



Aitken Grove merrifield

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

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.



M-Square

Merrifield's Education and Community Precinct

MERRIFIELD CITY

Mount Ridley Nature Conservation Reserve

Neighbourhood Park

Aitken Boulevard

Treetop Reserve

Lifestyle COMMUNITIES

Local Convenience Retail

YOUR SANCTUARY IN THE CITY.

Aitken Boulevard

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, Aitken Grove is a precinct that feels like a secluded haven, but is a well-connected urban village.

READY TO
EXPLORE.

MERRIFIELD CITY

coles

The extension of Aitken Boulevard provides you with a unique and direct connection into the heart of Craigieburn and Greenvale without needing to use the Hume Freeway or Mickleham Road. This brings a host of retail, education, recreational and transport services within even easier reach of Merrifield residents.

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.

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 own 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.

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.

When you need to travel further afield, Craigieburn Train Station and the Hume Freeway are within easy reach.



01 Mount Ridley Nature Conservation Reserve.
02 Merrifield City, 3-minute drive.
03 Merrifield Education and Community Precinct, 5-minute drive.



04 Aitken Boulevard - your connection into Craigieburn and future route of Bus Rapid Transit.
05 Craigieburn Station 10-minute drive.
06 Splash Aqua Park and Leisure Centre 5-minute drive.
07 Hume Anglican Grammar 4-minute drive.





Aitken Grove merrifield

AITKEN BLVD EXTENSION

Mount Ridley Nature Conservation Reserve

Artist impression.

MERRIFIELD CITY





READY TO FLOURISH.

01

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

Merrifield City is host to Coles, a gym, swim centre, pharmacy, dentist, medical centre, beauty services, cafes, fresh food providers and a commercial building.

- 01 Zet & Zaatar Bakery.
- 02 Beauty Genesis.
- 03 Fresh Fields Fruit & Veg.

Our vision for Merrifield City includes ambitious plans to grow and add new offerings as the community matures.

Planned expansions in the near future include the introduction of large format retail stores, an indoor/outdoor dining precinct and a hotel, along with a lifestyle homemaker centre within Aitken Grove.

02



03



READY TO INVIGORATE.

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.



Artist impression.



Artist impression.



Artist impression.

TREETOP RESERVE.

Families will adore Aitken Grove's iconic park, with its cutting-edge multi-level play equipment taking kids on an adventure through the treetops.

Along with the state-of-the-art equipment and its impressive tube slide, the park features a spacious kickabout area, a basketball hoop, inbuilt trampolines and a sheltered picnic area. Stop by after school for a quick play or linger on weekends for a day of family fun.

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.

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





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