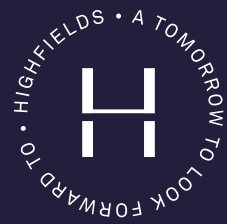


HIGHFIELDS

A TOMORROW TO LOOK FORWARD TO



Welcome home to Highfields

Located at the rolling foothills of Baw Baw National Park and just a stone's throw from its celebrated skiing, hiking, rafting and canoeing ventures, is Highfields – your key to unlocking a remarkable life.

Whether you're enjoying adventurous weekend escapes, connecting to contemporary comforts in the bustling neighbouring suburbs, or finding balance in nature-filled moments closer to home, Highfields presents an elevated tomorrow to look forward to.

Here, your family can embrace a refreshing outlook that's strengthened by meaningful connections, idyllic natural surrounds and modern conveniences. This is your chance to seize the endless possibilities awaiting you in enchanting Drouin and the acclaimed region beyond.





Discover more scope to dream

Surrounded by rich pastoral land and beautiful native flora, Highfields sits high atop the heart of a flourishing locale, that combines urban conveniences with spacious living.

Welcome to a tomorrow that sees your family enjoying quality time in the great outdoors, where green grass and flowering gum trees act as a backdrop for meaningful connection.

Here, mornings can be spent exploring the extensive wetlands that stream throughout the neighbourhood, while afternoons can be enjoyed bonding with your family in your own spacious sanctuary.

Whether you're catching up with friends at Warragul Country Club or relaxing with your neighbours over a barbeque, life at Highfields is forever enhanced by your community.



NORTH

Elevate your everyday

Situated in a prime, elevated location amidst manicured fairways, Highfields boasts stunning views, effortless convenience and connection to modern life.

With the sprawling plains of Drouin Civic Park steps away and Warragul's thriving township just 10 minutes down the road, a vibrant lifestyle is yours to enjoy.

Plus, with Melbourne's energetic city a scenic drive away, and Gippsland's famed region just around the corner, anything is possible from this slice of spacious paradise.



DROUIN TRAIN STATION

DROUIN TOWN CENTRE

CIVIC PARK

DROUIN RECREATION RESERVE



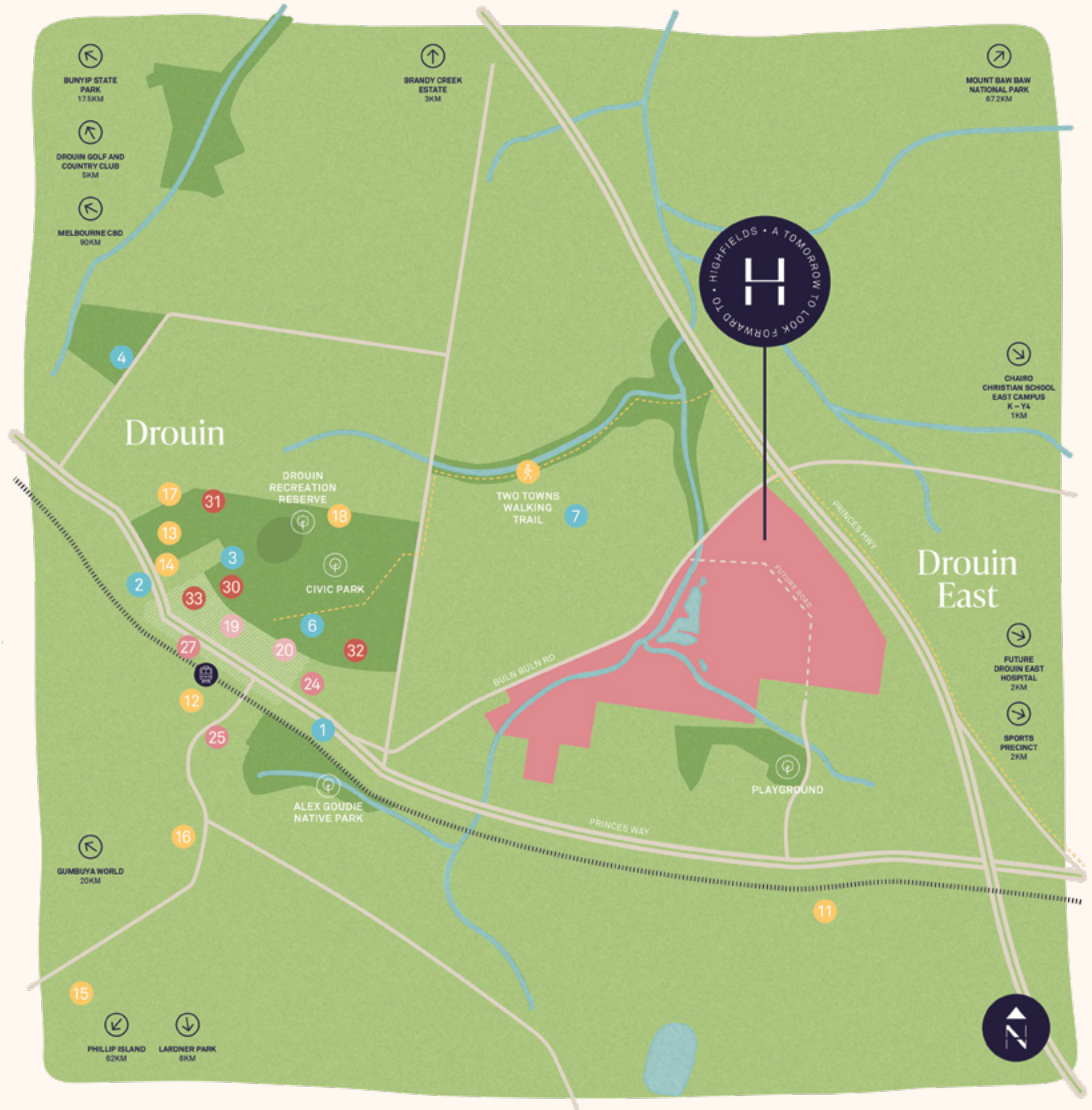
WARRAGUL
7 KM

MELBOURNE
90 KM

PAKENHAM
40 KM

CRANBOURNE
65 KM

Just two kilometres from flourishing Drouin Central and seven kilometres from Warragul's thriving township, Highfields is positioned to connect the community to region-wide conveniences, including retail, education, leisure and more.



LEISURE & RECREATION

- 1 Drouin Bowling Club
- 2 Drouin Library
- 3 Drouin Swimming Pool
- 4 Drouin Tennis Club
- 5 Warragul Tennis Club
- 6 Drouin Craft and Produce Market
- 7 Xhale Pilates
- 8 Warragul Country Club
- 9 Warragul Leisure Centre
- 10 West Gippsland Arts Centre

EDUCATION

- 11 Chairo Christian School Y5 – Y12
- 12 Drouin Oak Street Kindergarten
- 13 Drouin Primary Kindergarten
- 14 Drouin Primary School
- 15 Drouin Secondary College
- 16 Little Saints Early Learning Centre
- 17 Sparrow Early Learning Grent Street
- 18 St Ita's Primary School

SHOPPING

- 19 Drouin Central
- 20 Woolworths Drouin
- 21 Violet and Ivvy
- 22 String + Salt
- 23 Warragul Lean and Green

CAFES & RESTAURANTS

- 24 Luciano's Bar and Restaurant
- 25 The Royal Hotel Drouin
- 26 Everything's Better With Wine
- 27 Frankie's Cafe
- 28 Hogget Kitchen
- 29 The Courthouse Hotel

HEALTH & MEDICAL

- 30 Civic Park Medical Centre
- 31 Drouin Family Medical Centre
- 32 Drouin Medical Clinic
- 33 Drouin Veterinary Clinic
- 34 West Gippsland Hospital
- 35 Future Drouin East Hospital and Sports Precinct



The lifestyle you've dreamed of

Enriched by vibrant parklands, Highfields offers an idyllic haven for those seeking a well-rounded lifestyle.

Adorned with native flora and fauna, and complemented by easy access to nearby amenities, the seamless integration of nature and essential services enhances the overall appeal of this thriving community.



Brandy Creek Estate



SHOPPING

Generous access to urban conveniences

Highfields puts you at the heart of growing amenities while ensuring you have easy access to all you desire further afield.

From its position within the thriving Gippsland region, you'll have your pick of multiple grocery, shopping, services and business options.

Drouin Central is your key to convenience with Woolworths, Coles and boutique stores a mere three-minute drive away, while even richer contemporary comforts are just down the road in Warragul. Enjoy browsing locally grown produce, home-made delights and more at regular weekend markets just moments from home.

PARKS & RECREATION

A more spacious future is on the horizon

Highfields boasts remarkably lush natural surroundings and striking scenery, making it a community primed for active living. Bordering our community is Drouin Civic Park and neighbouring Drouin Recreation Reserve; both perfect for engaging in an active lifestyle filled with social sport and fresh air.

The flora-fringed Alex Goudie Native Park offers substantial barbeque facilities, an extensive playground and a picturesque lake, perfect for afternoon picnics and outdoor gatherings with loved ones and friends. Even closer to home, the youngest members of your family will love exploring the many surrounding playgrounds.



Frankie's Cafe



Lean & Green Warragul

TRANSPORT

Effortless access to the region and beyond

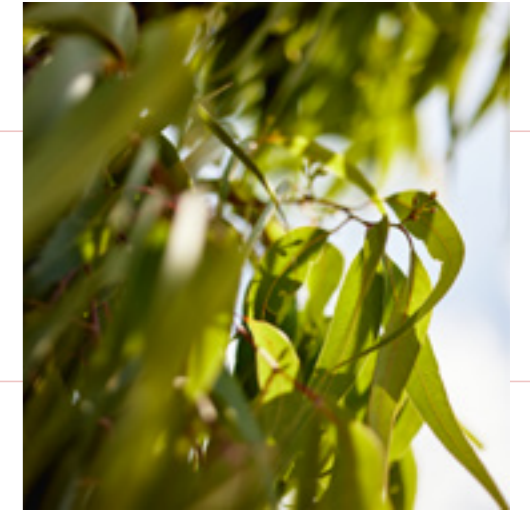
Highfields' position within an extensive transport network means the best of the surrounding region is never out of reach. Regular services from Drouin and Warragul railway stations and nearby entry onto the Princes Highway will get you into the CBD in under 90 minutes. Frequent bus services from close to home keep you in step with the surrounding communities and environment.



Drouin Train Station



Drouin Golf & Country Club



EDUCATION

Ample opportunities for an elevated education

Ensuring your family receives a high-quality education is your proximity to seven learning institutions. Provide your little ones with rich foundations for learning at Sparrow Early Learning Grant Street, Little Saints Early Learning Centre or Drouin Oak Street Kindergarten, all less than five minutes away.

Primary school children will enjoy attending nearby St Ita's Primary Drouin, Drouin Primary School or Chairo Christian School, where exemplary learning opportunities abound. Drouin Secondary College also offers up a quality education experience that will help set your children up for success.



Drouin Primary School

Relish enhanced connections

Be part of a charming regional community that delivers a richer perspective for its residents, from its ready connection to bustling Cranbourne and Pakenham, to Drouin's impressive array of nearby shops, schools, parks, transport and major road access.



FUTURE DROUIN EAST HOSPITAL

FREEWAY INTERCHANGE

WARRAGUL

DROUIN

DROUIN TRAIN STATION 150M

MELBOURNE 90 KM

PAKENHAM 40 KM

CRANBOURNE 65 KM

Look forward to tomorrow

A sense of new beginnings and endless possibilities underpins life at Highfields.

Proudly occupying an elevated position overlooking Drouin and at the gateway to Gippsland's burgeoning regions, Highfields is a brighter opportunity to build your future surrounded by lush, open space and modern conveniences in the community you love.

“We’re excited to be bringing to life the next chapter of Drouin’s development. Designed around a beautiful and thriving wetland, with interconnecting parks and walking trails, you’ll be just moments from the heart of Drouin. We look forward to welcoming you and your family to Highfields.”

DANIEL PETRONI, BAYPORT



Bayport

Bayport is an industry-leading developer renowned for delivering property and subdivision projects with a strong command of every aspect and a careful focus on fine detail.

All projects are delivered with expertise and reliability as they respond to the specific site with creativity, innovation and viability. Founded on quality and longevity, all Bayport developments are well considered to support continual future growth, ensuring every project makes a statement and stands the test of time.



Highfields is proudly pursuing a 6-leaf EnviroDevelopment certification through the Urban Development Institution of Australia (UDIA). A ground breaking environmental branding system designed to create awareness and deliver excellent outcomes for sustainable urban development. The accreditation has been structured to encourage innovation to ensure that the best environmental solutions are being used, to achieve a better tomorrow.



RPM

RPM Real Estate Group specialises in the sale of master-planned communities. Over 25 years, we have assisted tens of thousands of buyers to realise their property dreams.

Our sales team is here to help you from your initial enquiry through to settlement, because we know that whether this is your first home or a subsequent property purchase, it's a big decision. We work closely with Victoria's best builders and can help you find the perfect land lot, house and land package or townhome to suit your needs. You've already found a great location here at Botanic Ridge, so let us walk you through the next steps of securing your home within this exceptional community.





Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of the final layout. The final product may change from that illustrated herein. Artists impressions, floor plans and the project specification may depict and detail options which may not be included in the purchase price unless noted in the contract of sale. Changes may be made to the detail layouts during development and construction in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely upon their own enquiries.

Bayport:

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