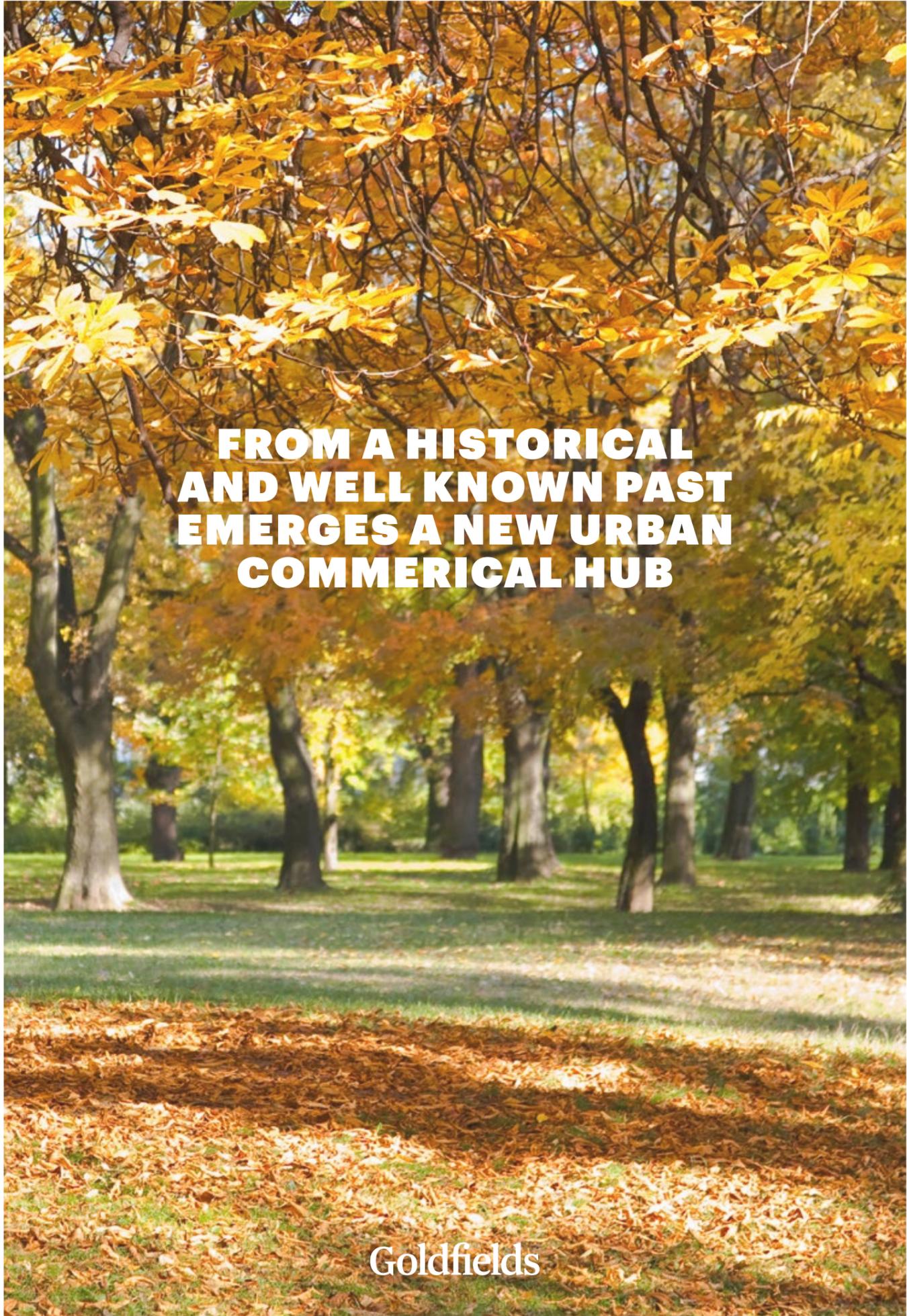


# EDGECOMBE ROAD

KYNETON

DEVELOPED BY

**Goldfields**



**FROM A HISTORICAL  
AND WELL KNOWN PAST  
EMERGES A NEW URBAN  
COMMERCIAL HUB**

Goldfields

# PLANNED FOR PROSPERITY

Edgecombe Road is a 62ha master-planned commercial precinct that is designed for prosperity. Strategically positioned between Kyneton and the Calder Freeway, this is your opportunity to join the new epicentre of the Macedon Ranges.

Edgecombe Road is the first of its kind and offers a new level of convenience and connectivity for the region. With a project value of \$150 million

and anchored by a new \$15 million Bunnings development, a mix of large format retailers, commercial warehouses, entertainment, fuel and food & beverage operators will create a new business community.

Planned with flexibility and sustainability in mind, Edgecombe Road is a commercial precinct designed for the future.



Edgecombe Road, Artist's impression

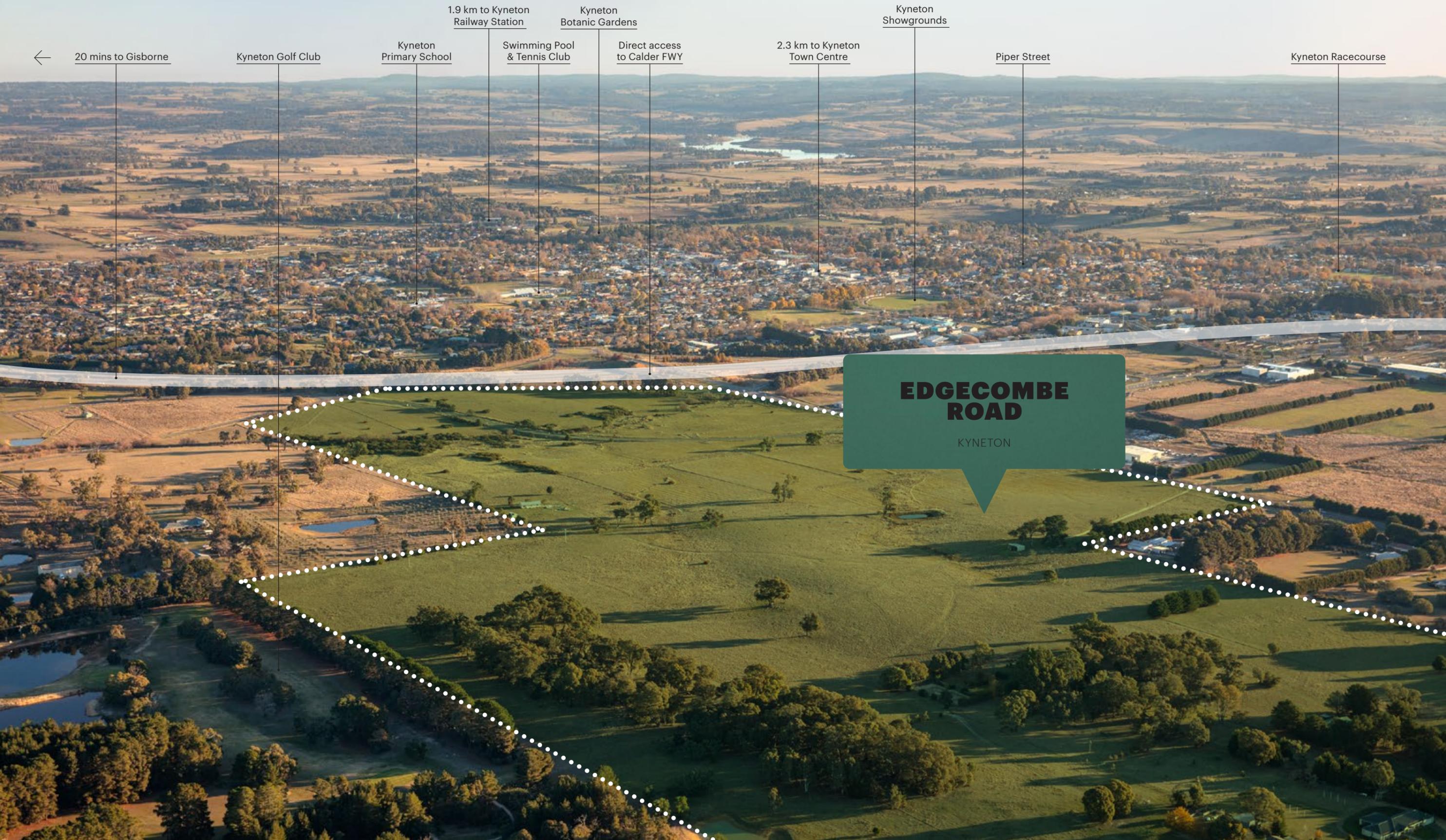
# TAILORED TO SUIT YOUR BUSINESS.

Flexible and premium leasing opportunities, suitable for a wide range of commercial and retail uses ranging from 200m<sup>2</sup> to 5,000m<sup>2</sup>.



# A PRIME LOCATION FOR BUSINESS.

Strategically located on the Calder Freeway and connected to the wider Kyneton township, Edgcombe Road is designed to accommodate all industries, big or small.



20 mins to Gisborne

Kyneton Golf Club

Kyneton Primary School

1.9 km to Kyneton Railway Station

Swimming Pool & Tennis Club

Kyneton Botanic Gardens

Direct access to Calder FWY

2.3 km to Kyneton Town Centre

Kyneton Showgrounds

Piper Street

Kyneton Racecourse

**EDGCOMBE ROAD**

KYNETON

# GROWING COMMUNITY, GROWING OPPORTUNITY

Located in a designated growth corridor and on a high visibility site, Edgecombe Road offers Kyneton's commercial sector an unrivalled position where businesses can flourish.

Edgecombe Road is perfectly positioned to attract local consumers from Kyneton through to its larger catchment area in the Macedon Ranges. This area is not only a well-established residential area, but attracts a high number of tourists and 'weekenders' from Melbourne.

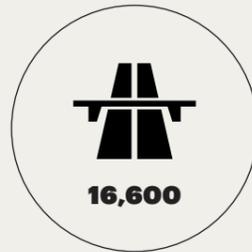
Set to become the engine of Kyneton's future economic growth, the precinct will be a vital contributor to the prosperity of the town with a mixture of employment opportunities, nationally known retail outlets, essential services and green spaces.



Median weekly household income for Kyneton and Macedon Ranges is 7% higher than VIC.



46% of workers still need to leave Kyneton District each day to access work.



In 2016, 16,600 cars passed the Edgecombe Road intersection daily.



Population forecast to increase by 6.2% by 2024.

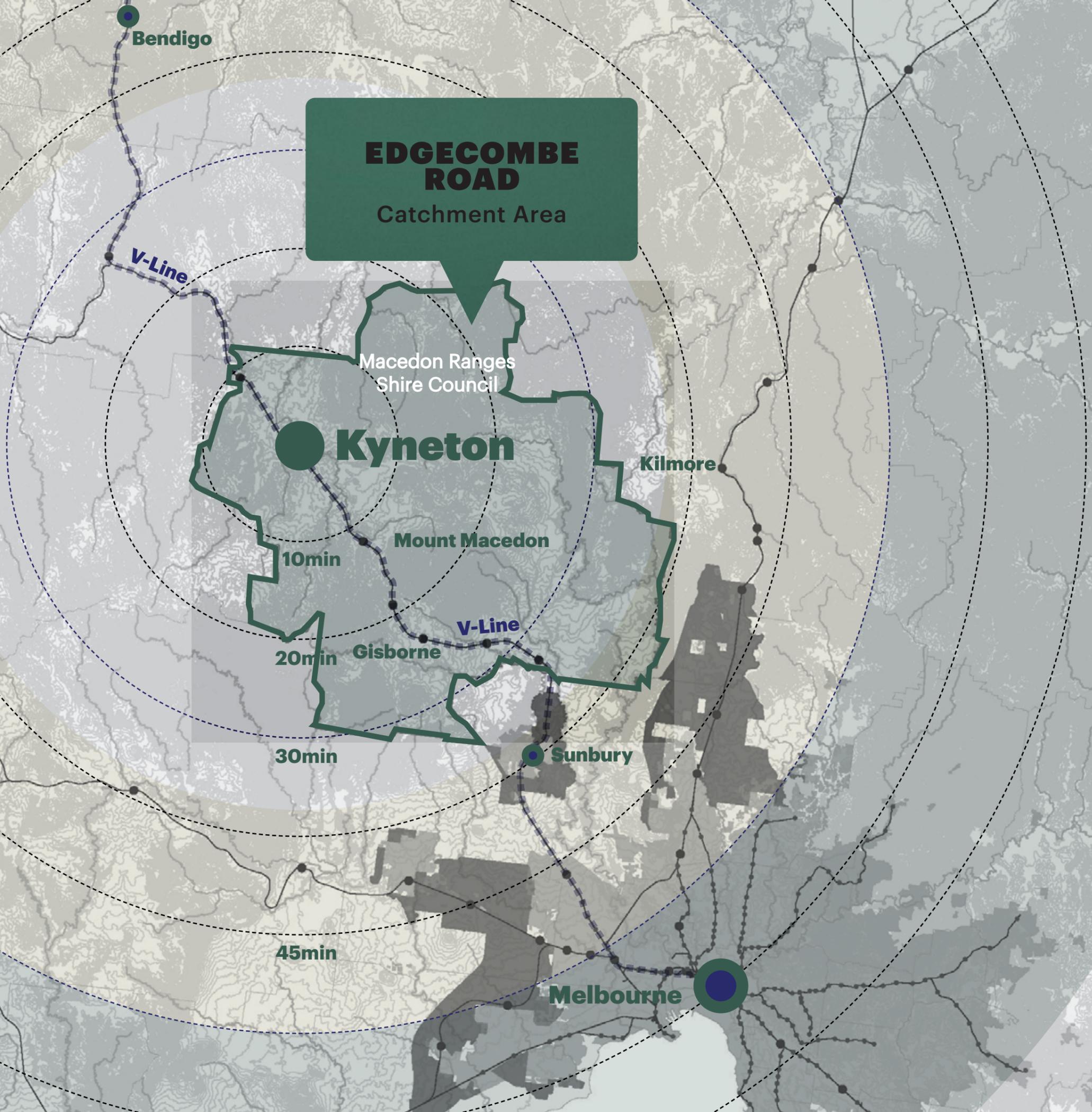


Catchment Area: 58,472

Source: Clio Research, ABS Census 2016, Macedon Ranges Shire Council, .idcommunity  
\* data correct as at June 2021



Photo 184212788 © Filedimage | Dreamstime.com



## CONVENIENTLY CONNECTED

Edgcombe Road precinct commands a strategic location that gives it unsurpassed connectivity to Kyneton regions and beyond.

Over 16,600 cars pass through the nearby intersection of Edgcombe Road and the Calder Freeway each day, enroute to Kyneton, the Macedon Ranges or Melbourne, only 90 km away.

**A SUSTAINABLE  
PLACE THAT SHAPES  
A DESTINATIONAL  
LOCATION**



# MASTERPLAN

Swim School

Enterprise

Retail

Medical

Retail

Restricted retail/  
homemaker

Carwash

Petrol Station

Winery

Brewery

Retail

FUTURE RETIREMENT  
VILLAGE

FUTURE RURAL  
RESIDENTIAL

Golf Course

FUTURE RURAL  
RESIDENTIAL

FUTURE RURAL  
RESIDENTIAL

Edgecombe Rd

Edgecombe Rd

Calder Fwy

Calder Fwy

Baynton Rd

P

P

P

P

P

P

P

P

P

P

**BUNNINGS**  
warehouse



# BUNNINGS warehouse

The Bunnings Warehouse at Edgecombe Road will inject \$15 million into the local economy and create permanent jobs for 40 local residents.

Bunnings is a blue-chip anchor tenant for the Edgecombe Road retail precinct and will provide a much-needed service to the area with the closest Bunnings store located over 51 km away.

With its product range, and easy accessibility, the store will attract significant custom.



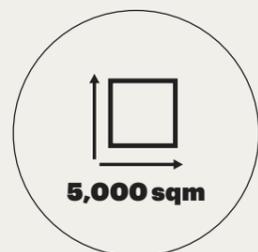
**\$15m**

\$15m investment



**50km**

The only Bunnings within a 50km radius.



**5,000 sqm**

5,000m<sup>2</sup> NLA Retail, trade and garden centre



**10 yr**

10 year signed lease



Bunning Store, Nunawading

# AN EXPERIENCED DEVELOPER

Goldfields is a diversified national property development group renowned for its unparalleled vision and expertise in the property industry.

Over the past decade, Goldfields has forged a reputation for delivering distinctive projects, constantly striving to combine sophisticated environments with refined aesthetics, attention to detail and superior design.

The team have a vast wealth of experience across multiple facets of property development including residential apartments, townhouses, master-planned land communities, mixed-use projects and commercial developments.

**\$850m**

Successfully Completed Projects

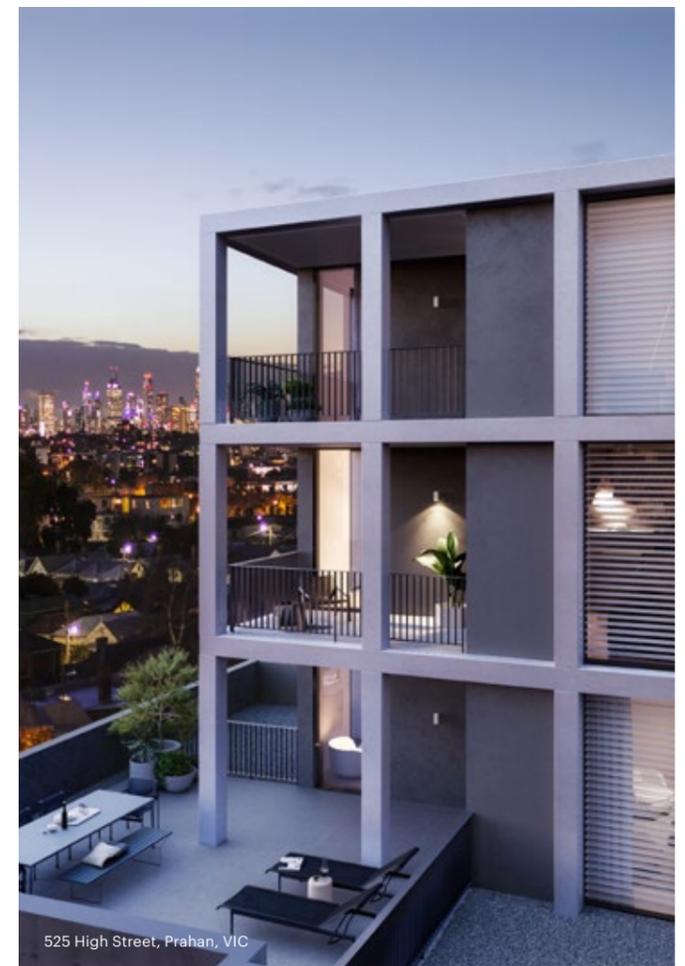
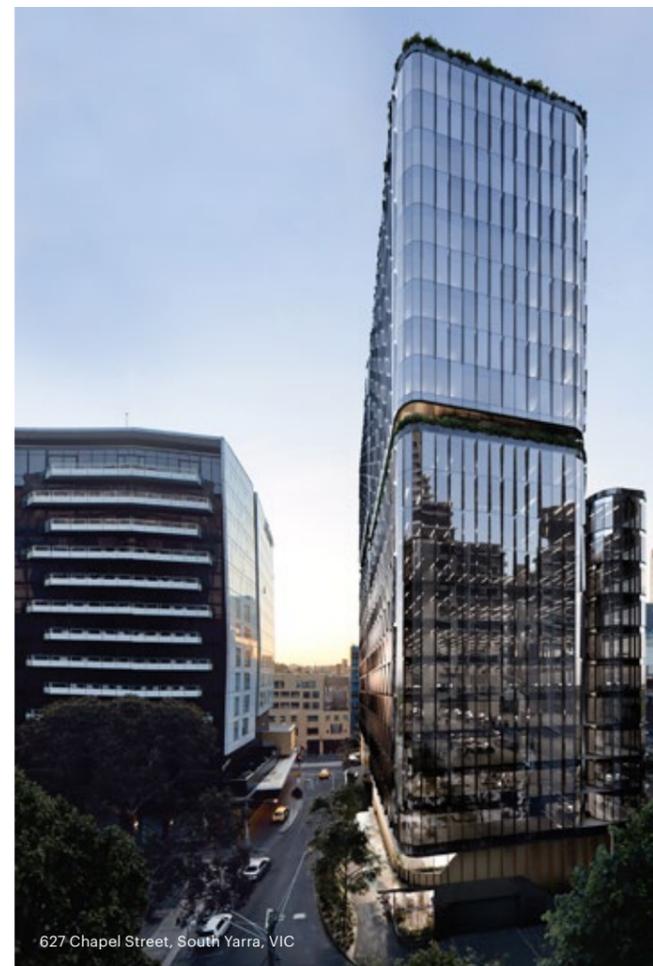
**\$1.2b**

Projects Under Construction

**\$3.5b**

Secured Opportunity Pipeline

Goldfields







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Developed by

**Goldfields**

Project Partner



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