

Convenient connections locally, to Melbourne's CBD, and beyond.

Smiths Lane is well connected, sitting within reach of nearby train stations and the Monash Freeway. Plus, a range of education options and shopping centres are within convenient driving distance.

TRAIN STATIONS

- 8KM BEACONSFIELD STATION
- 10KM BERWICK STATION
- 12KM CRANBOURNE STATION

MAJOR ROADS

- 11KM SOUTH GIPPSLAND HIGHWAY
- 12KM MONASH FREEWAY

EDUCATION

- ONSITE CLYDE GRAMMAR AT SMITHS LANE
- 3.1KM HILLCREST CHRISTIAN COLLEGE
- 6.5KM ST CATHERINE'S CATHOLIC PRIMARY SCHOOL
- 6.5KM TULLIALLAN PRIMARY SCHOOL
- 8.6KM ST PETER'S COLLEGE
- 9KM HAILEYBURY COLLEGE BERWICK CAMPUS
- 9KM CHISHOLM INSTITUTE
- 10KM NOSSAL HIGH SCHOOL
- 29KM MONASH UNIVERSITY PENINSULA CAMPUS

SHOPPING & ENTERTAINMENT

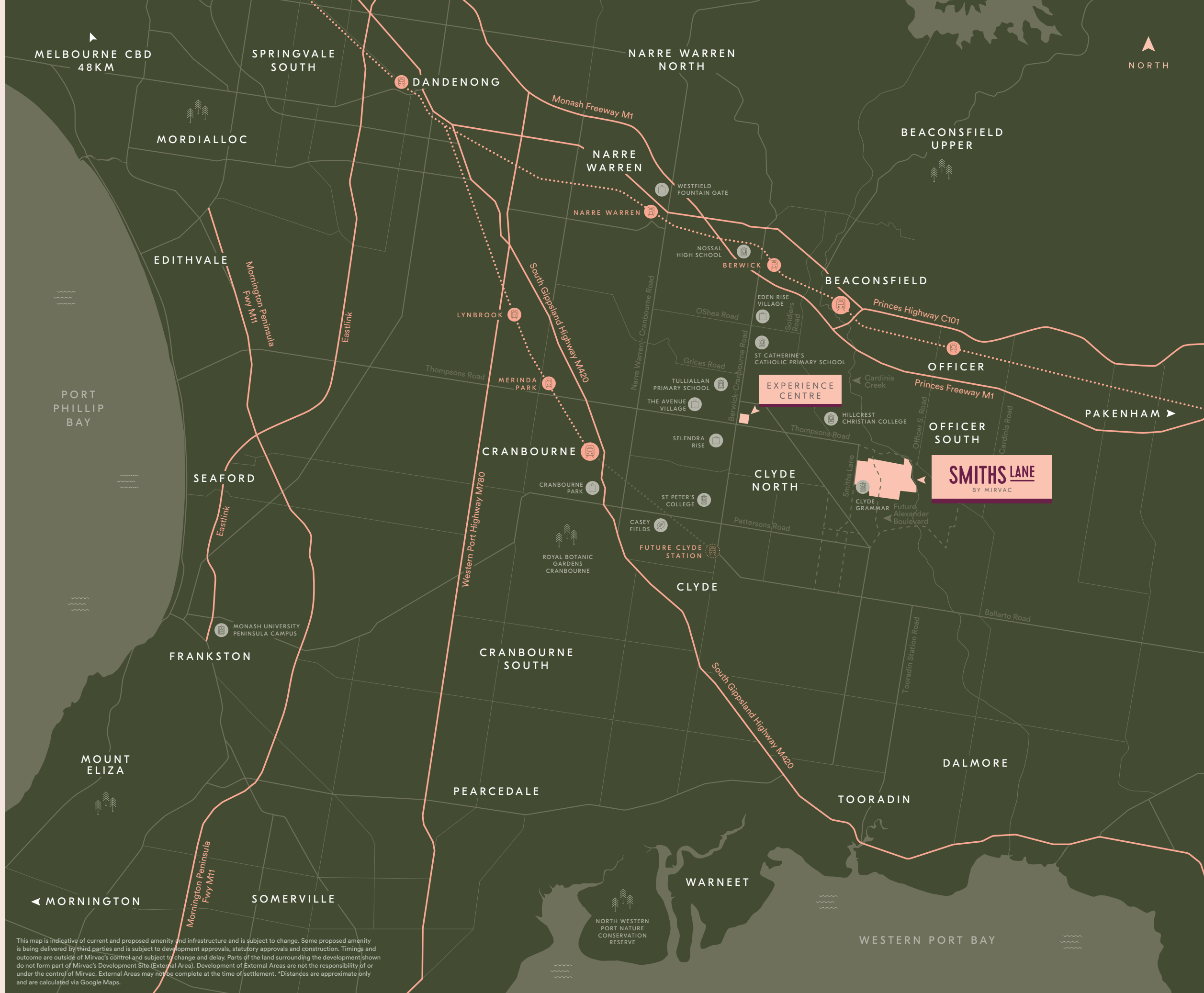
- 7KM THE AVENUE VILLAGE
- 7KM SELANDRA RISE
- 7.5KM EDEN RISE VILLAGE
- 13KM CRANBOURNE PARK
- 14KM WESTFIELD FOUNTAIN GATE
- 15KM BUNJIL PLACE

LIFESTYLE

- 16KM ROYAL BOTANIC GARDENS CRANBOURNE
- 39KM WESTERN PORT BAY
- 43KM MORNINGTON PENINSULA

MEDICAL

- 8KM CASEY HOSPITAL



This map is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac's control and subject to change and delay. Parts of the land surrounding the development shown do not form part of Mirvac's Development Site (External Area). Development of External Areas are not the responsibility of or under the control of Mirvac. External Areas may not be complete at the time of settlement. *Distances are approximate only and are calculated via Google Maps.