

Montana

K I L M O R E





*A Place For All.*

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KILMORE

MONTANA KILMORE







VISION

## *A Place Alive With Rural Charm.*

Montana, Kilmore is a warm, welcoming neighbourhood at the beginning of a promising future. Here you'll find generous lots with all the space you need for bringing your dream home to life, while finding a sense of belonging at the heart of a dynamic community.

Set within a historic regional town, just one hour from Melbourne's CBD, this is the best of both worlds: urban amenities, connections to employment and convenient transport links with the lifestyle benefits of living in nature. Montana offers an opportunity to be an important part of something very special.

MONTANA  
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ASSUMPTION COLLEGE

KILMORE TOWNSHIP

GOLF COURSE

KILMORE RACECOURSE

KILMORE EAST TRAIN STATION

KILMORE PRIMARY SCHOOL

LEISURE CENTRE

KILMORE HOSPITAL

KILMORE CRICKET & RECREATION

MONUMENT HILL RESERVE

NORTHERN HIGHWAY

WANDONG ROAD







## LOCATION

# Everything you need, *on Your Doorstep*

### Sports & Recreational

1. Tennis club
2. Kilmore Harness
3. Cricket Club
4. Golf Club
5. Hudson Park

### Schools & Education

6. Marie William's Kindergarten
7. Kilmore Primary School
8. Saint Patrick's Primary School
9. Assumption College
10. Library

### Health

11. Kilmore & District Hospital
12. Kilmore Medical Practice
13. Kilmore Physiotherapy

### Convenience

14. Town Centre
15. Coles Supermarket
16. Village Shopping Centre
17. Woolworths Supermarket
18. Aldi Supermarket
19. Petrol Station
20. Chemist
21. Kilmore East Railway



TOWN CENTRE | 5 MINS



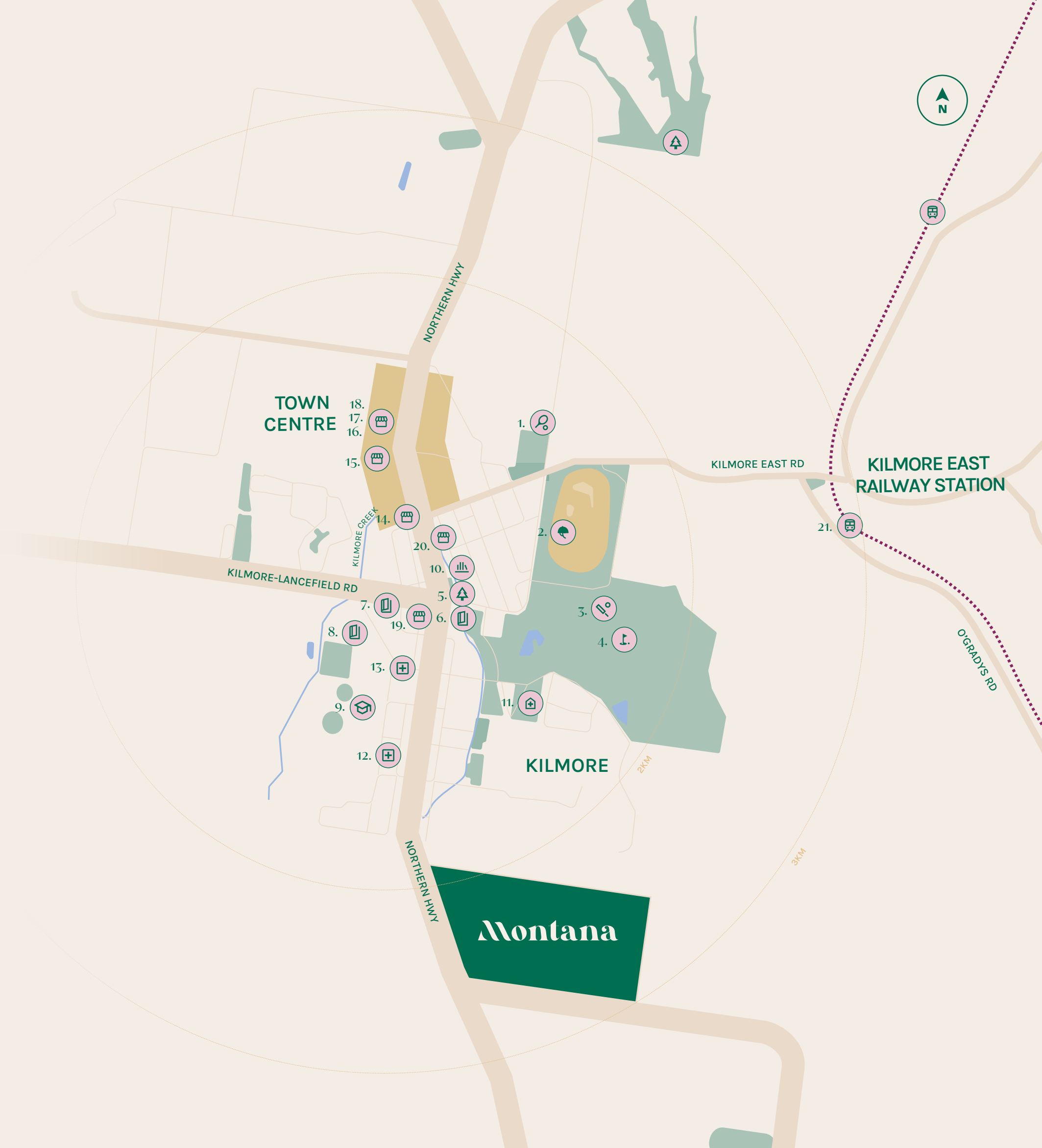
WALLAN | 10 MINS



RAILWAY STATION | 10 MINS



MELBOURNE | 1 HOUR



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## LOCATION

# A rich past, a *Flourishing Future.*

One of Victoria's oldest towns, Kilmore is a picturesque rural gem situated at the gateway to Central Victoria, renowned for its cultural heritage and strong community spirit. Located on the ancestral lands of the Taungurung people and surrounded by the scenic beauty of the Mitchell Shire's rolling hills.

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Breathtaking mountain vistas to well-loved restaurants and cafes, and an abundance of hiking trails.



Kilmore is writing a new chapter for its population, bridging the past and the present for a vibrant modern living experience in a historically significant locale.



Kilmore offers a family-friendly lifestyle enriched with diverse experiences and recreational activities.





AMENITIES

# The perfect place for *Growing Families.*

Top-notch education is within easy reach from Montana, with an abundance of education facilities from kindergarten through secondary school within a 10-minute drive.

Kilmore's friendly community and excellent educational facilities including Marie William's Kindergarten, Kilmore Primary School and the prestigious Assumption College, make it the perfect place to raise a family. At Montana Kilmore, it's not just about finding a home, but about creating a vibrant and nurturing place for your family to thrive.

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— ASSUMPTION COLLEGE



— HUDSON PARK



— KILMORE PRIMARY SCHOOL





— EAST KILMORE TRAIN STATION



And for essential needs, Kilmore District Hospital, alongside a bustling community centre and multiple medical practices, stands ready to serve, ensuring your family's well-being is always prioritised. Beyond the city's reach yet seamlessly connected, East Kilmore Train Station provides easy access between Montana and the CBD within an hour.



— KILMORE DISTRICT HOSPITAL

— KILMORE VILLAGE







LOCAL LIFESTYLE

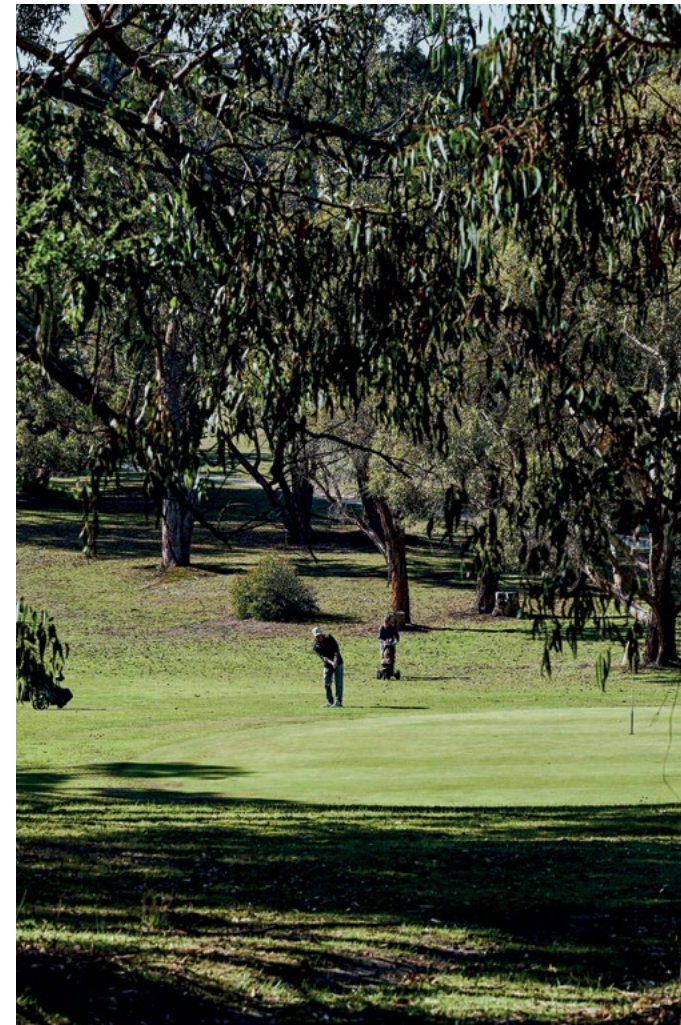
# The irresistible charm of *Country Town Living.*

Kilmore is characterised by the genuine hospitality of locals, a slower pace of life, and the close-knit relationships forged among neighbours. Here children freely ride their bikes through tree-lined streets, and neighbours watch out for one another, fostering a nostalgic sense of safety and community. From quaint main streets lined with historic buildings to vibrant community events and festivals, there is a unique blend of warmth, simplicity, and community spirit that evokes authenticity and belonging.

It's the feeling of being part of something, where strangers are treated like friends, and the natural beauty of the countryside is cherished. Kilmore's small town charm isn't just a way of life; it's a state of mind that celebrates the simple joys and connections that make regional living so special.



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— KILMORE GOLF CLUB



— BIKE TRAILS

Moments from Montana lies a community that effortlessly blends urban convenience with the tranquility of nature.

Kilmore offers a haven where outdoor enthusiasts thrive amid lush parks, winding trails, and scenic bike tracks, inviting you to explore and rejuvenate right at your doorstep.



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MASTERPLAN

Designed to bring a  
*Community Together.*






MONTANA  
KILMORE

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Set on an expansive land area exceeding 20 hectares, Montana offers diverse frontages ranging from 14 to 20 metres to meet the preferences and needs of households of all shapes and sizes. Innovative design strategies prioritise community engagement and wellbeing, with shaded green zones for weekend get-togethers and active open spaces for exercise and sport, as well as a proposed school and community centre for activities that foster connection and belonging. With sensitive careful planning, the design also preserves a natural parkland and creek reserve to seamlessly integrate the development with the surrounding environment, setting a new standard for sustainable urban living.

-  TOWN CENTRE | 5 MINS
-  RAILWAY STATION | 10 MINS
-  MELBOURNE | 1 HOUR

- 1. Active open space
- 2. Creek Reserve
- 3. Natural Parkland
- 4. Proposed - Community Facility  
Proposed - Government Primary School
- 5. Community Park
- 6. Green open spaces
- 7. Sales Office





MONTANA, KILMORE

## *A Brighter Future for your Family.*

Imagine a place where your family can thrive, surrounded by lush green open spaces that invite exploration and play. Montana is more than just a place to live; it's a vibrant community designed with your family's future in mind.

Here, neighbours become friends in shaded green zones perfect for impromptu gatherings, while children grow and learn in a safe, nurturing environment. Embrace a lifestyle where nature and community are intertwined, offering a sanctuary where you can create cherished memories and a brighter future for your loved ones.



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The streetscapes, parks and playgrounds make social connection and bonding come naturally: active open spaces encourage team sports of every code, while proposed schools, community centres and outdoor gathering spots promote community events. New residents welcome the warmth and familiarity of life on a more intimate scale.



— ACTIVE OPEN SPACES

— PARKS











THE TEAM

## Experienced Local *Developer.*

With a rich legacy in the property industry, Marlton Group is intentional about every endeavour, and have steadily built a reputation for excellence. A family led property business, Marlton Group consistently strives to achieve great results through a diverse portfolio of quality assets and an established network of industry partnerships.







## A Place *For All.*

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### SALES OFFICE:

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