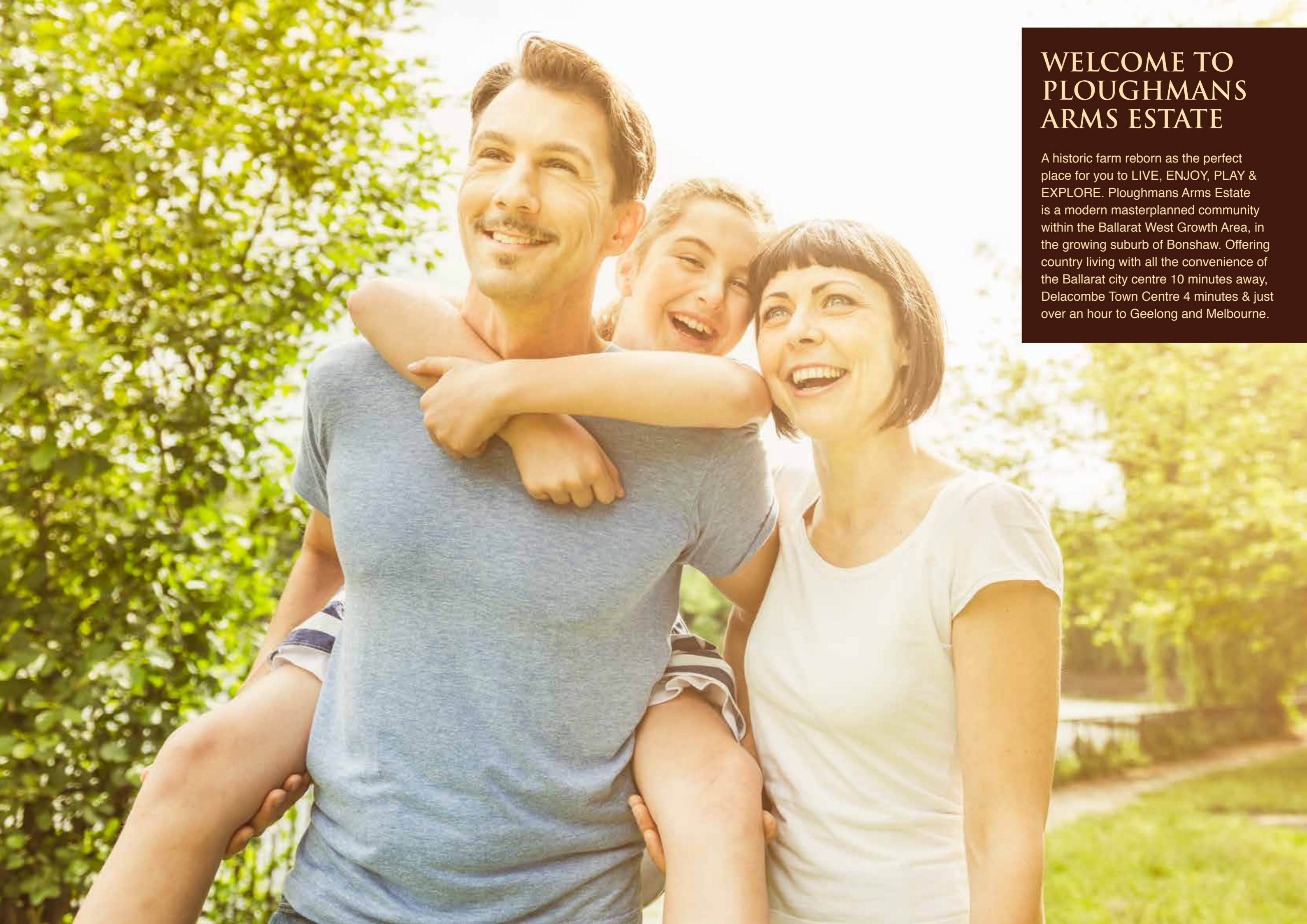


WELCOME



PLOUGHMANS  
ARMS ESTATE

LOTS ARE TITLED AND  
READY TO BUILD ON NOW



## WELCOME TO PLOUGHMANS ARMS ESTATE

A historic farm reborn as the perfect place for you to LIVE, ENJOY, PLAY & EXPLORE. Ploughmans Arms Estate is a modern masterplanned community within the Ballarat West Growth Area, in the growing suburb of Bonshaw. Offering country living with all the convenience of the Ballarat city centre 10 minutes away, Delacombe Town Centre 4 minutes & just over an hour to Geelong and Melbourne.

9 MINUTES

LAKE WENDOUREE

8 MINUTES

BALLARAT CBD

4 MINUTES

**DTC** DELACOMBE TOWN CENTRE

GLENELG HWY

3 MINUTES

PHOENIX COLLEGE

TAIT STREET

10 MINUTES

FEDERATION UNIVERSITY



WALKING DISTANCE

POWER PARK

FUTURE INFRASTRUCTURE: WETLANDS, PAVILLON, INDOOR RECREATION CENTRE, OVALS, ATHLETIC TRACK, DOG PARK, NETBALL COURT, & REGIONAL PLAY SPACE\*

WALKING DISTANCE

BONSHAW EARLY LEARNING CENTRE

NOW OPEN

WALKING DISTANCE

FUTURE PRIMARY SCHOOL\*

WALKING DISTANCE

FUTURE LOCAL SHOPS\*

ROSS CREEK RD

The illustration shown is intended as a guide only, no liability for negligence or otherwise is assumed for the material by the Vendor or their principal servants or agents. Shops, Pre-school, & Primary School placement are based on the plans within Council PSP.



# TRUSTED LOCAL DEVELOPER

Leo Hayes, a trusted local name in Ballarat, with over 40 years of experience. Beginning in his early days as a bricklayer, builder and land developer. With this unique experience, Leo has become very passionate about Ballarat and has built a reputation for creating high quality homes, developments and communities – places where people want to LIVE.

In more recent years Leo has placed all his knowledge and resources into developments, from Miners Rest to Mount Clear. His most recent of which is Ploughmans Arms Estate. Leo believes this estate will be one he can be extremely proud of.

***“Ploughmans Arms Estate has been created with the knowledge and history of the area. This I believe will give depth, vision and character to support a growing community”***

The site has been steeped in history – the original site of the Ploughmans Arms Hotel dating back to the mid 1800s. Leo also notes that it has been within his family for almost 100 years, “As a family farm for several generations and the Bonshaw Restaurant more recently, which was ran by his brother Joe”. Leo is passionate

about making this place of history a livable and enjoyable environment for people to feel at home.

The Estate offers a selection of lot sizes ranging from 300-799m2 and several medium density opportunities to suit any lifestyle or budget – building your first home, upsizing your family living or creating your dream home and is well located with easy access to current facilities.

Surrounded by over 57 acres of parkland reserves including local Play Ground, Lineal Creek with much Cultural Heritage and Power Park which has plans for future infrastructure, such as the wetlands, pavillion, ovals, athletic track, dog park, netball court, play space, indoor recreational centre and other community assets – all these reserves connected with pathways for all to ENJOY and EXPLORE.

Protective Covenants for peace of mind, stylish street design with formal streets and meandering roadways, quality street trees, underground services, nbn™ ready, also opposite the proposed Local Activity Centre (neighbourhood shopping), Primary School and the newly opened Bonshaw Early Learning Centre.

We invite you to buy your home site today at Ploughmans Arms Estate and LIVE, ENJOY, PLAY and EXPLORE this wonderful area.



LIVE ENJOY PLAY EXPLORE

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