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

WANDANA HEIGHTS
6 GREENWAY CT
PEPPERDINE RESERVE
GEELONG CBD
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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REIV AWARDS FOR EXCELLENCE
2025 WINNER
COMMERCIAL AGENCY OF THE YEAR

Property Highlights

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

- 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 Waurn 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)

*approx.


ARTIST IMPRESSIONS

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.

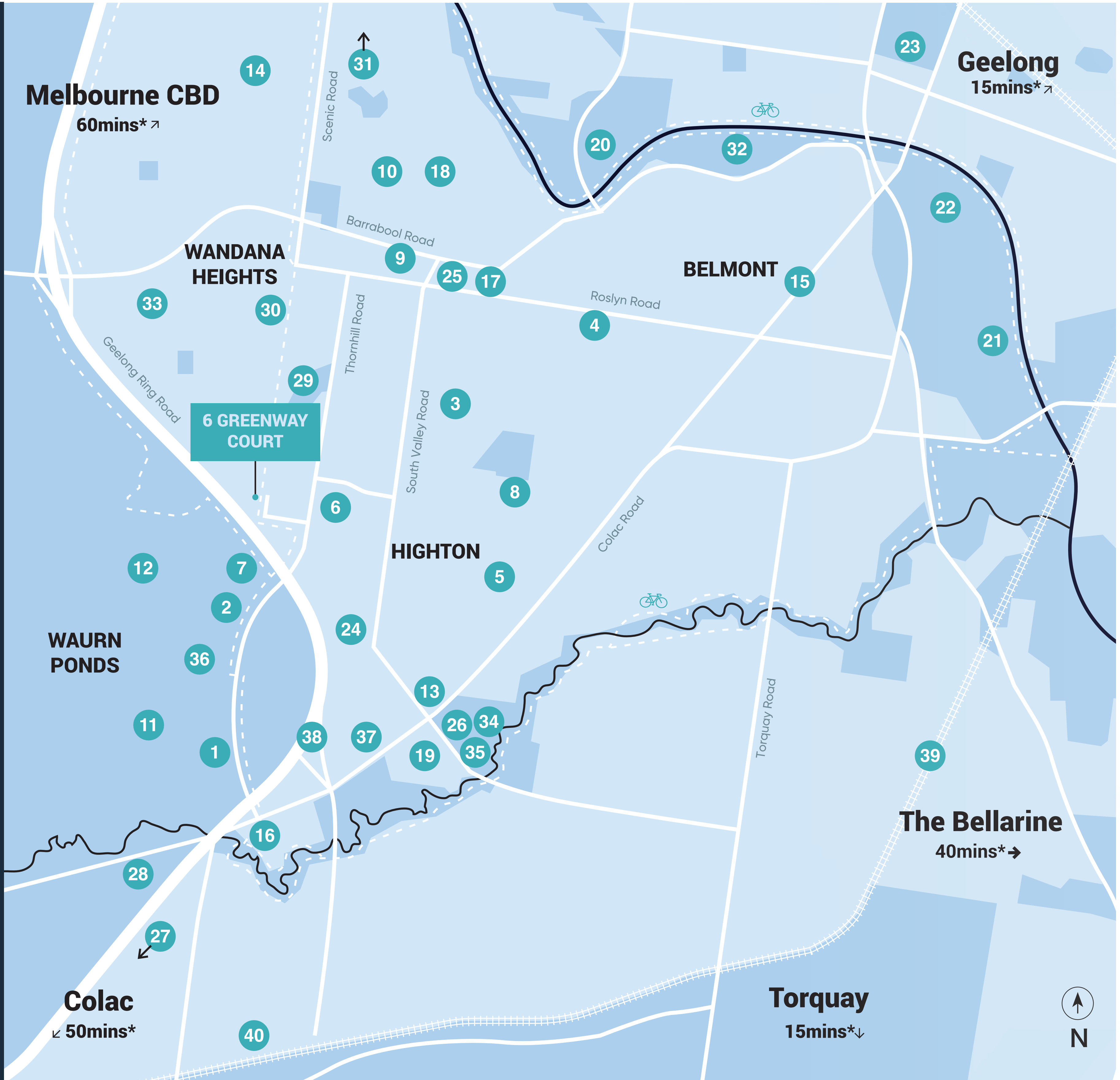
Strong Development Fundamentals

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, Waurn 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 Waurn 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. Waurn 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. Waurn Ponds Library
35. Waurn Ponds Skate Park

Medical

36. Epworth Geelong
37. Medical One

Connectivity

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

*Approx.


WANDANA
HEIGHTS
6 GREENWAY CT
WAURN PONDS
SHOPPING CENTRE
woolworths
READING CINEMAS
coles
GEELONG
HOMEMAKER CENTRE
BUNNINGS warehouse
Harvey Norman
JB HI-FI
officeworks
CHRISTIAN
COLLEGE
DEAKIN
UNIVERSITY
Epworth
PRINCES FWY
GREENWAY CT
JAMES COOK DR

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

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.