



Gross
Waddell
ICR



MORTGAGEE IN POSSESSION

WANDANA HEIGHTS

6 GREENWAY COURT

Sprawling
Infill Development
with
Advantageous
Permit

Information Memorandum



FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING
AT 3:00PM ON THURSDAY THE 13TH OF AUGUST 2026



PEPPERDINE
RESERVE

GEELONG
CBD

WANDANA
HEIGHTS

6 GREENWAY CT

BELLAIRE PRIMARY
SCHOOL

MCDONALD
RESERVE

WANDANA
HEIGHTS

CHRISTIAN
COLLEGE

WALKING/BIKE PATH

PRINCES FWY/GEELONG RING RD

+ WANDANA HEIGHTS

6 GREENWAY CT

Gross Waddell ICR is pleased to present for sale 6 Greenway Court, Wandana Heights. Being offered for sale as Mortgagee in Possession, this is a phenomenal opportunity to reap the benefits of the thoughtfully curated plans and permit, and the extensive work completed to date.

This prized landholding of 16,850 sqm* offers significant scope for an infill development opportunity (STCA) and is already permit approved for 55 residential dwellings.



Exclusive Selling Agents

The property is being sold Mortgagee in Possession with the Expressions of Interest closing at 3:00 pm on Thursday the 13th of August 2026.



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+ WANDANA HEIGHTS

6 GREENWAY CT

WANDANA DR

WALKING/BIKE PATH





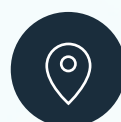
Opportunities of this scale, with planning already secured, rarely present in established Geelong suburbs. Astute developers and land bankers should act quickly.



Property Highlights



Permit approved for 55 dwellings-providing significant savings in planning work, design refinement and holding costs already absorbed



Flexible GRZ1 zoning unlocking a variety of development outcomes including townhouses, retirement living or house and land packages (STCA), tailor the project to the market of the day



Elevated, tightly held locale, Wandana Heights is renowned for its leafy streetscapes, family appeal and enduring owner-occupier demand, underpinning strong end-product sales



Surrounded by lifestyle and employment drivers, immediate access to Epworth Hospital and Deakin University, and moments from an abundance of retail amenities including Waurin Ponds Shopping Centre



Rare 16,850 sqm infill landholding*, parcels of this scale rarely come to market in established, blue-chip Geelong suburbs



Dual street access with entry from both Wandana Heights and Highton, providing outstanding design flexibility and staging potential



Unbeatable connectivity, merely 5.85 km* to Geelong's bustling waterfront and rapidly expanding CBD, with convenient access to the Geelong Ring Road linking Melbourne and the Surf Coast



Proven and performing market, Greater Geelong has been singled out as one of the country's hottest property markets, with Wandana Heights commanding a premium median house price of \$965,000 (realestate.com.au)



Location



Established & Growing Community

Wandana Heights is one of Greater Geelong's most desirable residential suburbs, offering a well-established community with continued population growth. Strong buyer demand, quality housing and ongoing investment continue to reinforce the suburb's long-term appeal.

Strategic Connectivity

Ideally positioned just 10 minutes* from the Geelong CBD, Wandana Heights enjoys direct access to the Geelong Ring Road, providing seamless connections to Melbourne, the Surf Coast and the Bellarine Peninsula. The location offers exceptional convenience for commuters and residents alike.

Outstanding Lifestyle Amenities

Ideally positioned just 10 minutes* from the Geelong CBD, Wandana Heights enjoys direct access to the Geelong Ring Road, providing seamless connections to Melbourne, the Surf Coast and the Bellarine Peninsula. The location offers exceptional convenience for commuters and residents alike.



Strong Development Fundamentals

With limited remaining development opportunities in the area, Wandana Heights offers compelling long-term potential. Continued population growth, infrastructure investment and sustained demand for quality housing underpin the suburb's attractiveness for residential development and investment.

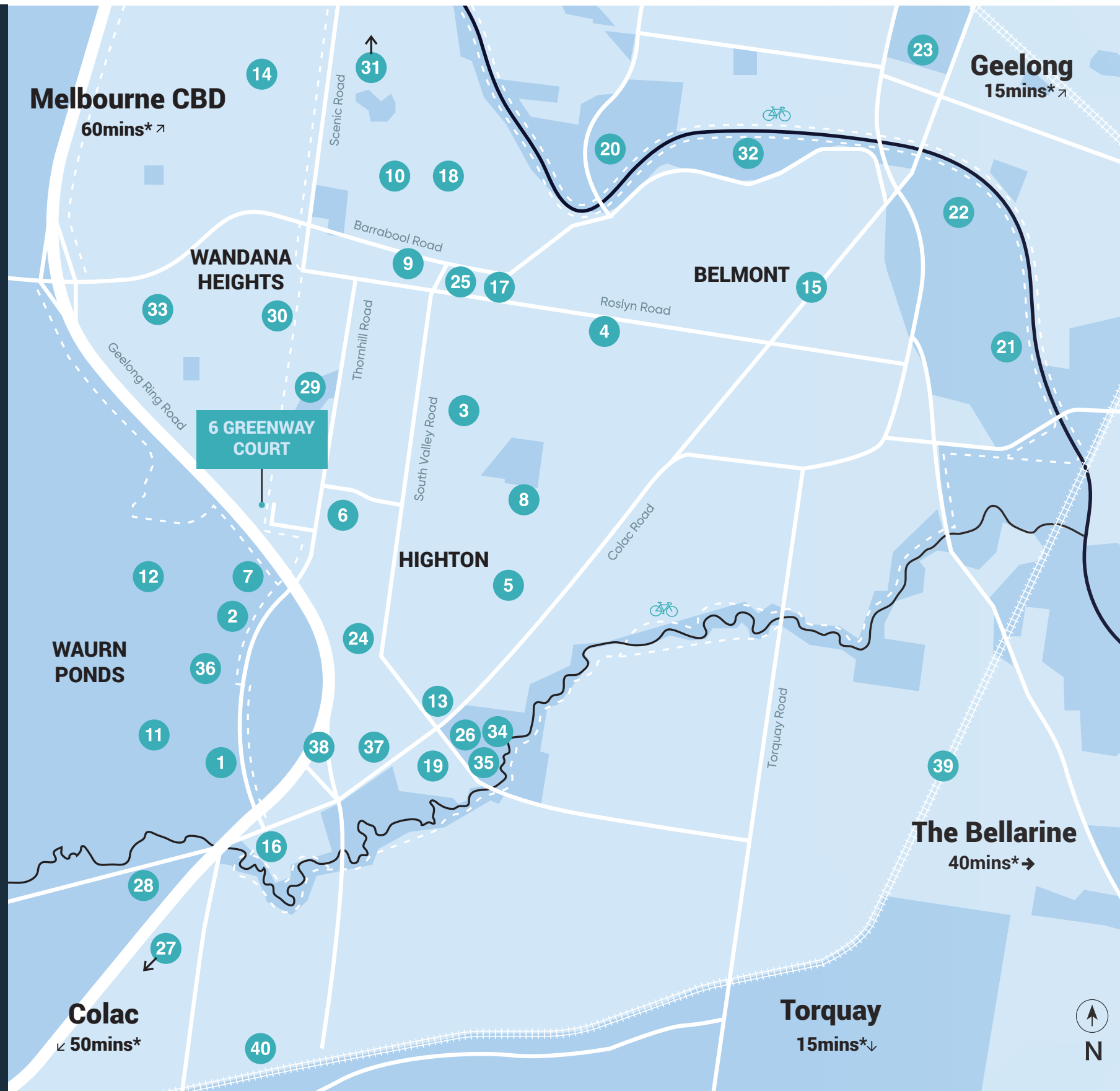


Education & Healthcare Precinct

The suburb is home to one of Geelong's most significant education and health hubs, with Deakin University, Epworth Hospital, Waurin Ponds Campus and a range of quality primary and secondary schools all within close proximity. This concentration of key institutions continues to drive residential demand and employment growth.

"Geelong has been described as one of Australia's hottest property markets, and is predicted to continue to perform strongly"





**EVERY NEED IS MET,
WITHIN CLOSE REACH.**

Education

1. Goodstart Early Learning
2. Next Steps Early Learning
3. Bellaire Primary School (Zoned)
4. Belmont High School (Zoned)
5. Christian College Junior School
6. Christian College Middle School
7. Christian College Senior School
8. Clairvaux Catholic School
9. Highton Primary School
10. Montpellier Primary School

Higher Education

11. Deakin University Waurnd Ponds
12. Marcus Oldham College

Retail

13. Aldi
14. Barrabool Hills Plaza (Woolworths)
15. High Street (Coles & Aldi)
16. Bunnings
17. Highton Village (Harvey's & Woolworths)
18. IGA Xpress
19. Waurnd Ponds Shopping Centre (Coles & Woolworths)

Recreation

20. Balyang Sanctuary
21. Barwon Valley Golf Club
22. Belmont Common
23. GMHBA Stadium
24. Highton Park
25. Highton Reserve
26. Leisurelink Aquatic & Recreation Centre
27. Mt Duneed Estate Winery
28. Nicol's Paddock Winery
29. Pepperdine Reserve
30. Recreation Reserve
31. Queens Park
32. The Barwon River & Playground
33. Wandana Heights Lookout
34. Waurnd Ponds Library
35. Waurnd Ponds Skate Park

Medical

36. Epworth Geelong
37. Medical One

Connectivity

38. Princes Freeway (M1)
39. Marshall Station
40. Waurnd Ponds Station

*Approx.

WANDANA HEIGHTS

6 GREENWAY CT

CHRISTIAN COLLEGE



WAURN PONDS SHOPPING CENTRE



GEE LONG HOMEMAKER CENTRE



GREENWAY CT

JAMES COOK DR

PRINCES FWY

Land Particulars



TITLE DETAILS

Lot 1 on Plan of
Subdivision 613933D,
Volume 11519 Folio 501



ZONING

General Residential Zone
- Schedule 1 (GRZ1)



PLANNING PERMIT

The subject property is being sold with a permit being PP-509-2022 issued by the city of greater Geelong in November 2023 allowing for the construction of two or more dwellings on a lot (including apartments), and removal of native vegetation (native grasses).

A full copy of all permit details are available via the Due Diligence Data Room.

Land Description

6 Greenway Court is a sprawling landholding with enormous development potential (STCA). Given the size and scale of the already zoned GRZ landholding, the property offers potential to deliver an iconic infill development as per the permit and proposed plans or reconfigure the plans to an alternate use of housing/ townhouses, or retirement project (STCA).



Proposed Plans

The proposed masterplan has been designed to facilitate a staged development comprising two distinct precincts:

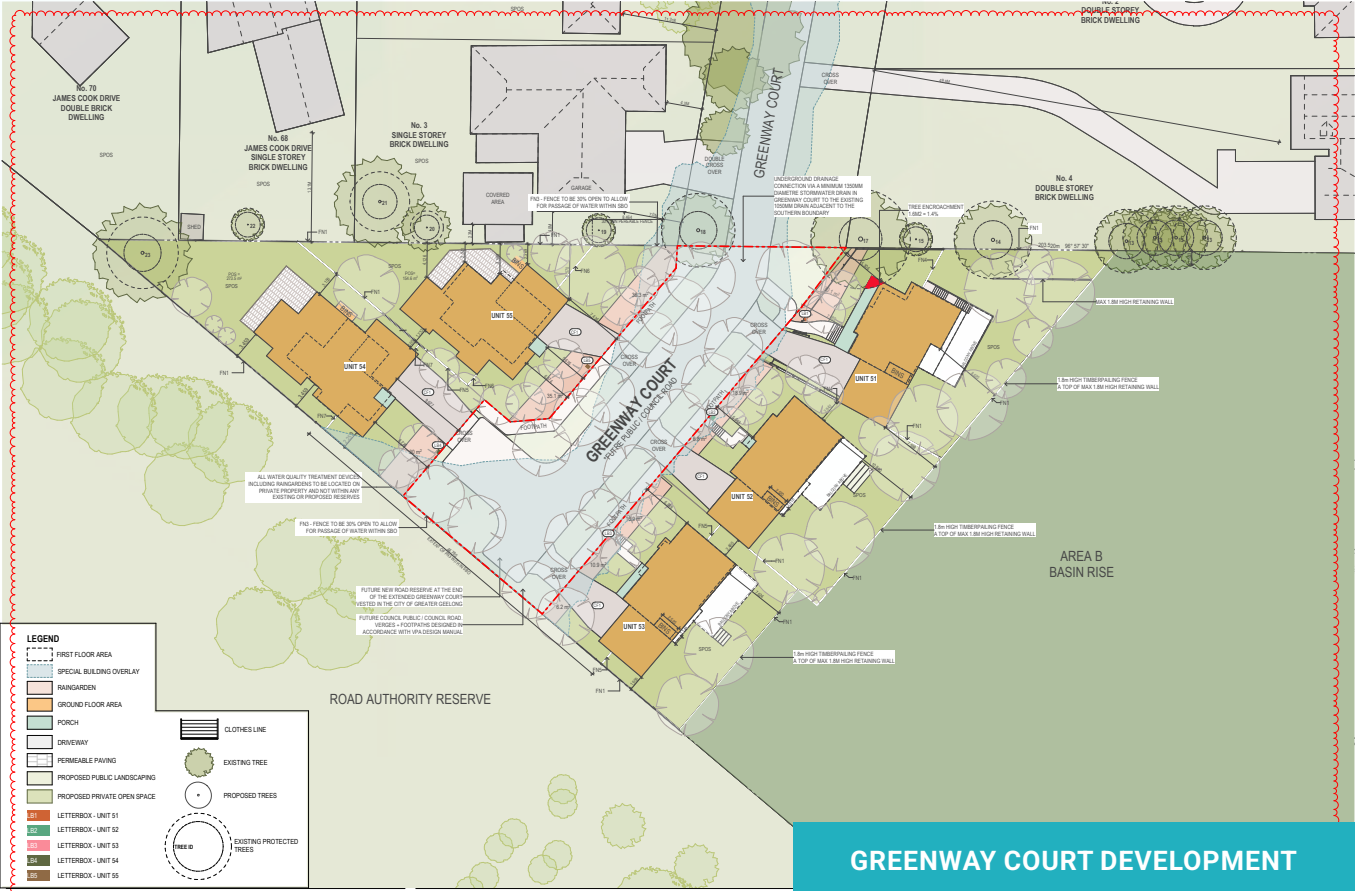
GREENWAY COURT DEVELOPMENT - WANDANA HEIGHTS

A proposed five-lot subdivision, with plans providing for the development of five double-storey family residences.

BASIN RISE DEVELOPMENT – HIGHTON

A proposed residential development comprising 50 dwellings, including:

- 7 single-level dwellings
- 19 double-storey dwellings
- 24 townhouse-style units



GREENWAY COURT DEVELOPMENT



BASIN RISE DEVELOPMENT

Exclusivity is not just a word - it's a lived experience.

Sale Process



METHOD OF SALE

The property is being sold Mortgagee in Possession with the Expressions of Interest closing at 3:00 pm on Thursday the 13th of August 2026.



TERMS OF SALE

The Vendor is offering very favourable terms of sale, 10% deposit, balance on negotiable settlement.



DUE DILIGENCE INFORMATION

Further detailed information is available via a dataroom. To arrange access, please contact the Gross Waddell ICR team.

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Gross Waddell ICR

Every angle covered.

Gross Waddell ICR and Staff ("The Agents") for themselves and the Vendor of the property give notice that:

- 1.The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.
- 2.The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.
- 3.All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.
- 4.No person in the employ of Gross Waddell and Staff has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 5.The Agents, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.
- 6.The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to recover GST on tenant payments received from tenants.
- 7.This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.
- 8.*Denotes approximate.