



VERVE

Live with Verve. This is where everything you need meets all the things you love.

A modern and meticulously designed neighbourhood in the heart of Clyde North, Verve is alive with vitality. On these tree-lined boulevards and landscaped streets, life is dynamic, and the sense of community is strong.

Verve is a place that strikes a perfect balance. One that is highly sought after yet rarely found, where you're close to everything you need but can retreat to tranquillity whenever you want. That's very Verve.

A life at Verve is a life that's very connected. Just 4km from the future Clyde train station, there's also easy access to major roads. And you're surrounded by modern amenities, great schools and abundant retail.



Cranbourne Station 8km
Future Clyde Station 4km

Future local town centre

Entrance

Future school

Future community centre

Future sportsfields

Future government secondary school

Future private school

Central Park

Entrance

Wetlands

PATTERSONS ROAD

BELLS ROAD EXTENSION

Future major town centre

Berwick

Future local town centre

St Josephines Bakhita (2024)

Very home sweet home.

Welcome to a very special
community. A place where
a sense of energy and life are
at the heart of everything.

Very green. Very welcoming.

Celebrated landscape architectural firm, Outlines, is bringing a spectacular vision of natural colour and vibrancy to Verve.



Artist's impression

With beautiful, landscaped boulevards, quiet streets and public spaces, Verve is the very model of a modern neighbourhood. Beauty and joy can be found everywhere.

With inspired urban design, people are at the heart of the Verve vision.



At Verve, you have the freedom to create the home you've always dreamt of. That's very you.



BUILD THE HOME TO SUIT

With a range of land lots to choose from and the freedom to select your own builder, you can tailor your new home to suit your lifestyle, budget and needs.



Live in a community that celebrates the very best of urban design.



Beautiful inside and out, you'll come home to a very special place at Verve.



QUALITY DESIGN GUIDELINES

Verve was founded upon a bold and uncompromising vision. To uphold that vision, there are design guidelines in place. They'll ensure the enduring quality of the community, foster the unique lifestyle and protect the overall Verve aesthetic.



COMPLIMENTARY FRONT LANDSCAPING

That's right, adding that special touch to your home, for a limited time, every block at Verve receives free front landscaping*. With a focus on native plants that harmonise with the overall surroundings, there's a range of package options available.

*refer to terms and conditions on page 52.



nbn™ FIBRE TV

How convenient is this? Verve utilises a new nbn™ feature where free-to-air and Foxtel satellite services are carried to every home via the nbn™ network. This means you don't need to install a free-to-air antenna or satellite dish. Easy.



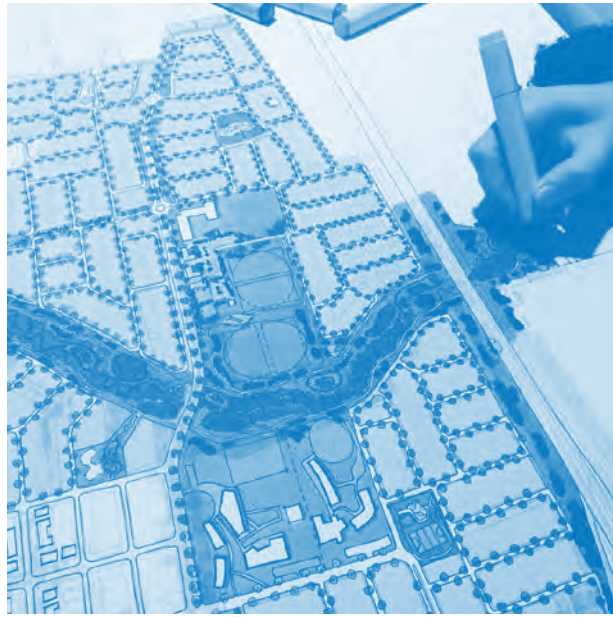


Inside Verve's urban design vision.

Gary Ford, Director of Outlines.

OUTLINES

outlinesla.com.au / [@outlines_la](https://twitter.com/outlines_la)



“Our vision was to create a really engaging open space that attracts the local community and gives them diverse access to different activities – there’s a real urban sensibility to it.”

What other notable recent projects have you been part of?

In local proximity was Arcadia, another residential community. And another project, Hampshire Road Stage 3, in Sunshine North for Brimbank City Council, which was recently shortlisted for the *Mainstreet Australia Awards*.

How do you measure success?

I think success lies in thinking forward to the community and the stakeholders that are going to use that site. It’s not about making a nice Instagram image, it’s actually just the appreciation of those that are going to use it. From a design point of view, it’s about getting the best value for the community and not compromising outcomes.

What is your urban design vision for Verve?

Making the most of the external spaces, particularly treating the streetscapes as an extension of the public realm. And thinking about the various sorts of journeys – driving, cycling and walking – that people take within the streetscapes. Additional to that is the creation of a really engaging open space that attracts the local community and gives them diverse access to a wide variety of activities – there’s a real urban sensibility to it.

What is the landscaping theme?

The plantings have a native focus. The City of Casey has strong tree diversity targets that encourage diversity and resilience in plantings, which means

not just monotonous rows of eucalypts. So, we’re using that to our advantage to create distinctive streets within the overall community. And that helps ensure good ecological diversity throughout the estate, which attracts a variety of fauna and bird life.

We have a mix of evergreen and deciduous plants. Overall, as a design gesture, the deciduous trees link into the central open spaces. During the autumn period you’re going to have a really vibrant red corridor which is going to connect all the key movement streets throughout the estate.

What are some of your favourite plants or highlights?

There are qualities from all different tree species that we’ve got in there

that form a palette. So, it isn’t just the strength of a few, it’s how they all work together and offer variety in foliage, colour, trunk and canopy size in relation to individual streets. That changes with time too – as the trees get older, some might take longer to reach their optimum architectural qualities.

How will the urban design have a positive impact on people’s lives?

Given the changing nature of how we’re living and working now, having access to great streetscapes and outdoor spaces is important for mental wellbeing. And knowing you have easy access to high quality amenity as well, just gives you that peace of mind.

What is the wetlands area?

That’s a passive recreational space that emphasises the soft landscape. It’s primarily going to be native plantings, like your eucalypts canopy, and more of your grasslands and reed rushes through the wetlands. So, it’s a functional space, but it’s about making that space usable and giving access to the community on a day-to-day basis. Really, it’s a place of respite and quiet.

Can you describe the arrival experience?

I always think of the arrival at Verve as being like arriving at your private estate. That grand aesthetic with the avenue of tree plantings on a road, and you’re driving up your driveway. It’s familiar yet it’s aspirational.

Tell us about the seven pause points at Verve?

The pause points are a key factor in encouraging people to get out and walk between points. They’ll be located critically and strategically along the main connecting streets, which link to the central open space, as points of interest which also allow for moments of rest, pause and respite. They offer points of rest for all age groups along your journey – so you don’t have to get in your car. Aesthetically, they also offer something else in the streetscape, which isn’t typical in a residential development.



Verve is where
stunning tree-lined
streets, striking
public spaces and
modern amenity all
come together to
create a vibrant new
neighbourhood.
A place with a very
strong sense of
community.

Discover life at Verve.

Very central.
Very inspiring.

Central Park is the heartbeat of the community. A place to wander and wonder, to connect and create.



CENTRAL PARK

A place to gather, to soak up the natural surrounds, and to connect with family and friends, Verve’s lush 1.7-hectare Central Park is set to become the heart of the community.



PLAY AREAS

At Verve, the future play areas are designed to cater not just for the young, but also for the young at heart. There’s even a dedicated nature play area to explore.



URBAN FOREST PLANTING

Benefitting the entire community, Verve’s urban forest planting is both innovative and sustainable. Providing a natural habitat for all, the forest is interplanted with fruiting trees and natives.



Artist’s impression – Central Park playground

In this dynamic place, the great outdoors is celebrated, and a relaxed lifestyle is a sure thing.



Surrounded by everything your family will ever need, you can live a life without compromise. That's very Verve.

Access to exceptional contemporary amenities will enhance everyday life.



GOVERNMENT SCHOOL

Offering exceptional education right at your doorstep, the future government school will be a real reflection of the community.



SPORTS GROUNDS & COMMUNITY CENTRE

From sports and events to classes and get-togethers, these future facilities will provide incredible opportunity for everyone to enjoy. It will all come to life here.



WETLANDS & WALKING TRAIL

Verve is all about enabling a healthy, active life. Just a short walk from the community is a nearby walking trail and native wetlands.



Designed with urban vitality in mind, Verve represents a new era of neighbourhood. A place built on community connections and positive energy. And one where people are at the very core of everything.

Experience a very new way of life.

Very social. Very friendly.



Verve's blend of quiet spaces and public places creates a welcoming, social environment and a very special way of life.



PAUSE POINTS

Surrounding Central Park are cleverly integrated pause points. These are places designed for quiet respite and enjoyment.



SOCIAL PIAZZA

Designed to bring people together and celebrate the passing parade, the social piazza is the perfect place to kick back, mingle or just gather with friends.



Artist's impression



A place where neighbours become friends.

Surrounded by schools, great shopping, places to eat, parks and sports grounds, Verve is also perfectly connected to Clyde North's natural charm and attractions.

Your local guide.
So much to discover,
explore and experience.





SHOPPING & DINING

- Future Local Town Centre
- 1 Shopping on Clyde
- 2 Selandra Rise Shopping Centre
- 3 Clyde North Lifestyle Centre
- 4 Cranbourne Park

PARKS AND PLAYGROUNDS

- Future Parks & Playgrounds

EDUCATION

- Future Schools
- 5 Clyde Primary School
- 6 Ramleigh Park Primary School
- 7 Clyde North Kindergarten
- 8 Wilandra Rise Primary School
- 9 St. Peter's College Clyde North
- 10 St Thomas the Apostle Catholic Primary School
- 11 Clyde Secondary College
- 12 Clyde Creek Primary School
- 13 Casey Grammar School
- 14 Chisholm Institute

SPORTS & RECREATION

- Future Sports & Recreation
- 15 Casey Fields Athletic Centre
- 16 Future Clyde Recreation Centre
- 17 Selandra Reserve
- 18 Kingswim Clyde North
- 19 Cranbourne Indoor Swimming Pool

ARTS & CULTURE

- 20 Royal Botanic Gardens Cranbourne

HEALTH

- Future Medical Precinct
- 21 Casey Medical Centre Clyde
- 22 Clyde North Medical Centre
- 23 Everwell Medical Centre
- 24 Monash Health Cranbourne

This map is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals and construction.

As locations go, it doesn't get much more convenient. At Verve, you're central to major retail, shopping centres and plentiful dining and entertainment options. Everything is so very close.

EATING AND DRINKING

From wholesome café fare and pub meals to high-end, international cuisine and everything in between, there are food options galore.



RETAIL AND SHOPPING

Major retail and shopping centres are just the beginning. You'll also find a range of speciality and boutique shops covering every possible need, taste and style.



GROCERIES & FRESH FOOD

Stock up on fresh produce, source something special at a deli or fill the pantry with essentials – there's a wealth of supermarkets and shops to choose from.





NATURE & THE OUTDOORS

At Verve, nature is always a near neighbour. Along with the charming natural setting, there's easy access to many of the area's best outdoor spaces and natural wonders.

WALKING & CYCLE PATHWAYS

One of the area's best pedestrian and cycle paths is just moments from Verve, with the stunning natural surrounds making an idyllic backdrop. Stroll, jog or ride – the choice is yours.

WATERWAYS

Taking its name from the Clyde Creek that once ran through the area, Clyde North has numerous waterways, native reserves and wetlands to discover and explore. And more are planned for the near future.

NATURE & WILDLIFE

Enjoying a serene natural backdrop, Clyde North and the surrounding area is home to an abundance of native wildlife and spectacular birdlife.



Living at Verve means being close to world-class amenities, with endless opportunities to engage with education, arts and culture, and the wider community.

SCHOOLS AND EDUCATION

The surrounding area boasts a range of private and public education options - from early childhood and primary schools through to secondary schools. You'll find numerous childcare centres too.



St Peter's College, Clyde North

COMMUNITY AND CREATIVITY

The first of its kind in Melbourne, Bunjil Place brings together community, creativity and entertainment. There's an outdoor community plaza plus other facilities including a theatre, multi-purpose studio, function centre, library, gallery and customer service centre.



Bunjil Place, Narre Warren

PARKS AND RECREATION

An easy 15-minute drive away, the renowned Royal Botanic Gardens at Cranbourne celebrates the Australian landscape. With bushland, gardens and 10km of walking tracks, it's the perfect place to explore all year-round.



Royal Botanical Gardens Victoria, Cranbourne Gardens



Casey Fields, Cranbourne East

WELLNESS & RECREATION

To live at Verve is to embrace a healthy and active lifestyle. Complementing the stunning natural setting is easy access to premier outdoor spaces and sporting facilities.

SPORTING CLUBS

If your family loves sports, this is a great place to be. Whatever sports, game or recreational activity you're into, you'll find a club in the immediate area.

MAJOR SPORTS PRECINCT

Comprising 88 hectares, Casey Fields is one of Melbourne's premier outdoor sporting facilities. With sporting ovals and tracks, gymnasium, pavilions and courts, it's a mecca for all things sport.

WELLNESS AND WATERPLAY

Want to make exercise part of your daily routine? Then look no further than the superb Casey Aquatic and Recreation Centre with its multiple swimming pools, gym, café and childcare.



Casey Aquatic and Recreation Centre, Narre Warren



Casey Aquatic and Recreation Centre, Narre Warren

Infused with an urban sensibility, Verve is a meticulously designed neighbourhood. A place with community connections and positive energy at its heart. A place where you'll live surrounded by everything you need. And come home to everything you love.

Very experienced. Very Goldfields.

Verve is the vision of Goldfields, a Melbourne-based developer with an impeccable reputation for quality, delivery and design.

With a number of high-profile projects to its name, Goldfields is set to continue that track record of excellence with Verve.



Artist's impression



Artist's impression



Artist's impression



Artist's impression



Artist's impression

- 1. Foam St, Elwood
- 2. Raines Residences, Fitzroy North
- 3. Winterfield, Ballarat
- 4. Hayfield, Ripley, Queensland
- 5. Goldfields House, South Yarra



**Lachlan Thompson,
Chief Executive Officer of Goldfields.**

What is Goldfields' vision for Verve?

Everyone at Goldfields is committed to a singular vision for Verve: creating a welcoming, dynamic and distinctive urban community. We're not here to follow what everyone else is doing – our aim is to redefine modern living and what a community can be.

That distinctiveness can be seen in the elusive balance that Verve offers – community, amenity and connection. And it can also be found in the palpable sense of energy and purpose that underpins everything. These qualities are all evident in Verve's masterplan, which offers flexible and affordable housing, open spaces, quality landscaping and inspired urban design.

Then, of course, there is the peerless location in the heart of Clyde North. Just moments from their front door, residents will have access to quality education, enviable community amenity, wonderful parks, modern sports complexes and great shopping.

And providing a tranquil backdrop is the beautiful natural environment.

What sets Verve apart from other developments?

All of Verve's features, benefits and careful planning combine to deliver a community with next level livability, urbanity and sophistication. Essentially, we've married big picture thinking with a supreme focus on the all-important details to create a place with distinctive character and appeal.

This approach is reflective of our many years' experience developing successful and stylish inner-city projects that inherently stand the test of time – as places to live and thrive, but also as places for enduring investment.

When people think of Verve, what do you want them to think?

Verve is for a new generation of modern living – where quality over quantity is at its core.

Overall, the design evokes a sense of playful sophistication, but above all it is a welcoming place to call home.

What will community life look like at Verve?

One of our main objectives with Verve was to foster an engaged and vibrant community. We want a place where neighbours become friends. A place that quickly becomes a cohesive and inclusive village, which in turn has a positive influence on the greater Clyde North region. But above all, we want the residents of Verve to be able to quickly establish a rewarding and enviable lifestyle.

Goldfields

goldfieldsgroup.com.au \ @goldfields_group



Be part of a modern neighbourhood in Clyde North. Where there's a vibrant energy and sense of community that you'll just want to be part of. Where you'll feel connected and inspired. Where you'll feel at home. That's very Verve.

*Terms and conditions apply. The developer reserves the right to end this promotion at any time. For general availability, ask your sales consultant.

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WE



VERVE

Very welcome
275 Pattersons Rd, Clyde Nth

Very social
@verveclydenorth

Very inspiring
Verveclydenorth.com.au

Sales Agents



Developed by

Goldfields

