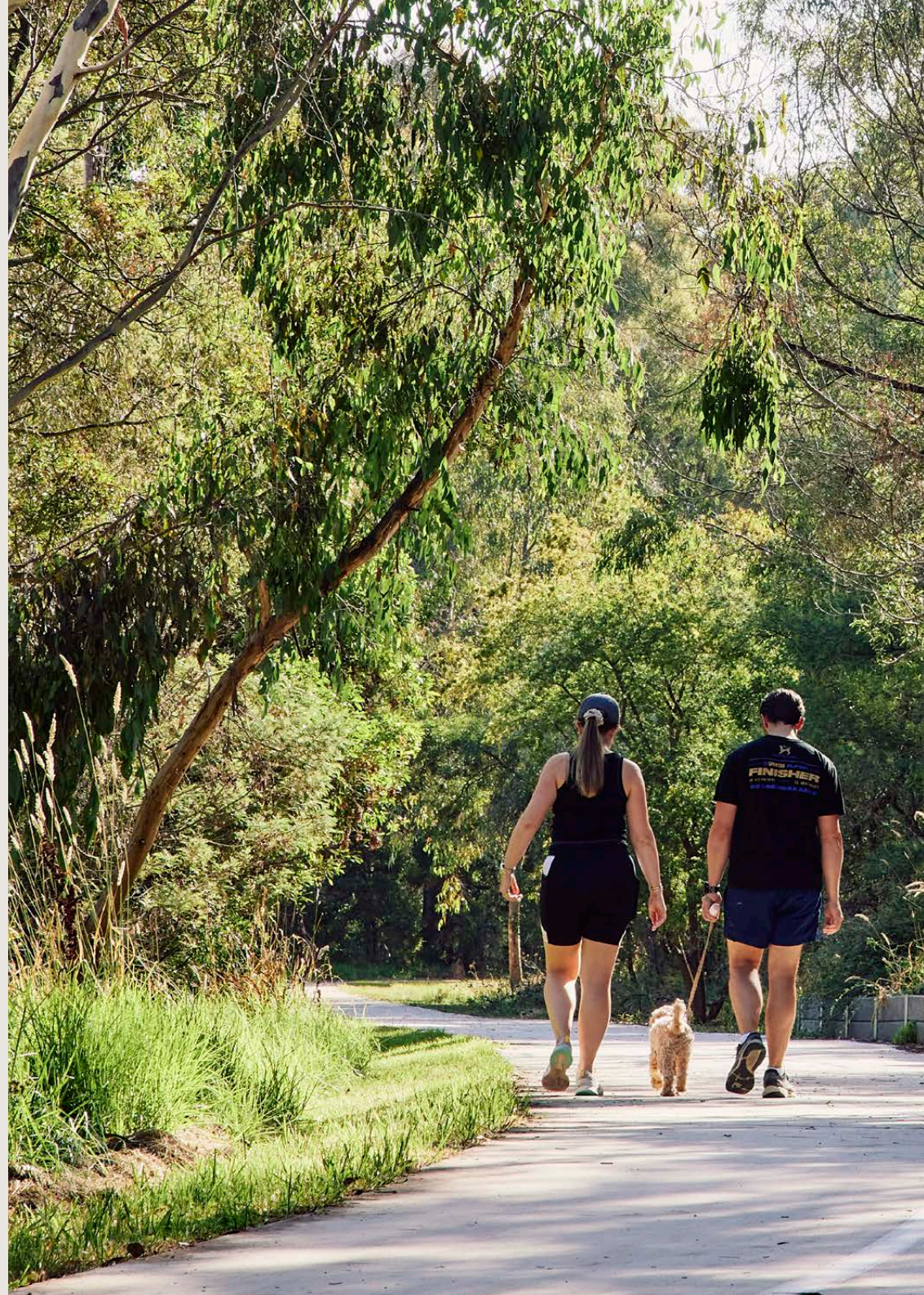


ACCLAIMED BUILDER FOR QUALITY NEW HOMES

PEMBROOK  HOMES

Why Deanside?

[PEMBROOKHOMES.COM.AU](https://www.pembrookhomes.com.au)



Deanside is a new and exciting suburb in the City of Melton. With major growth in the coming years, this is the new place to be in Melbourne's West.





Top 5 Reasons To Invest

1

Location

Sports field, shopping, parks, cafes, restaurants, schools. This is a prime location for your growing family.

2

Connectivity

With multiple train stations, buses, and main roads to get you to where you want to be, this is a well-connected suburb.

3

Growth

With unprecedented growth expected over the coming years, Deanside will be a hub of activity.

4

Families

Deanside is home to a forecasted 6,481 people in 2023, with roughly 83% of family dwellings.

5

Religion

Deanside is a close-knit community with many churches, temples, and places of worship within the suburb.

6

Affordability

With the median house price nearly \$200K under the Melbourne median house price, Deanside is a very affordable suburb.

Location

32km

to Melbourne CBD.

22km

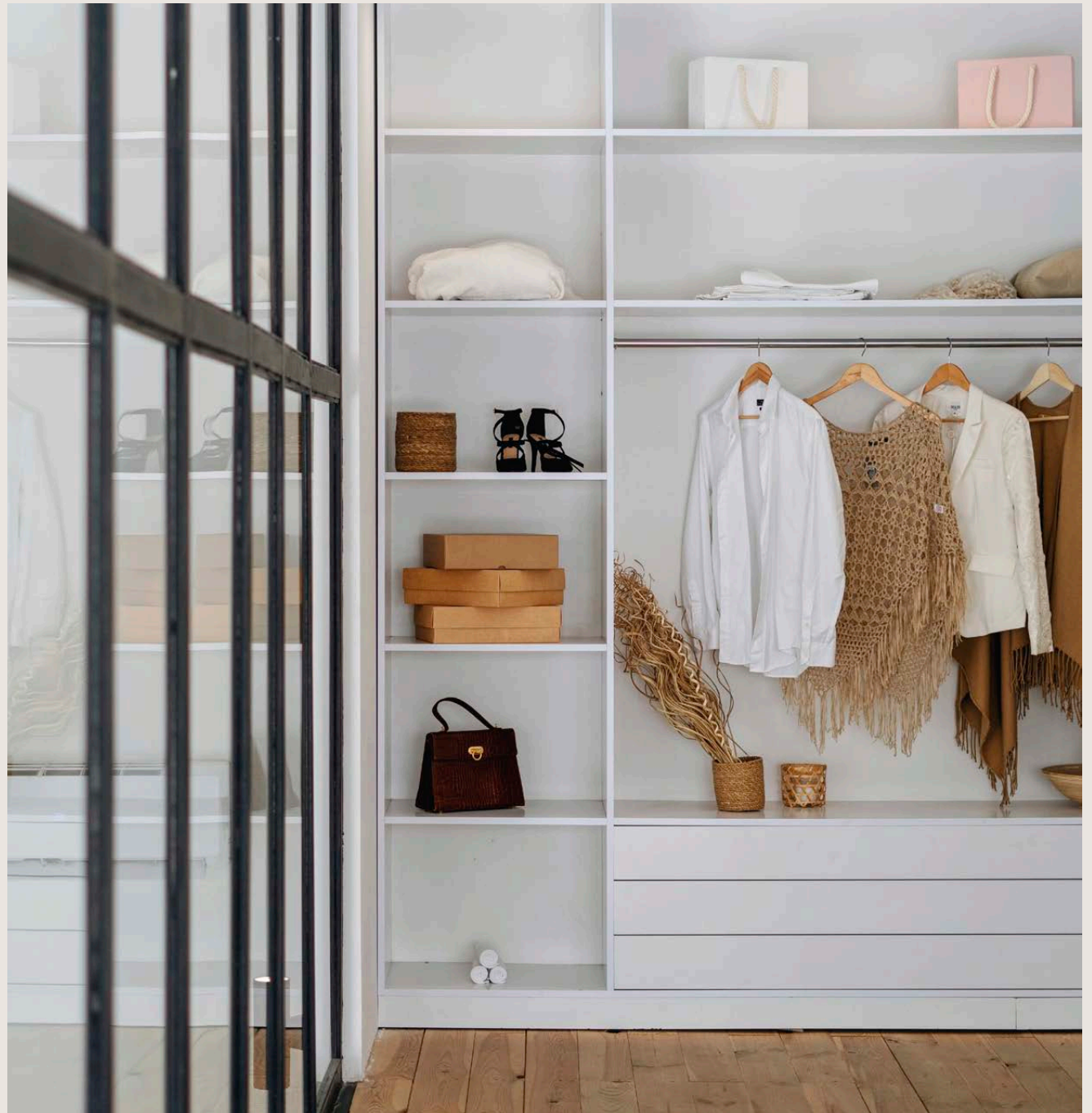
to Melbourne Airport.

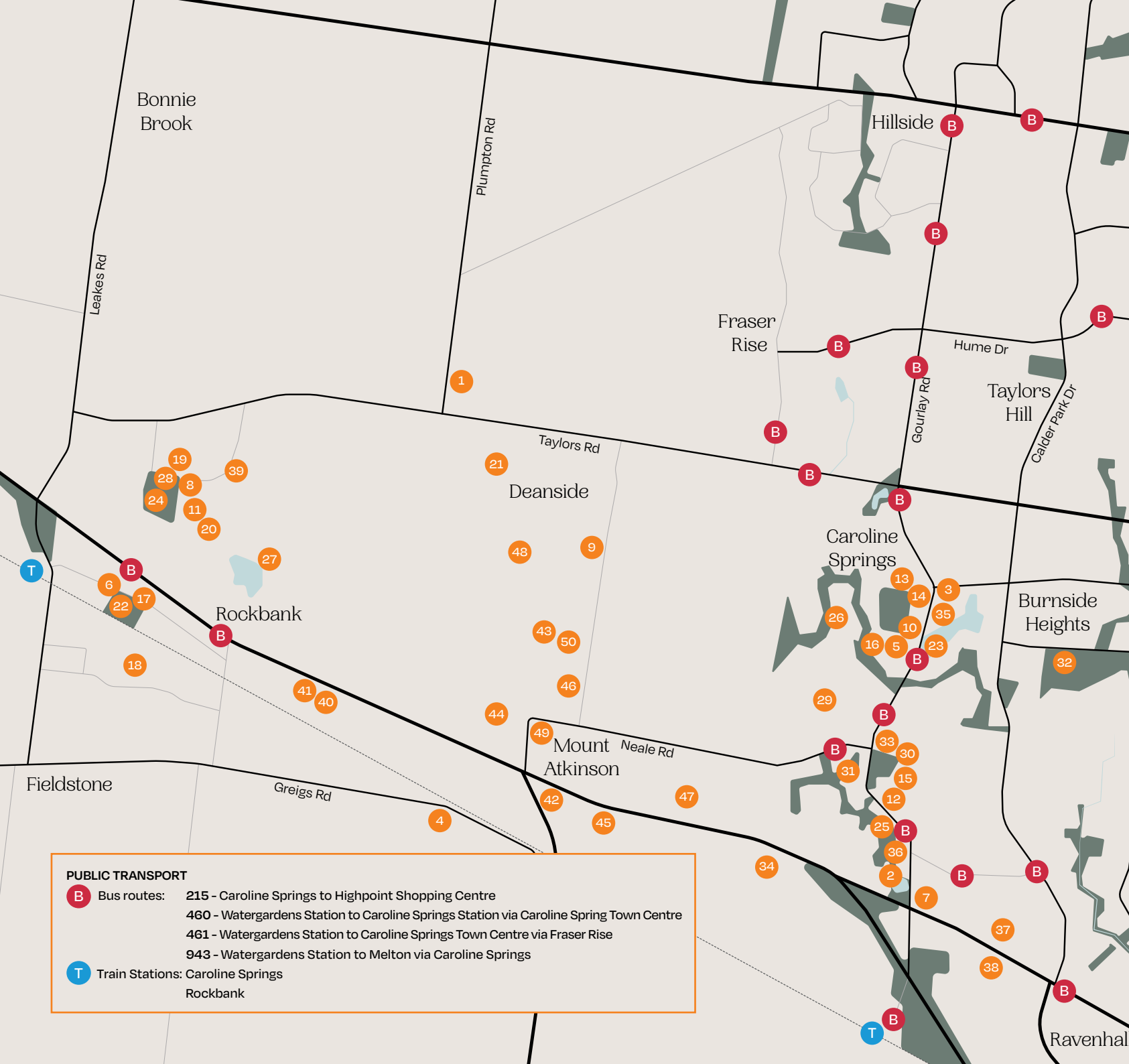
500m

to Western Freeway.

4km

to Caroline Springs Central.





MEDICAL & COMMUNITY

1. Dariadent Dental Laboratory
2. Our Medical Dental
3. Redicare Medical Centre
4. Mt Atkinson Community Centre
5. Our Medical Caroline Springs
6. Rockbank CFA Fire Station
7. Caroline Springs Medical Centre

EDUCATION

8. Aintree Primary School
9. Aspire Childcare Centre - Deanside
10. Australian International Academy
11. Bacchus Marsh Grammar - Woodlea Campus
12. Brookside P-9 College
13. Catholic Regional College Caroline Springs
14. Lakeview Senior College
15. Christ The Priest Primary School
16. Creekside College
17. Rockbank Primary School
18. Little Tinkers Family Day Care
19. Woodlea Early Education
20. Bacchus Marsh Grammar - Early Learning Centre
21. Deanside Primary School

SPORTS AND RECREATION

22. Western Rams Football Sporting Club
23. Caroline Springs Lake
24. Woodlea Sports Ovals
25. Caroline Springs Linear Reserve
26. Bazza park
27. Deanside Wetlands Trail
28. Aintree Tennis Club
29. Azzopardi Gardens
30. Brookside Tennis Club
31. Linear Reserve Boardwalk
32. Burnside Heights Football Club Bears
33. Brookside Recreation Reserve

SHOPPING & EATING

34. Cafe Portugal Melbourne
35. Central Shopping Centre
36. Springlake Shopping Centre
37. Westsprings Central
38. Bunnings Caroline Springs
39. Coles Woodlea
40. BP Rockbank Outbound Truckstop
41. McDonald's Rockbank
42. 7-Eleven

RELIGION

43. Kundrathu Murugan Kumaran Temple
44. Sri Durga Temple Deanside
45. Shree Swaminarayan Hindu Temple
46. Melbourne Chin Church (MCC)
47. Living Springs Baptist Church
48. Gurduara Sahib Miri Piri
49. Paramitha Buddhist Viharaya
50. Kundrathu Kumaran Temple

PUBLIC TRANSPORT

B Bus routes: 215 - Caroline Springs to Highpoint Shopping Centre
 460 - Watergardens Station to Caroline Springs Station via Caroline Spring Town Centre
 461 - Watergardens Station to Caroline Springs Town Centre via Fraser Rise
 943 - Watergardens Station to Melton via Caroline Springs

T Train Stations: Caroline Springs
 Rockbank

Connectivity



2 Train Stations

Caroline Springs
Rockback



215

Caroline Springs to Highpoint SC

461

Watergardens Station to Caroline Springs Town Centre via Fraser Rise

460

Watergardens Station to Caroline Springs Station via Caroline Spring Town Centre

943

Watergardens Station to Melton via Caroline Springs



Growth



CAPITAL GROWTH OVER
LAST 12 MONTHS*

21.0%

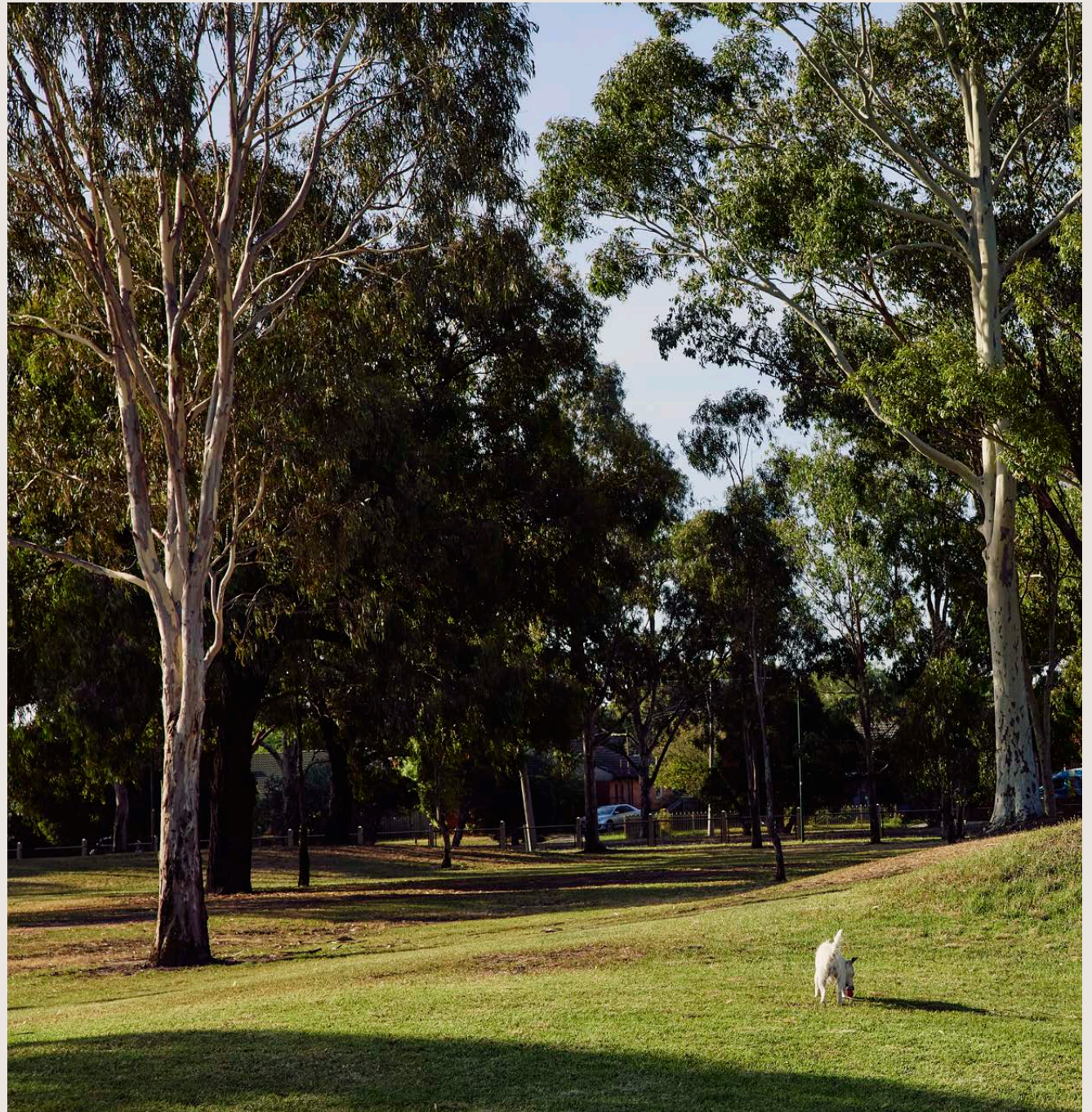


POPULATION GROWTH

296%

With population growth expected to increase by 296% by 2050, this is an exciting time to join this young suburb.

59% of Deanside is designated within the Urban Growth Zone within Melbourne. If you're looking for a long-term home for your family, Deanside is the perfect place to grow.



Families

Deanside is a highly sought after suburb for families. With many schools, sports fields and activities nearby, it's no surprise that young families are moving to the young suburb of Deanside to set up for their futures.



654

POPULATION

31.5%

AGED 30-44 YEARS

83%

FAMILY OCCUPIED DWELLINGS

100%

3 OR MORE BEDROOMS DWELLINGS



Religion

With 8 different places of worship within Deanside, there is the perfect community for your family to join, no matter your religious beliefs.



Gurudwara

Gurduara Sahib Miri Piri

Chin Church

Melbourne Chin Church (MCC)

Baptist Church

Living Springs Baptist Church

Hindu Temples

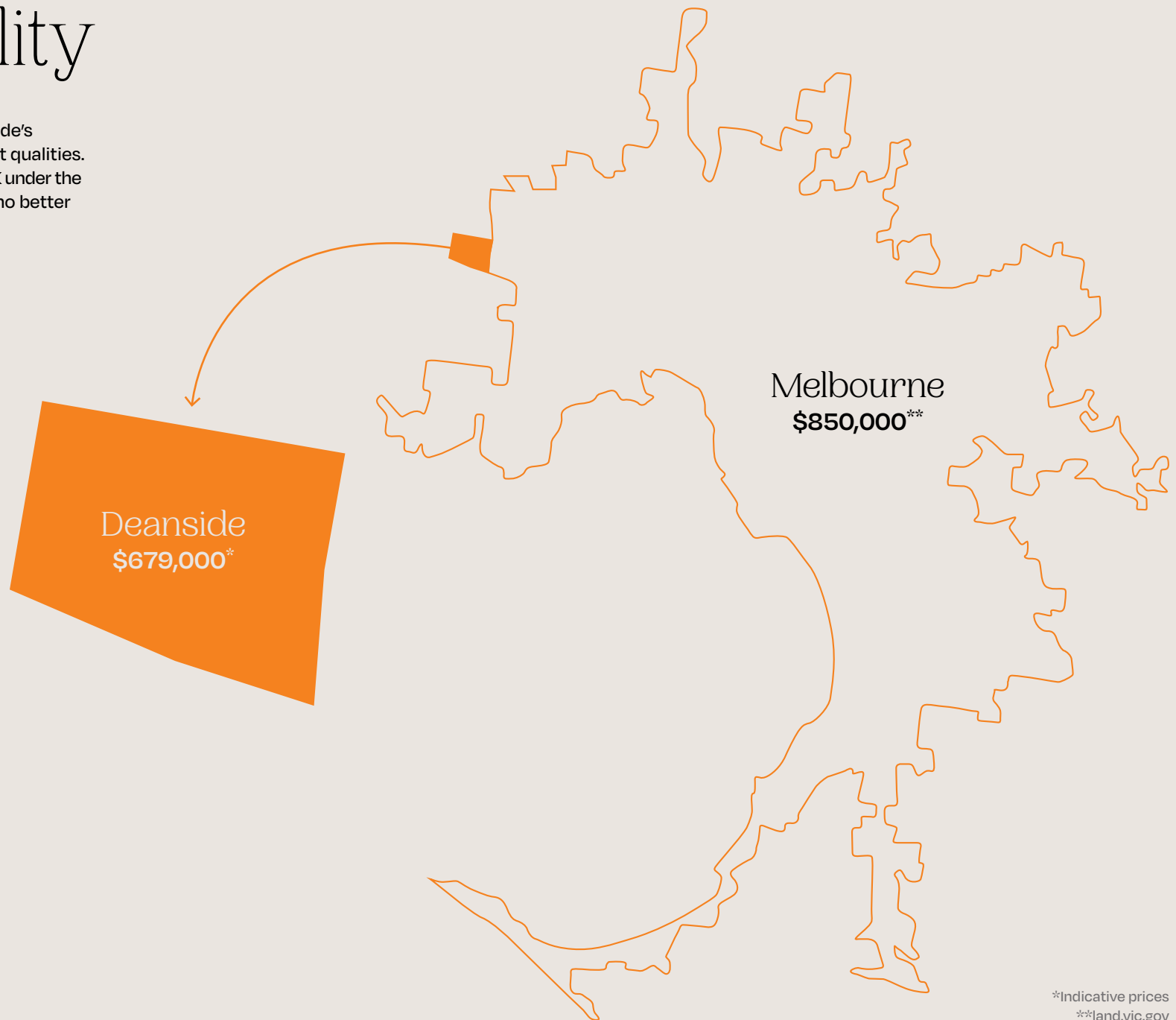
Kundrathu Kumaran Temple
Kundrathu Murugan Kumaran Temple
Sri Durga Temple Deanside
Shree Swaminarayan Hindu Temple

Buddhist Temple

Paramitha Buddhist Viharaya

Affordability

Along with a growing community, Deanside's affordability is one of its most significant qualities. With the median house price nearly \$200K under the Melbourne median house price, there is no better time to make the move to Deanside.



Median
House Price

*Indicative prices
**land.vic.gov

Get in touch
via our website.

[PEMBROOKHOMES.COM.AU](https://www.pembrookhomes.com.au)



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