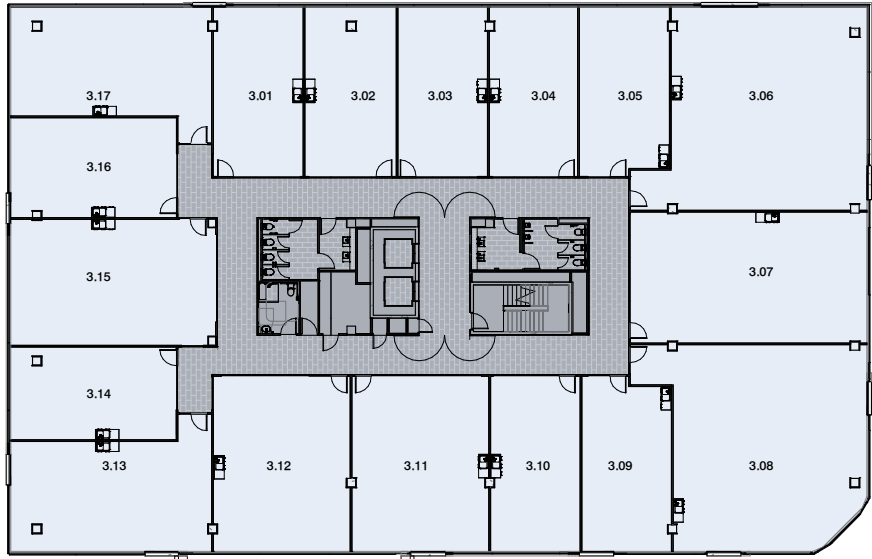
Level 01



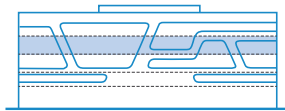
Level 02



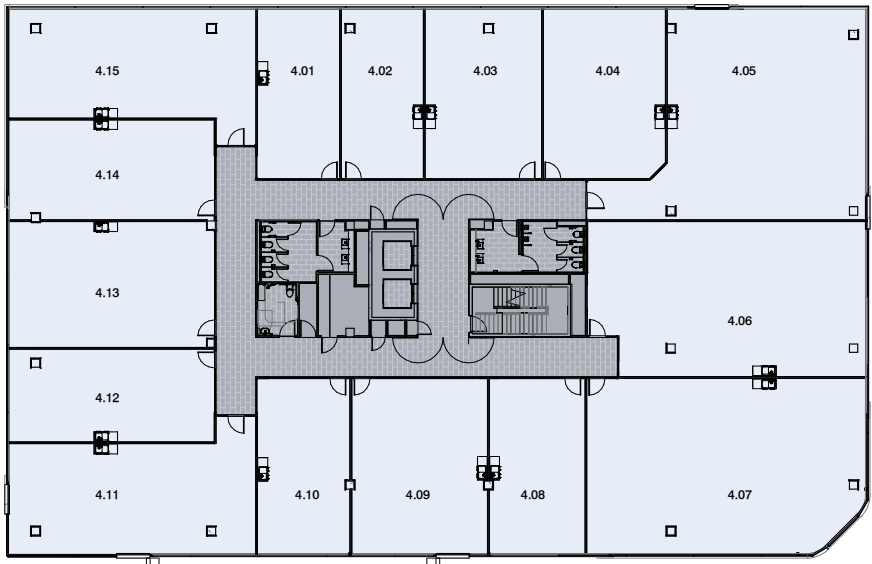
Suite no.	Area	Suite no.	Area
2.01	82 m <sup>2</sup>	2.08	55 m <sup>2</sup>
2.02	82 m <sup>2</sup>	2.09	56 m <sup>2</sup>
2.03	53 m <sup>2</sup>	2.10	85 m <sup>2</sup>
2.04	54 m <sup>2</sup>	2.11	85 m <sup>2</sup>
2.05	145 m <sup>2</sup>	2.12	124 m <sup>2</sup>
2.06	109 m <sup>2</sup>	2.13	65 m <sup>2</sup>
2.07	144 m <sup>2</sup>	2.14	67 m <sup>2</sup>
		2.15	104 m <sup>2</sup>



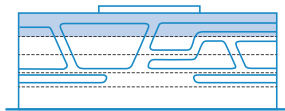
Level 03



Suite no.	Area	Suite no.	Area
3.01	54 m <sup>2</sup>	3.09	55 m <sup>2</sup>
3.02	55 m <sup>2</sup>	3.10	56 m <sup>2</sup>
3.03	54 m <sup>2</sup>	3.11	85 m <sup>2</sup>
3.04	54 m <sup>2</sup>	3.12	85 m <sup>2</sup>
3.05	54 m <sup>2</sup>	3.13	82 m <sup>2</sup>
3.06	147 m <sup>2</sup>	3.14	55 m <sup>2</sup>
3.07	111 m <sup>2</sup>	3.15	91 m <sup>2</sup>
3.08	144 m <sup>2</sup>	3.16	59 m <sup>2</sup>
		3.17	81 m <sup>2</sup>



Level 04



Suite no.	Area	Suite no.	Area
4.01	50 m <sup>2</sup>	4.08	60 m <sup>2</sup>
4.02	50 m <sup>2</sup>	4.09	85 m <sup>2</sup>
4.03	70 m <sup>2</sup>	4.10	58 m <sup>2</sup>
4.04	73 m <sup>2</sup>	4.11	101 m <sup>2</sup>
4.05	160 m <sup>2</sup>	4.12	68 m <sup>2</sup>
4.06	149 m <sup>2</sup>	4.13	92 m <sup>2</sup>
4.07	168 m <sup>2</sup>	4.14	73 m <sup>2</sup>
		4.15	99 m <sup>2</sup>

Areas are approximate only and subject to change.  
\*Indicative Conference Centre, subject to change.

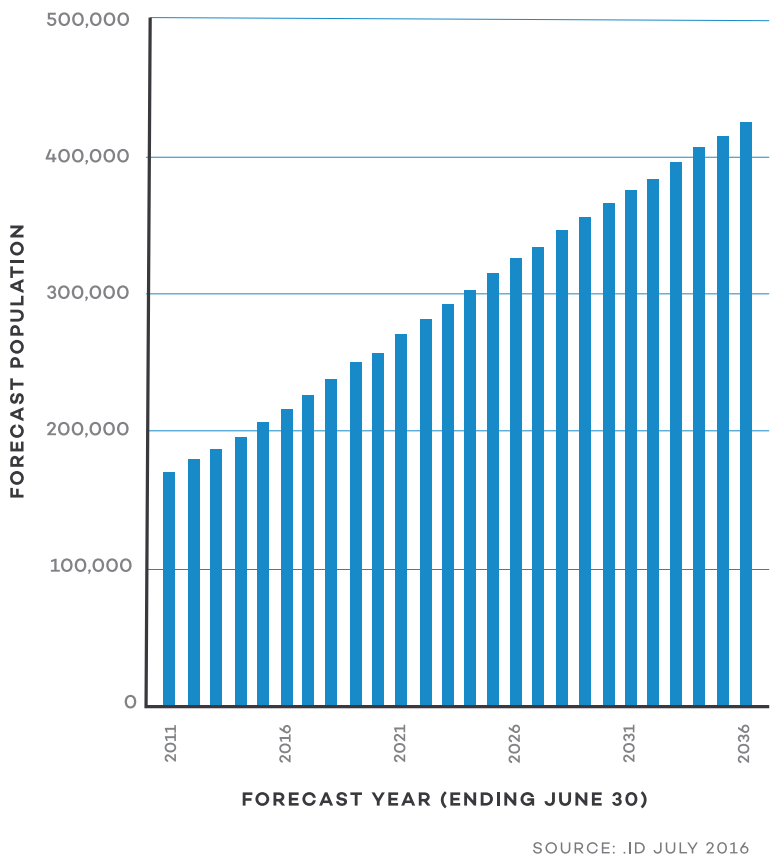


MARKET OUTLOOK

The west - a new commercial hub that is facilitating Melbourne’s population growth

The City of Wyndham is located in Melbourne’s western region and includes Williams Landing.

Forecast Population - City Of Wyndham



1 SOURCE: FORECAST.ID  
2 SOURCE: ABS, 2016  
3 SOURCE: ABS, 2011

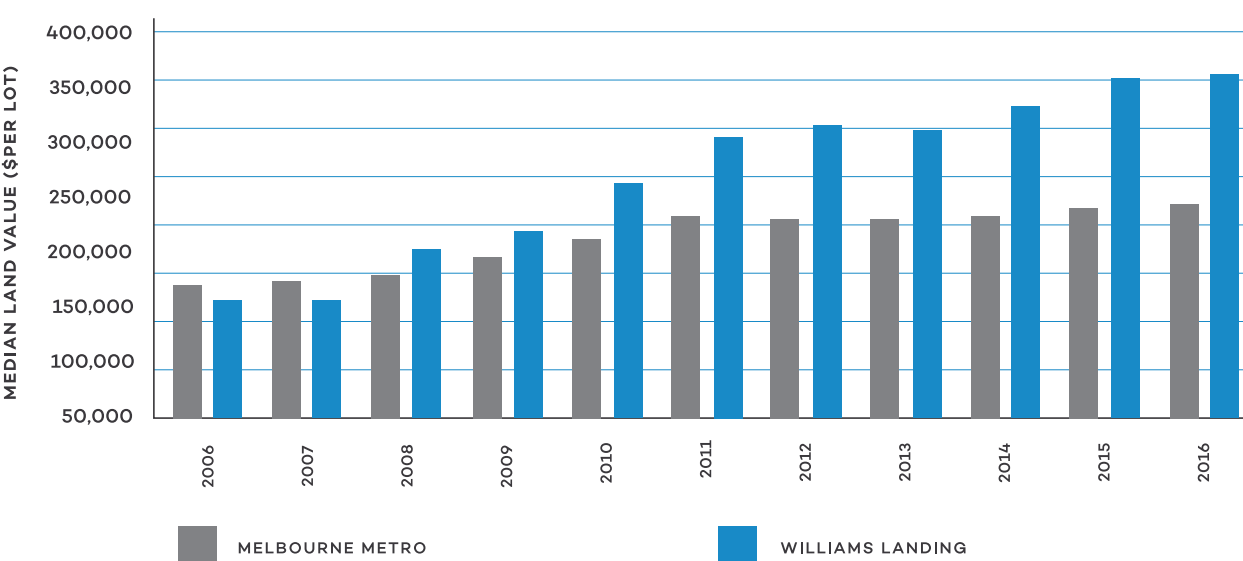
The western sub-region has a population of over 213,000 people and supports over 173,000 jobs. By 2031 the population is expected to increase by over 150,000 people with a further 110,000 jobs anticipated to be created in the same time frame.<sup>1</sup>

Compared to Greater Melbourne, Williams Landing attracts a younger demographic with 31.5% of residents aged between 20-34, compared to 23.7% in Greater Melbourne.<sup>2</sup>

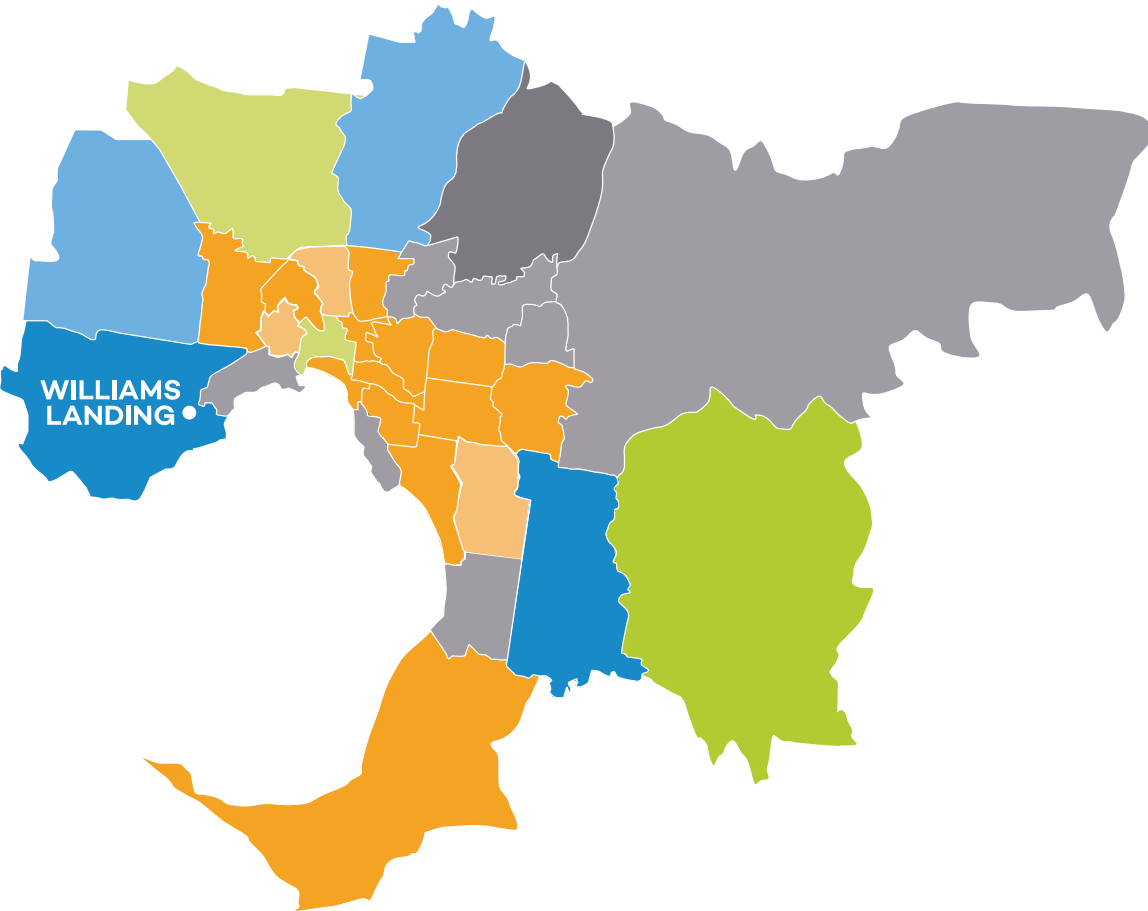
Williams Landing also boasts higher median household weekly incomes (\$2,220 versus \$1,542 for Greater Melbourne). The proportion of white collar workers in Williams Landing is on par with the average for Greater Melbourne at 72%.<sup>3</sup>

Since the suburb commenced in 2008, strong population growth and demand has led to significant growth in land values, achieving a 17.5% premium over metropolitan Melbourne and a 34% premium over the City of Wyndham.

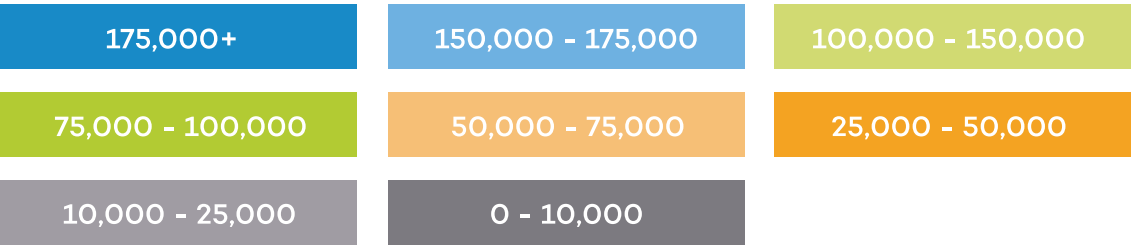
Williams Landing Residential Land Values vs. Metro Melbourne



Melbourne’s population growth forecast by LGA 2011-2031



LGA POPULATION GROWTH (BY NUMBER OF PEOPLE)





DEVELOPMENT TEAM

-



Developer

-

Cedar Woods has a history of creating award winning communities in Australia for over 25 years, from stunning waterfront developments with private boat moorings to environmental show-pieces that gain international recognition. Established in 1987 and listed on the Australian Stock Exchange since 1994 (ASX: CWP), the company has completed many successful projects in Western Australia, Victoria and Queensland.

The company has won numerous awards for design and environmental excellence, including the HIA 'GreenSmart Development of the Year' award and 'Best Development' award at state and national levels, along with the UDIA 'Best Medium Density' and 'Judges Commendation' awards.



Architect

-

Gray Puksand has earned a reputation as leading architects. It is a multi-studio architecture and interior design practice. The national firm has offices in Melbourne, Sydney and Brisbane and their team consists of accomplished and imaginative professionals who produce exemplary designs for clients worldwide.

The firm has a diverse portfolio of design work across numerous sectors. Their extensive commercial office design experience includes the Target Headquarters under construction at Williams Landing, Bendigo Bank headquarters in Bendigo as well as the Nexus Corporate Park in Mulgrave.

- Above  
Newton Apartments
- Right  
Target Australia HQ  
Artist's impression

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**111 OVERTON ROAD**  
WILLIAMS LANDING



**NEWTON**  
APARTMENTS

**OXFORD**  
APARTMENTS

**LANCASTER**  
APARTMENTS

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