



Aitken Grove merrifield

DEVELOPED BY / **MAB** | **GPC**

A large, gnarled tree with dense green foliage against a clear blue sky. The tree's trunk is thick and twisted, with many smaller branches extending outwards. The leaves are a vibrant green, and the overall scene is bright and clear.

NATURALLY BETTER CITY LIVING.

Fall in love with coming home to an exclusive neighbourhood bordered by natural beauty.

Mount Ridley Nature Conservation Reserve provides a tranquil, natural backdrop to your life at Aitken Grove, where you're perfectly positioned to enjoy easy access to both Merrifield City and the Craigieburn town centre.

YOUR SANCTUARY IN THE CITY.

Open spaces are the lungs of our cities, creating a sense of contrast with the urban environment. When balanced perfectly, the natural and urban landscapes deliver a lifestyle that is both captivating and convenient.

Aitken Grove epitomises this balance. Nestled between the tranquil Mount Ridley Nature Conservation Reserve, thriving Merrifield City Centre to the north and the Craigieburn town centre to the south, it is a precinct that feels like a secluded haven, but is a well-connected urban village.



A WELL-CONNECTED RETREAT.

Aitken Grove places you in the midst of everything Merrifield has to offer, from retail to recreation, education to employment, parks to public transport.

When you need to travel further afield, Aitken Boulevard provides you with a unique and direct connection into the heart of Craigieburn and Greenvale without needing to use the freeway or Mickleham Road.

The ultimate design for Aitken Boulevard includes the Victorian Government's plans for special lanes dedicated to a Bus Rapid Transit (BRT) system, helping to get you where you need to be without relying on a car.



- 01 Mount Ridley Nature Conservation Reserve.
- 02 Merrifield City.
- 03 Merrifield Education and Community Precinct.
- 04 Planned Bus Rapid Transit.

AN URBAN LIFESTYLE ON YOUR DOORSTEP.





01

Just a short drive, cycle or stroll away lies Merrifield City, a central hub for your essential needs.

The first stage of Merrifield City spans 7,000m², hosting Coles and other specialty retailers including a pharmacy, dentist, medical centre, beauty

services, cafes and fresh food providers, and it will continue to grow and add new offerings as the community matures.

Even closer to home is the proposed Lifestyle Homemaker Centre, planned to be your key destination for your homewares and lifestyle needs.

01 Merrifield City.
02 Beauty Genesis.
03 Fresh Fields Fruit & Veg.

02



03



SCENERY THAT INVIGORATES.





Artist impression.

The adjacent Mount Ridley Nature Conservation Reserve sets the scene for a serene lifestyle at Aitken Grove, providing peaceful green views for residents.

Enjoy a tranquil outlook along your morning or evening stroll via the walking path along the reserve's

edge, or take the kids for a turn on the playground at one of the neighbourhood parks.

Aitken Grove is your opportunity to escape to nature, without compromising on the convenience of city living.

READY TO
EXPLORE.



Melbourne
CBD

Craigieburn
Train Station

Mt Ridley
Lookout

Hume Anglican
Grammar

Mt Ridley Rd

Mt Ridley
College

Highlands
Hotel

Highlands Shopping
Centre

Craigieburn
Central

Craigieburn
Junction

Hume Tennis and
Community Centre

Splash Aqua
Park and Leisure

Mount Ridley Nature
Conservation Reserve

AITKEN BLVD EXTENSION

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MERRIFIELD
CITY

Artist impression.



01



02

The extension of Aitken Boulevard brings a host of retail, education, recreational and transport services within even easier reach of Merrifield residents.

In Aitken Grove you'll be perfectly placed for retail therapy or a blockbuster movie at Craigieburn Central, a day out at Splash Aqua Park and Leisure Centre or dinner at the Highlands Hotel - and they're all within a 6-minute drive from your new home.

Merrifield's education precinct is barely a 5-minute drive away, home to early learning, primary and secondary school options, while heading just a few minutes down Aitken Boulevard will take you to the Craigieburn campus of Hume Anglican Grammar, Mt Ridley College, Mother Teresa Catholic Primary School and much more.



03



04

- 01 United Cinemas at Craigieburn Central 6-minute drive.
- 02 Craigieburn Station 10-minute drive.
- 03 Splash Aqua Park and Leisure Centre 5-minute drive.
- 04 Hume Anglican Grammar 4-minute drive.

ALL THAT'S MISSING IS YOU.

Become part of a tranquil yet connected neighbourhood at Aitken Grove, and experience life in this extraordinary place where nature and city living entwine.

It's the balanced life you've dreamed of, and there's never been a more perfect time to start it.

MERRIFIELD IS THE VISION OF MAB CORPORATION AND GIBSON PROPERTY CORPORATION AND BACKED BY OVER TWO DECADES OF QUALITY DEVELOPMENT EXPERIENCE.



merrifieldmelbourne.com.au

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