



**PLOUGHMANS
ARMS ESTATE**

WALKING DISTANCE:

New Bonshaw Early Learning Centre, Power Park (Future Infrastructure: Wetlands, Pavilion, Indoor Recreation Centre, Ovals, Athletic Track, Dog Park, Netball Court & Regional Play Space*), Local Playground Reserve, Lineal Creek & Reserve (over 20 acres in size), Public Transport, Proposed Primary School*, Proposed Local Neighborhood Shopping* plus the brand new Kidscape Early Learning Centre.

WITHIN 5 MINUTES:

New Delacombe Town Centre (Kmart, Cinema, QuickFit Health Clubs, Food Ruckers, Chill Espresso, Toyland, Kaisercraft, Wendy's Milk Bar, Chemist, National Hearing Care, Dentist, The Groove Train, Delish Kebabs, Fish n Chips, Jiang Nan Noodle House, Toyland, Akita Sushi, Cutie Nails, Just Cuts, Rosenhart Cake Shop, Tattsлото, Wash 'N' Wear Laundry, The Butcher Club, Griffin Burger, Woolworths & more coming in 2019 such as Bunnings, Dan Murphys & Petstock), Primary & Secondary Schools, Kindergartens, Coles, Aldi, Petstock, Maxi Foods, Ballarat Community Health Centre, Bakeries, Pharmacies, Nurseries, Mitre 10.

WITHIN 10 MINUTES:

Ballarat CBD, Federation University, ACU (Australian Catholic University), Lake Wendouree, Ballarat Botanical Gardens, Buninyong Golf Club, Ballarat Railway Station, Art Gallery of Ballarat, Sovereign Hill, Hospitals.

PLUS MUCH MORE NEARBY TO LIVE ENJOY PLAY & EXPLORE

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**LOCAL
PARK &
CREEK
RESERVE**

WITHIN 10 MINUTES

**BALLARAT CBD AND
LAKE WENDOUREE**

4 MINUTES

**DTC DELACOMBE
TOWN CENTRE**



POWER PARK

**BONSHAW EARLY
LEARNING CENTRE**

10 MINUTES

**FEDERATION
UNIVERSITY**

FUTURE LOCAL SHOPS*

FUTURE PRIMARY SCHOOL*

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.