

WEDGE RD.

SKYE

The image is a composite. The top half features a close-up of autumn leaves in shades of orange, red, and yellow, with a soft bokeh effect. The bottom half shows a man and a woman sitting on a light-colored sofa. The man, wearing a brown ribbed sweater, is leaning back and smiling. The woman, wearing a light-colored ribbed sweater, is lying down with her head tilted back, looking up at him. A large, white, fluffy stuffed sheep is positioned between them. The overall mood is warm and intimate.

Your place to write life's next chapter.

A natural oasis, Wedge Rd strikes the perfect balance of calm and convenience. Enveloped in greenery and established with ample amenity, this is a neighbourhood designed for those who seek relaxed but connected living. In a sought-after locale that promises a bright future, you'll find a haven to begin your journey, grow your household, or settle in for the long haul. Wedge Rd is your place to write life's next chapter.

Quality lots and an extensive range of house and land packages welcome residents, inviting their unique expressions of character to a community defined by its generous size and connection.

Carrum Downs
Primary School

Seaford
Beach

Carrum
Beach

Bonbeach
Beach

Port Phillip
Bay

Melbourne
Cable Park

Melbourne
CBD

Sandhurst
Golf Club

Blair Park

Carrum Downs
Secondary

IGA Carrum
Downs

Patterson River
Country Club

Carrum Downs
Reserve

Sandarra Park

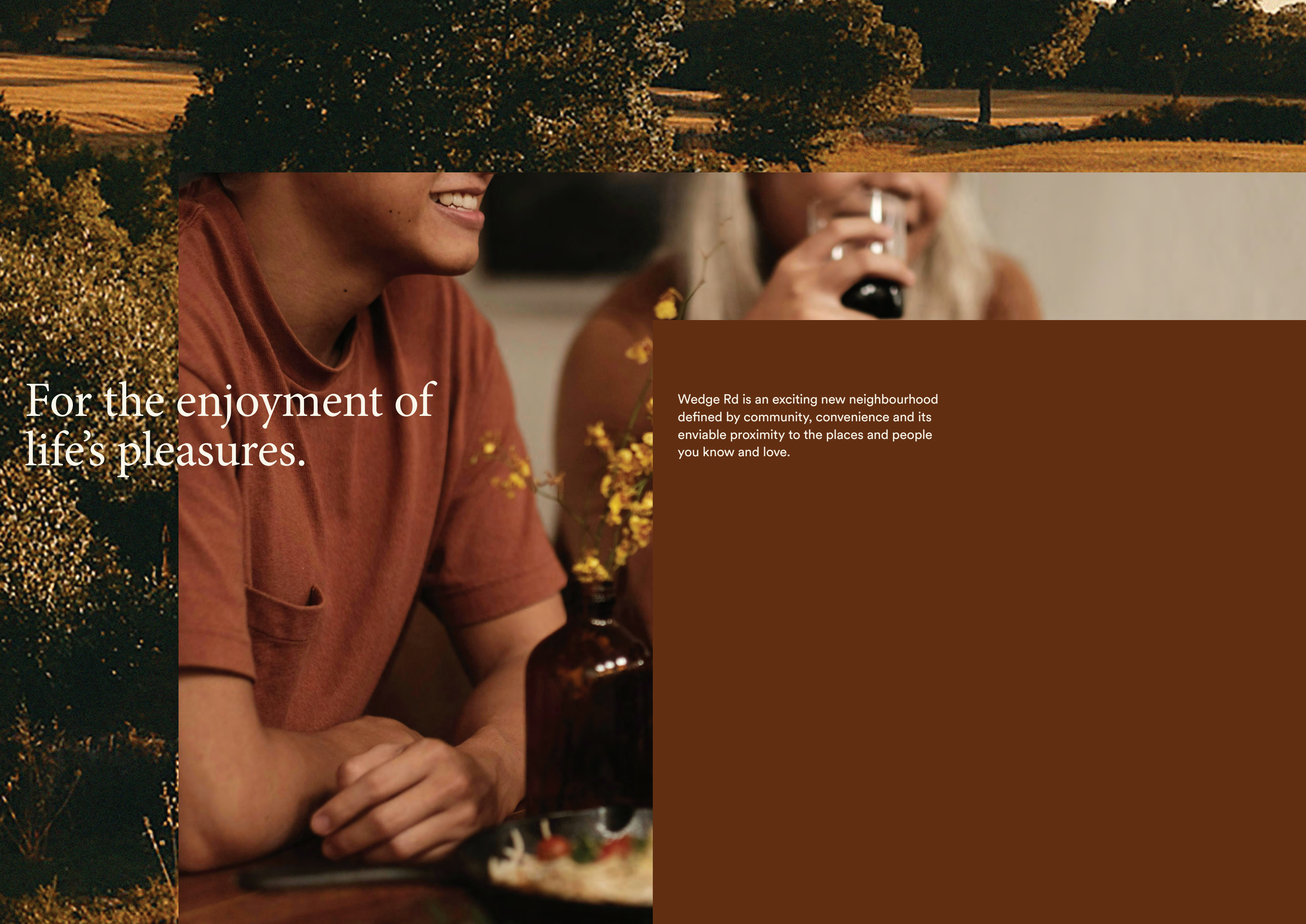
WEDGE RD.
SKYE

Contemporary living, surrounded by nature.

Wedge Rd is the perfect balance of urban access and natural beauty. Close to the amenities you need and lifestyle you want, Wedge Rd is surrounded by green spaces that invite activity. Neighbourhood pocket parks satisfy the need to feel grass underfoot, while views over the Green Wedge Zone give you the freedom to breathe.



WEDGE RD SEABERRY PROMENADE RESERVE



For the enjoyment of
life's pleasures.

Wedge Rd is an exciting new neighbourhood
defined by community, convenience and its
enviable proximity to the places and people
you know and love.



An established neighbourhood
with every convenience.

Located in an area that is well developed and accessible, Wedge Rd connects residents with ample retail, dining and entertainment options, while nearby healthcare amenities contribute to a community of calm, convenience, and comfort.

Shopping & Dining

Supermarkets

1. Coles Carrum Downs
2. Woolworths Carrum Downs
3. ALDI Carrum Downs
4. IGA Carrum Downs

Shopping Centres

5. Carrum Downs Shopping Centre
6. Bayside Shopping Centre
7. Cranbourne Park Shopping Centre
8. Marriott Waters Shopping Centre
9. Thompson Parkway Shopping Centre

Eateries

10. Dainton Brewery
11. Frankies Coffee and Eats
12. The Fat Chef
13. Hillview Restaurant
14. Gelato Unou

Sports & Recreation

Parks and Clubs

15. Sandhurst Golf Club
16. Carrum Downs Recreational Reserve
17. Patterson River Golf Club
18. Sandarra Park
19. Blair Park
20. John Monash Reserve

Leisure Centres

21. Peninsula Aquatic Recreation Centre
22. Casey RACE
23. Casey Indoor Leisure Complex
24. Melbourne Cable Park

Dog Parks

25. Banyan Reserve
26. Sandfield Reserve
27. Bacchus Road Reserve
28. Trueman Reserve

Libraries

29. Carrum Downs Library
30. Cranbourne Library
31. Frankston Library

Healthcare

32. Carrum Downs Medical Centre
33. Frankston Hospital
34. Peninsula Private Hospital

Transport

35. Eastlink on-ramp
- Frankston Train Line
- Cranbourne Train Line

Education

Childcare & Kindergartens

36. Sparrow Early Learning Carrum Downs
37. Banyan Fields Child & Family Centre
38. Pre-prep Centre
39. Rowellyn Preschool

Primary Schools

40. Banyan Fields PS
41. Rowellyn Park PS
42. Woodleigh School Junior Campus
43. St Joachim's Catholic PS

Secondary Schools

44. Carrum Downs Secondary
45. Lyndhurst Secondary
46. St Peter's College
47. Monterey Secondary
48. Frankston High
49. Woodleigh School Senior Campus

ELC + P-12 Schools

50. Hope Carrum Downs
51. Narre Warren South P-12

Tertiary

52. Chisholm Frankston
53. Chisholm Cranbourne
54. Monash University Peninsula Campus





Shopping

Only minutes from the local high street and Carrum Downs Shopping Centre, everything you need is on your doorstep. Shop for your weekly groceries at local supermarkets, fresh grocers and butchers, or take care of daily tasks at any of the nearby amenities and services. For indulgent shopping afternoons, Australia's largest shopping centre, Chadstone, is an easy 26-minute drive away.

Parks and Nature

Life at Wedge Rd is a celebration of outdoor activity. Surrounded by natural beauty, local pocket parks and views over the Green Wedge Zone invite calm and relaxation. Nearby reserves and golf courses, connected by cycling and walking trails, allow for an active lifestyle enriched by nature.

Sought-after locale.



Eat and Drink

Opportunities to enjoy fresh coffee, Sunday brunches, and meaningful meals out with family are abundant at Wedge Rd. Linger over lattés at Frankies or sample The Fat Chef's signature menu. Only seven minutes down the road, Dainton Brewery serves cold beer and slow-cooked barbecue, best enjoyed with friends on sunny afternoons.



Transport

Wedge Rd is effortlessly connected to the surrounding suburbs and beyond. Melbourne’s CBD is approximately 40 minutes’ drive away, accessed easily via the Eastlink on-ramp. Or, if you’d prefer to sit back and read a book all the way to work, the Lynbrook, Seaford and Cranbourne Train Stations are all within 10km. Life at Wedge Rd ensures flexible, easy access, regardless of where you’re going.



Sports and Recreation

Make the most of the great outdoors with John Monash and Carrum Downs Recreational reserves only minutes away. With playgrounds, dog parks and plenty of open space, afternoons spent kicking the footy or running with the dog are a pleasure. A range of sports clubs, aquatic, and recreational facilities surround the neighbourhood, including golf, football, cricket, netball, basketball, volleyball and more. Boost your fitness, find a community and forge lifelong friendships.



Education and Healthcare

Close to a comprehensive selection of over 20 educational options, ranging from early childhood, kindergartens and primary to secondary schools and tertiary facilities, Wedge Rd is perfectly placed to watch your family learn and grow. Conveniently close to Carrum Downs Medical Centre and Frankston Hospital, feel reassured that any healthcare you may need in the future is just around the corner.



For the enjoyment of life's pleasures

Wedge Rd is a friendly community, a place for you to unwind and embrace life's pleasures. A rare opportunity to secure land in a well-established and highly sought-after area. Designed to make the most of the neighbouring Green Wedge Zone, this new community has been carefully curated to celebrate its unique position and stunning, natural views. With a wide variety of house and land sizes and orientations, Wedge Rd offers its residents the freedom of choice, whether it's for a first home, forever home, or somewhere in between.



- Sandhurst Golf Club
↗ 1.5km
- Carrum Downs Secondary
↙ 650m
- Carrum Downs Regional Shopping Centre
↙ 5km

- Melbourne CBD
↖ 40min
- Chadstone
↖ 26min
- Seaford
← 10min
- Mount Martha
↙ 35min
- Safety Beach
↙ 33min
- Cape Schanck
↙ 40min
- Rye
↙ 40min
- Portsea
↙ 55min



Build your dream home.

In a sought-after locale, Wedge Rd offers exclusive access to quality land worthy of its price, filled with potential and promising a beautiful future. Work with one of Wedge Rd's trusted builder partners to select from an extensive range of exceptional house and land packages or select your builder of choice. Either way, a wide range of diverse floor plans, facades and palettes allows you to design your dream home and express your individual style.



The Vision

Wedge Rd is where people come to settle and open the next chapter of their lives. A neighbourhood defined by community, convenience and proximity to the people and places you love.

Nestled in Skye, Wedge Rd offers the opportunity to build to your own taste and live at your own pace.



IMAGE PROVIDED BY CARLISLE HOMES

Design Guidelines

Wedge Rd design guidelines ensure a clear and consistent vision for this exclusive new community. Created to establish an exceptional standard across all homes, the design guidelines for Wedge Rd maintain an harmonious aesthetic that embraces each resident’s unique expression of character.

The guidelines offer peace of mind that your investment will become your long-term legacy.

House and Land

Experience the freedom of building a home to your exact specifications. Choose from an array of carefully considered house and land packages by trusted building partners renowned for their commitment to creating high-quality, sustainably-focused homes.



YourLand Developments

At YourLand Developments, we strive to create places and communities where people aspire to live, work, relax and raise their families. We bring passion and authenticity to everything we do, working in ways that champion collaboration, nurturing and connection. Since 2009, when YourLand Developments launched in Regional Victoria, this is how we've done things. It's a mindset that has fuelled our portfolio of assets, growing beyond solid foundations in Bendigo to include significant development projects across Melbourne.

We strive to deliver the very best for our communities. Whether it's a boutique 20-home development in Bendigo or a \$1 billion mixed-use precinct in Tarneit, we create places of substance, depth and diversity. This is our vision – this will be our legacy.

NTT UD Australia

NTT UD Australia is the Australian Real Estate arm of NTT Urban Development and it belongs to NTT Group.

NTT Group is a global technology services company partnering with organisations around the world to shape and achieve outcomes through intelligent technology solutions.

NTT UD Australia has been undertaking residential community development projects across Victoria with their mission as follows: "We will contribute to sustainable urban development through our real estate services. What we value most is seeing the satisfaction of our customers and members of the wider public, and bringing smiles to their faces".



River Valley in Sunshine North
by YourLand Developments





Life in a private oasis,
built by you, for you.



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Printed on recycled paper.