

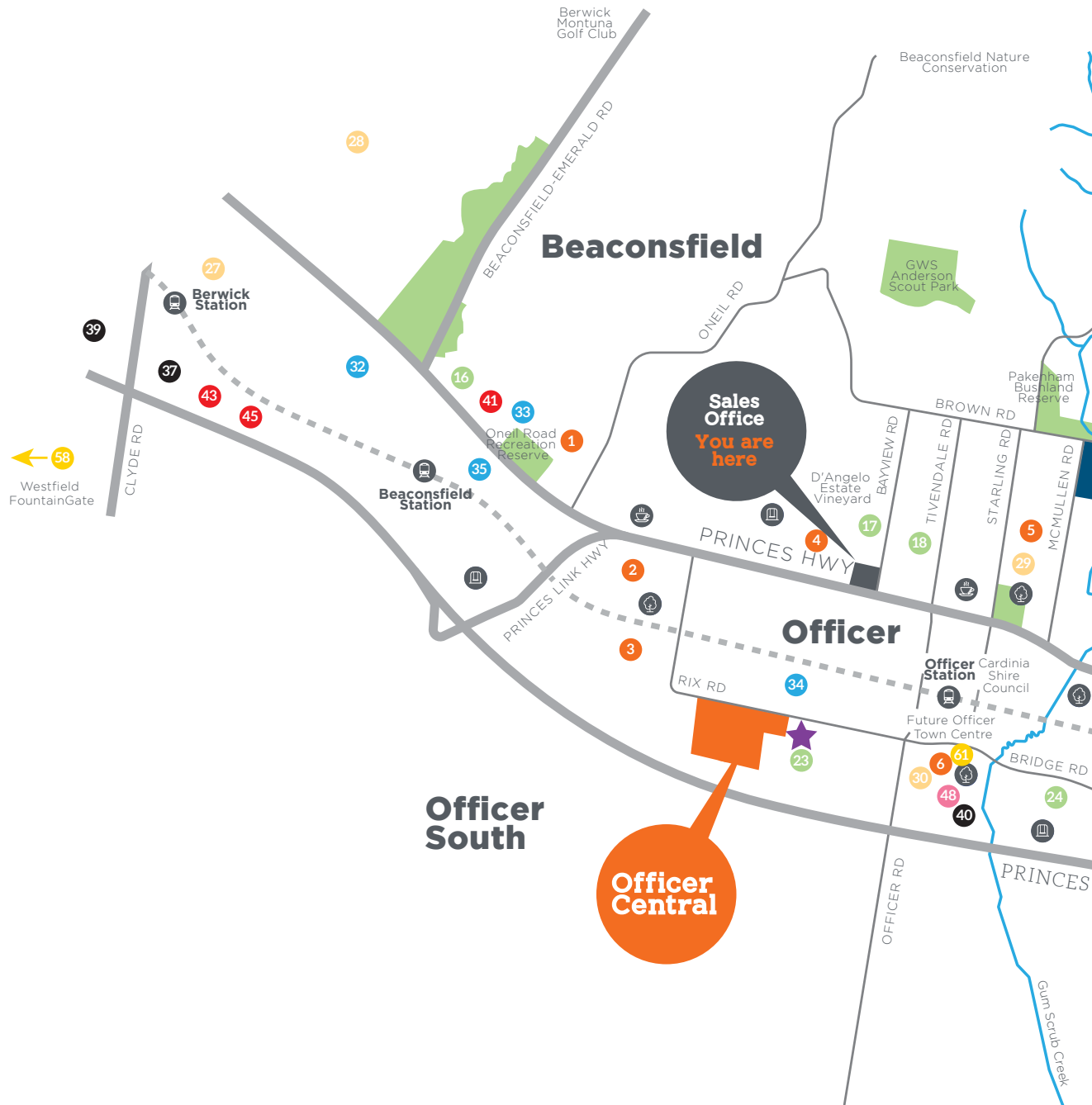
Officer Central

Find yourself at the centre of everything

Stay connected to the things that matter most at Officer Central. Officer Central gives you the opportunity to build your dream home close to shops, parkland and an abundance of school and childcare options. Located within walking distance of Officer Train Station you can be in the heart of the CBD in less than an hour. At Officer Central, you'll find yourself at the centre of everything.

OfficerCentral





Education

CHILD CARE & KINDERGARTEN

1. Beaconsfield Kindergarten
2. Beaconsfield Childrens Hub
3. Birches Early Learning Centre
4. Montessori Beginners
5. Heritage College and Early Learning
6. One Early Education Group
7. Creative Garden Early Learning Pakenham
8. Lakeside Childrens Centre
9. Henry Family Childrens Centre
10. Pakenham Springs Childrens Centre
11. Hippy Hop Childcare and Kindergarten
12. Time 4 Tots Early Learning Centre
13. Pakenham YMCA Early Learning Centre
14. Arena Child and Family Centre
15. Andrews Community Kindergarten

PRIMARY SCHOOLS

16. Beaconsfield Primary School
17. St Bridgets Catholic Primary School
18. Officer Primary School
19. St Clare's Primary School
20. St. Patricks Primary School
21. John Henry Primary School
22. Pakenham Lakeside Primary School
23. Kurrun Primary School
24. Bridgewood Primary School
25. Pakenham Consolidated School

★ Recently Built
Community Centre & public open space

SECONDARY SCHOOLS

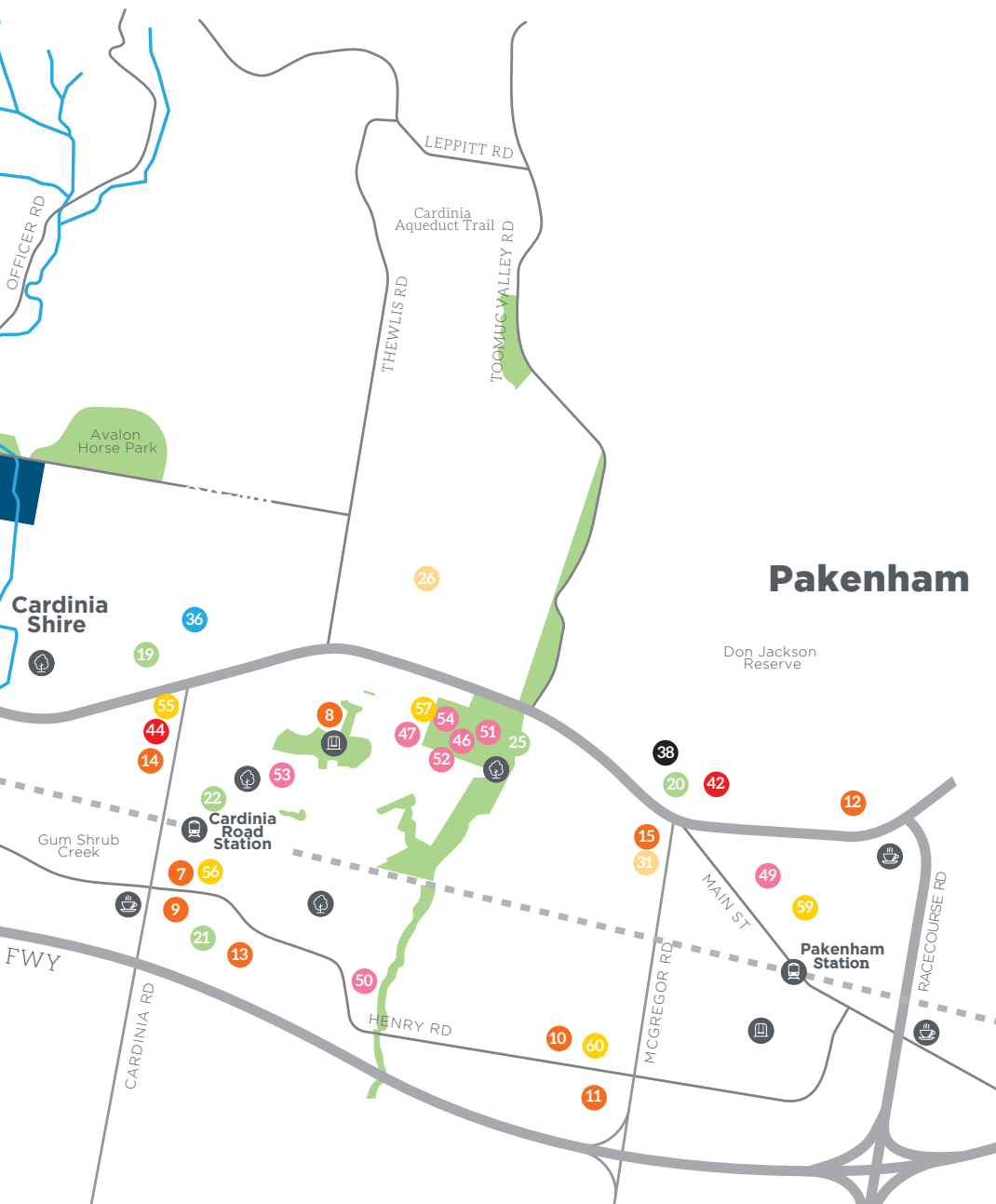
26. Beaconshill College
27. St Margarets & Berwick Grammar
28. Berwick Secondary College
29. Heritage College
30. Officer Secondary College
31. Pakenham Secondary College

ELC & P-12 SCHOOLS

32. Haileybury ELC, P-12
33. First Grammar Beaconsfield
34. Maranatha Christian School P-12
35. St. Francis Xavier Beaconsfield Campus
36. St. Francis Xavier Officer Campus

TERTIARY EDUCATION

37. Chisholm TAFE Berwick
38. Community College Gippsland
39. Federation University
40. Officer Specialist School



● Medical

- 41. Beaconsfield General Practice Medical Centre
- 42. Cardinia Medical Centre
- 43. Casey Hospital
- 44. Officer Medical Centre
- 45. St. John of God Berwick Hospital

● Retail

- 55. Arena Shopping Centre
- 56. Lakeside Square Shopping Centre
- 57. Village Lakeside Shopping Centre
- 58. Westfield Fountain Gate
- 59. Pakenham Central Marketplace
- 60. Heritage Shopping Centre
- 61. One Centre Square

● Community and Leisure Centres

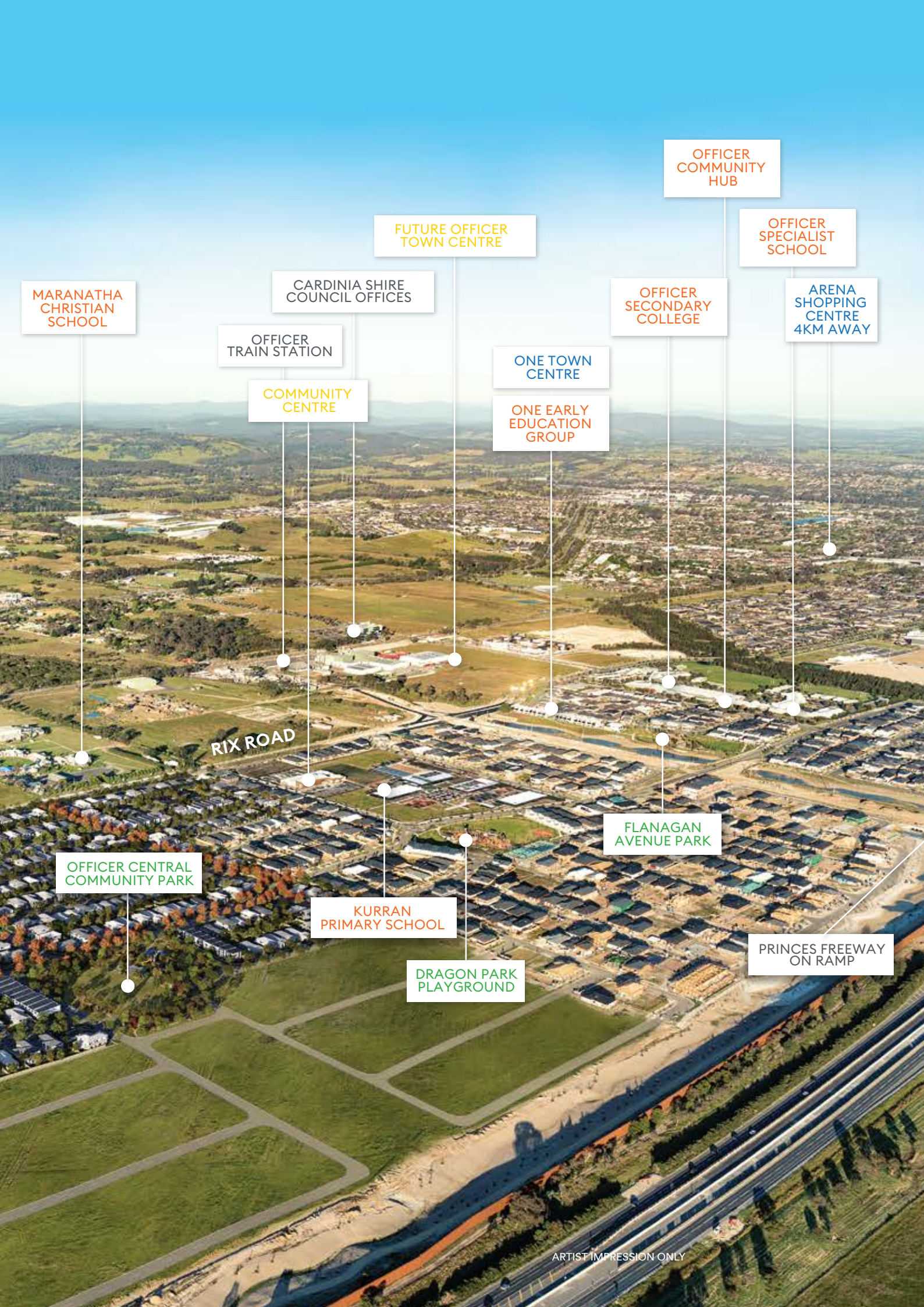
- 46. Cardinia Leisure
Cardinia Life, IYU, Synthetic Soccer Pitch, Pakenham Outdoor Pool, Pakenham Regional Tennis Centre
A state of the art aquatic and leisure centre is also proposed to be in the future Office Town Centre
- 47. Cardinia Cultural Centre
- 48. Officer Community Hub
- 49. Pakenham Library
- 50. Edenbook Wetlans & Playground
- 51. Pakenham & district basketball association
- 52. Pakenham Football Club
- 53. Lakeside Sailing Club
- 54. Pakenham Pumas Baseball Club

-  Cafe
-  Playground
-  Reserve



Enjoy the possibilities of living in a well-connected and carefully designed community that gives you the best of both worlds.

At Officer Central, you're part of a close knit community, while still being close to all of the modern luxuries of shops, education, parks and transport facilities. Explore the wide range of lots available to create your perfect home.



MARANATHA
CHRISTIAN
SCHOOL

OFFICER
TRAIN STATION

COMMUNITY
CENTRE

CARDINIA SHIRE
COUNCIL OFFICES

FUTURE OFFICER
TOWN CENTRE

ONE TOWN
CENTRE

ONE EARLY
EDUCATION
GROUP

OFFICER
SECONDARY
COLLEGE

OFFICER
COMMUNITY
HUB

OFFICER
SPECIALIST
SCHOOL

ARENA
SHOPPING
CENTRE
4KM AWAY

RIX ROAD

OFFICER CENTRAL
COMMUNITY PARK

KURRAN
PRIMARY SCHOOL

DRAGON PARK
PLAYGROUND

FLANAGAN
AVENUE PARK

PRINCES FREEWAY
ON RAMP

Everything you need is right at your doorstep

Shopping & Retail

You're just 5 minutes from Arena Shopping Centre that is packed full of everything you need. You'll find A Woolworths supermarket, a chemist, post office and other specialty stores at your fingertips. Just a short drive away is Westfield Fountain Gate, with over 450 food and retail stores to explore. Officer Central residents will reap the benefits of the future Officer Town Centre in the years to come. It's easy to find everything you need just moments from home.



Food & Dining

You don't need to head far for a cup of coffee, with a selection of cafe's and local eateries close by. Take a short drive to Berwick or Beaconsfield for an array of award winning restaurants, or spend the day wining and dining at the vineyards located just minutes from home. The future Officer Town Centre will be host an assortment of recreation and entertainment options just a short walk from home.



Parks & Nature

At Officer Central you are blessed with an abundance of nature and open space.

Each resident has easy access to the community park, allowing you to enjoy family time close to home.

If you feel like getting out, take a leisurely stroll to Gum Scrub Creek or walk the dog at Saffron Avenue dog park.



Education & Healthcare

Officer Central is at the heart of a comprehensive selection of education options with everything a growing family needs just minutes from home. You'll find an array of education providers to grow with your family, with One Early Education Group, Maranatha Christian School and Officer Specialist School and Bridgewater Primary School within walking distance from home. Keep healthy with Officer Medical Centre just minutes away, and Casey Hospital a short 15-minute drive.



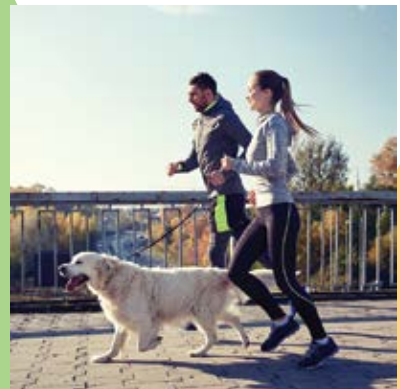
Transport

Located just a 1km walk from Officer Train Station and a 9 minute drive from Cardinia Road Train Station, you'll find commuting a breeze. Find yourself at Flinders Street Station in just under an hour, or enjoy the roads and buses keeping you connected to Officer and surrounds.



Sports & Recreation

Keep every member of the family fit and healthy with plenty of expansive green space, play areas and sporting grounds within walking distance. Have a kick of the footy with the kids on the weekend at Officer Recreation Reserve, or enjoy the playground at your very own community park. You'll also find bushwalking trails and cycling tracks nearby.



Give yourself room to grow

At Officer Central, you'll find a selection of lot types and sizes to suit your lifestyle.

With over 250 lots available, and sizes up to 672sqm, you're sure to find the perfect space to build your dream home.

Whether you're a first home buyer looking for your start into the property market, an empty nester ready to downsize, or an investor searching for prime real estate, Officer Central has the right lot for you.







HAMMERWOOD
GREEN OFF LEASH
DOG PARK
← 3km

BIRCHES
EARLY LEARNING
CENTRE
← 1.4km

PARK CENTRAL
AVENUE PARK
← 1.2km

OFFICER
TRAIN STATION
1km →

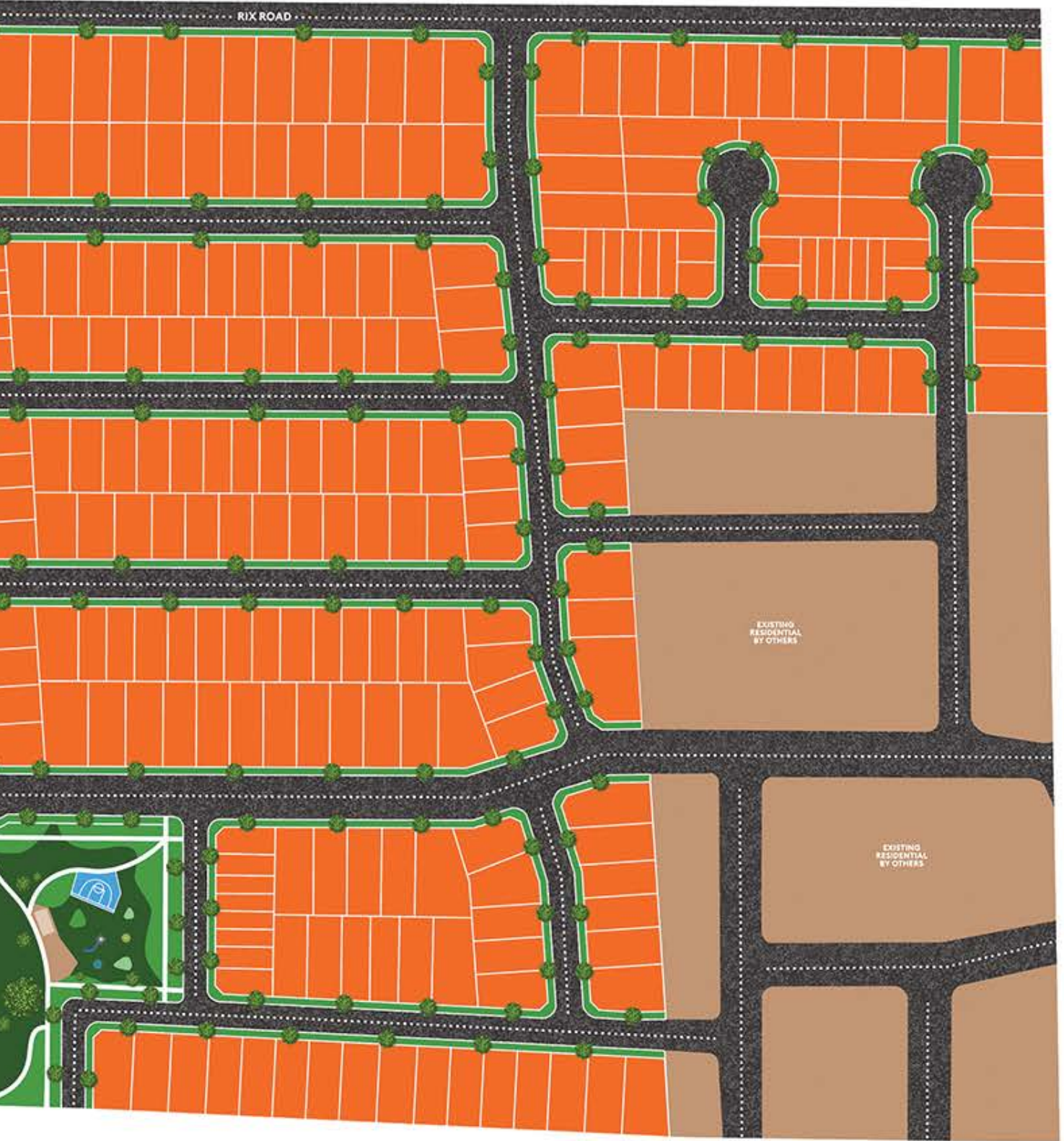
ARENA
SHOPPING
CENTRE
3.8km →

ONE EARLY
EDUCATION
GROUP
900m →

FLANAGAN
AVENUE
PARK
900m →

OFFICER
SECONDARY
COLLEGE
900m →

BRIDGEWOOD
PRIMARY
SCHOOL
1.7km →



An aerial photograph of a modern residential development. The houses are arranged in a grid-like pattern with a mix of architectural styles, some featuring dark roofs and others with lighter tones. A large, well-maintained green park area is visible in the foreground and middle ground, with several people walking and a group sitting on a blanket. A paved road with white dashed lines runs through the park. The image is overlaid with large, colorful geometric shapes: a blue triangle in the top left, a green triangle in the top center, a yellow triangle in the bottom left, and a pink triangle in the bottom center.

Enjoy the beauty of a balanced life

Designed to cater for all residents, the 1ha park will become the hub of the Officer Central community, with a half basketball court, playground, shelter and plenty of open space to kick the footy or have a family picnic. Plus, walking paths connect the park to the community to ensure it's just a short stroll away for all residents.



ARTIST IMPRESSION ONLY



Your place Your style Your home

Design Guidelines

Your dream home is waiting for you at Officer Central. You'll love coming home to a beautifully planned community, thanks to design guidelines that set a clear vision for all homes. You'll be assured to know that your investment will remain desirable for many years to come.

House & Land

Building can feel like a huge job, which is why taking advantage of a House and Land package may be the right option for you. At Officer Central, you'll be connected with a selection of trusted builders who can help you create the right home for your lifestyle. You will find a range of perfectly paired House & Land packages on offer in each release.

We make building your home easy with a selection of house and land packages from leading builders.



It all starts with you



NTT UD AUSTRAL.
NTT Urban Development Group

YourLand is known for our ability to create broadly appealing communities with a rich social fabric. By collaborating with industry leaders, we're focused on fostering authentic communities by selecting the best land sites for Victoria's rapidly growing cities. We've got a wealth of experience and a determined focus to enrich the lives of our residents across Melbourne, Bendigo and the Surf Coast.

There's something for everyone at a YourLand Developments community, with a wide range of residential possibilities, lot sizes, housing options and amenities to choose from. We're committed to leaving a legacy of thriving, well-planned communities where people can live, work, relax and spend quality time with their loved ones.

NTT Group is a global technology services company partnering with organizations around the world to shape and achieve outcomes through intelligent technology solutions.

As the Australian Real Estate arm of NTT Group, UD Australia has been undertaking residential community development projects across Victoria with their mission as follows:

"We will contribute to sustainable urban development through our real estate services. What we value most is seeing the satisfaction of our customers and members of the wider public, and bringing smiles to their faces".





Development Partners



Site Location:

45-61 Rix Road, Officer