



ALLANVALE

CRANBOURNE EAST



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Merging the best of modern lifestyles
with clever neighbourhood planning
and friendly design, Allanvale invites
you to a better way of living.

WELCOME HOME

A woman with long brown hair is lying on her back in a lush green field filled with white daisies. She is wearing a dark blue dress with a colorful floral pattern. Her head is tilted back, and she has a joyful expression on her face, looking up towards the sky. The background is a soft-focus view of trees and foliage, suggesting a peaceful woodland setting. The overall mood is serene and happy.

YOUR DREAM WITHIN **REACH**

Be captivated by the relaxed country charm and natural beauty of Cranbourne East's newest residential development, Allanvale. The scene is set as you enter your new neighbourhood through an enclave of natural woodland, a delightfully peaceful pocket of greenery, overflowing with amenity and conveniently connected to life's essentials.

Allanvale embraces a focus on active lifestyles with an abundance of leisure activities, from sporting precincts to walking and cycling trails and playgrounds and picnic areas, right at your fingertips.

Surrounded by quality education options with the close by Cranbourne East Primary School and Secondary College, Casey Grammar and the world class Monash University on its doorstep, Allanvale is perfectly positioned for growing families.



CRANBOURNE
TRAINING COMPLEX

CRANBOURNE
RACECOURSE

CRANBOURNE PARK
SHOPPING CENTRE

CRANBOURNE
GOLF COURSE

CRANBOURNE PARK
SECONDARY COLLEGE

CASEY LIBRARY

CASEY STADIUM

CASEY GRAMMAR
SCHOOL

CHILDCARE CENTRE

CRANBOURNE EAST
PRIMARY SCHOOL

CRANBOURNE EAST
SECONDARY COLLEGE

CASEY DEMONS AFL

LITTLE ATHLETICS
CENTRE

← ROYAL BOTANIC
GARDENS & TRIG
POINT LOOKOUT
(10 MINS)



CENTRALLY
POSITIONED



CRANBOURNE RACECOURSE



CASEY GRAMMAR



LITTLE ATHLETICS CENTRE



CRANBOURNE CENTRAL

Steeped in local history and well immersed in the thriving south-east community of Cranbourne East, there is no compromise with Allanvale's enviable location.

Just 45 kilometres to Melbourne CBD with easy access via the South Gippsland Highway, Monash Freeway and convenient public transport, you can enjoy the ultimate in connected living.

The bustling Shopping on Clyde neighbourhood retail centre, located just 3km away is perfect for the weekly grocery purchases, while the Cranbourne Town Centre provides an alternative option with cafes, supermarkets and specialty stores.

Discover Cranbourne's Royal Botanic Gardens nearby, explore the beaches and wineries of the Mornington Peninsula, or take in the spectacular view from the Trig Point lookout, all within reach.

ENVIABLE LOCATION



CRANBOURNE PARK SHOPPING CENTRE



CRANBOURNE SECONDARY COLLEGE

A PLACE TO **GROW**

Take time out from the busyness of life, and embrace the serenity of Allanvale while enjoying the convenience of being connected to a multitude of nearby community facilities.





Adjoining the renowned Casey Fields sports precinct, Allanvale has sports enthusiasts and busy families covered. With athletics facilities, sports ovals, tennis courts, multiple playspaces, netball courts and cycling tracks, Casey Fields is home to a growing number of sporting clubs, where you will be spoilt for choice when it comes to leisure time.

For golf enthusiasts, there is always time to catch a few holes with award-winning Ranfurly Golf Club, Settlers Run Golf and Country Club and Cranbourne Golf Club, all an easy drive away.

Enjoy a day at the races at the nearby Cranbourne Turf Club, a stroll through the Cranbourne Royal Botanic Gardens and end the day with a swim at the Casey YMCA Aquatic Centre, the choice is yours.

LIFESTYLE DEVOTED TO **FAMILY TIME**



DEVELOPED FOR LIVING

Immerse yourself in a nurturing community and get to know your neighbours with just 300 home lots on offer. The centrally positioned and beautifully landscaped community park provides inspiration for healthy lifestyles and weekends devoted to family time.



Former Allan Glen Lodge, a horse training facility operated by the Williams family.



SCHOOLS & EDUCATION

- 1 Cranbourne Primary School
- 2 Cranbourne Secondary College
- 3 Cranbourne Park Primary School
- 4 Cranbourne Day Care & Kindergarten Centre
- 5 Cranbourne East Primary School
- 6 Cranbourne East Secondary College
- 7 St Agatha's Primary School
- 8 St Peter's College
- 9 Lighthouse Christian College
- 10 Rangebank Primary School
- 11 St Therese's Primary School



SHOPPING & AMENITIES

- 1 Cranbourne Park
- 2 Cranbourne Training Complex
- 3 Cranbourne Police Station
- 4 Cranbourne Library
- 5 Cranbourne Fire Station
- 6 Selandra Rise Retirement Village



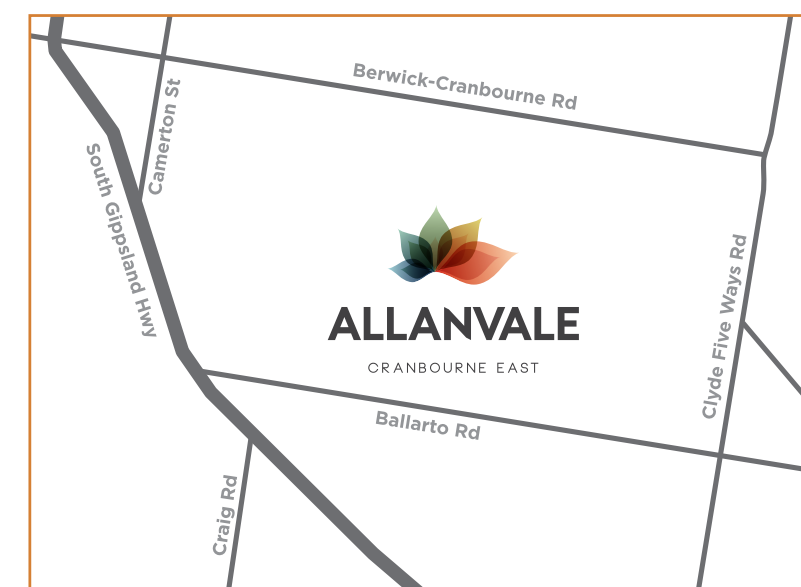
SPORT & RECREATION

- 1 Cranbourne Swimming Pool
- 2 Casey Indoor Leisure Centre
- 3 Cranbourne Race Course & Recreation Reserve
- 4 Ranfurlie Golf Club
- 5 Cranbourne Golf Club
- 6 Sandhurst Club
- 7 Peninsula Kingswood Country Golf Club
- 8 Long Island Country Club
- 9 Settlers Run Golf and Country Club



PARKS & RESERVES

- 1 Cranbourne Royal Botanic Gardens
- 2 Aveo Botanic Gardens
- 3 The Pines Flora and Fauna Reserve
- 4 Trig Point Lookout





WELCOME HOME TO
ALLANVALE

DEVELOPED BY



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