

elloura
LAKE NAGAMBIE

What's your tomorrow?

ABOUT ELLOURA

Elloura is an exceptional master-planned community set on the picturesque Lake Nagambie waterfront.

Set across 49 hectares and with a range of sites in various configurations, Elloura offers a sensational lakeside lifestyle. Here, fishing, boating or just a picturesque stroll along the beautiful lake is just moments from home.

Elloura boasts not only exceptional access to Lake Nagambie but a lakeside beach, landscaped BBQ areas, play area for children and an exclusive residents only club.

Enjoy life by the lake.



Unwind by the lake...



Home sweet home...

YOUR HOME

Elloura on Lake Nagambie offers a lifestyle that allows you the freedom to re-connect with the things that mean the most to you.

Whether that's enjoying the water, the great outdoors, a family getaway spot or the luxury of a low maintenance home.

The range of options at Elloura extends from wider blocks to allow for a caravan or boat, to easy fuss free house and land packages. A lifestyle village is also planned in the future for Elloura.

At Elloura we take pride in our surrounds and important design guidelines have been created for builders which are in place to protect your investment.

We also ensure all communal areas, including your front gardens, are maintained to the highest standard by estate management.

With the community at heart it's easy to find your tomorrow at Elloura.



Reconnect with things you love...

CLUB ELLOURA

One of the many benefits of living at Elloura is the access to the brand new residents only recreational facility "Club Elloura".

Enjoy laughing, playing and relaxing in the exclusive facilities which feature an outdoor swimming pool, landscaped BBQ areas, tennis court, fully equipped gymnasium and a flexible function space for your next celebration or community event.



Enjoy days by the water...

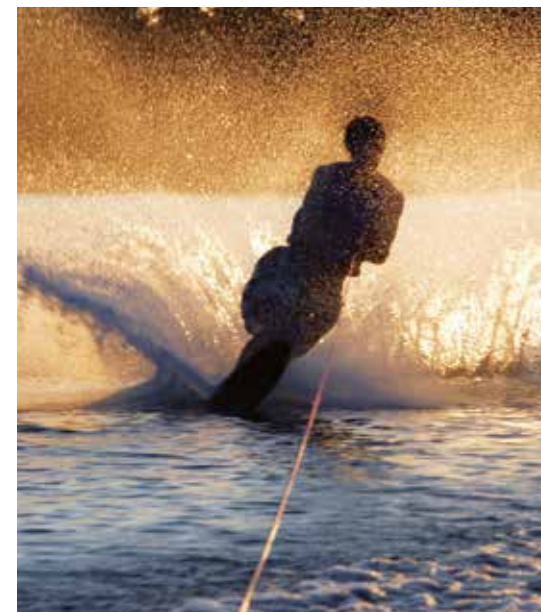
LAKE NAGAMBIE

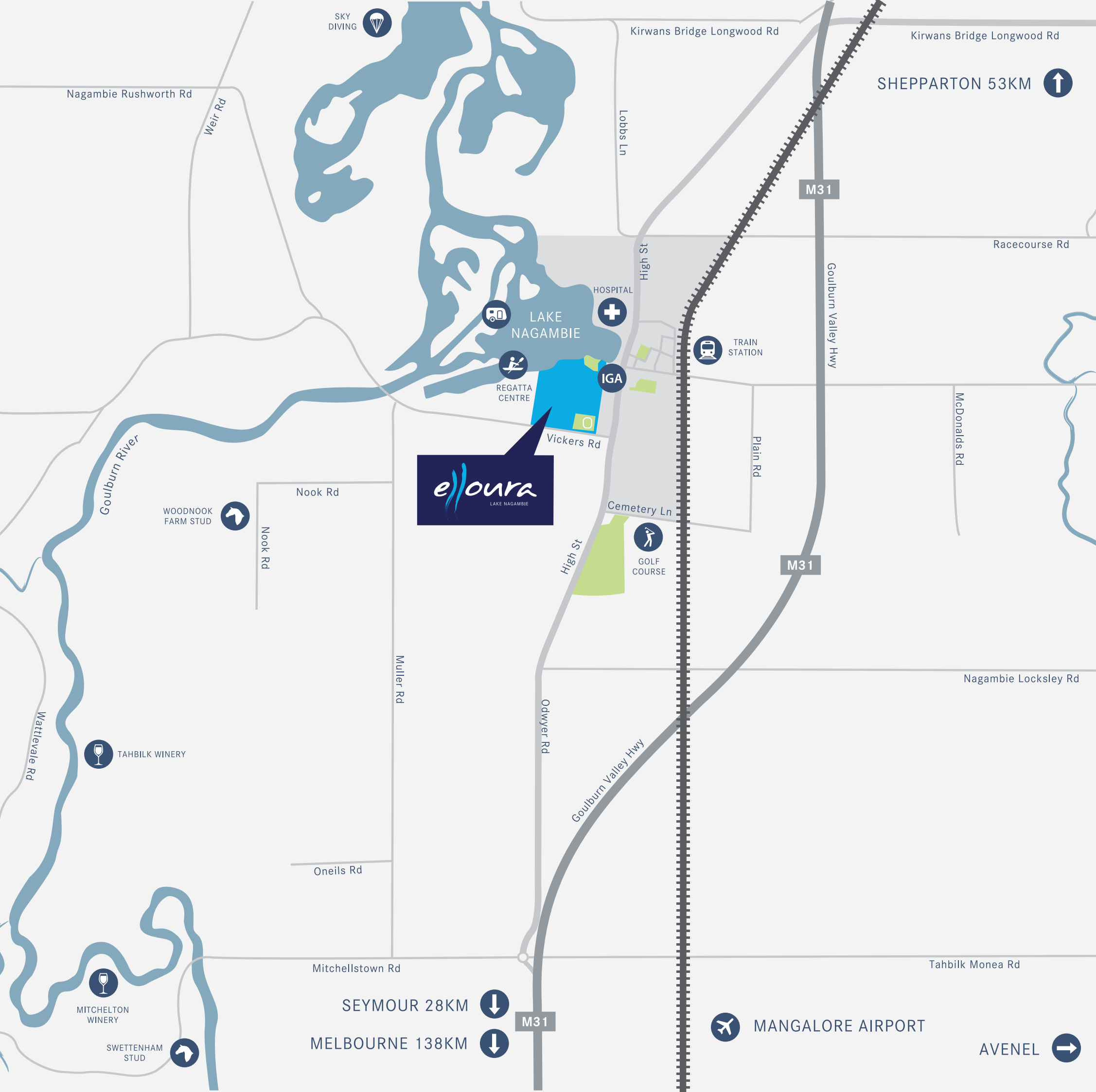
Elloura is positioned on the shores of stunning Lake Nagambie, fed by one of Victoria's most picturesque river systems, the Goulburn River and its historic weir which ensures the lake remains drought-proof year round.

The lake is the perfect place to enjoy a lifestyle as active or relaxed as you like, with everything on offer from great walking tracks to water activities such as sailing, rowing, skiing or fishing. Take a leisurely boat ride on the Goulburn Explorer or simply relax and enjoy the sensory feast of nature.

The water is at the heart of Elloura and Lake Nagambie is always abuzz with exciting activities and events.

Whether it's an active lifestyle or a tranquil setting there is something for everyone to love life by the lake.





IGA	500M
SKY DIVING	9.4KM
CARAVAN PARK	2.4KM
REGATTA CENTRE	1.6KM
HOSPITAL	2.3KM
TRAIN STATION	2.2KM
GOLF COURSE	1.6KM
TAHBILK WINERY	12KM
MITCHELTON WINERY	11KM
FOWLES WINERY	22KM

Discover a welcoming community...

TOWN & COMMUNITY

Meander along Elloura's lakeside path and you'll soon find yourself at the main street of Nagambie.

This vibrant township is known for its welcoming atmosphere and its friendly cultural events and festivals. With a growing community and expanding facilities you'll enjoy easy access to the local supermarket, schools, hospital and public transport.

The Nagambie Township boasts a thriving High Street with boutique cafés, antique shops and other hidden treasures to explore, while the surrounding wineries will never leave you without a perfect location for Sunday lunch.

Monthly community markets feature a host of stalls brimming with fresh fruit, local produce, hot food and drinks and an array of arts and crafts.





Long weekends in the sun...

WINE & REGION

Elloura sits within the magnificent Strathbogie Shire, surrounded by sparkling waters, breathtaking mountain ranges and the grand Goulburn River System.

The region is well connected by rail and bus with Shepparton only 30 minutes away and Melbourne is just an easy 90 minute freeway drive.

The Strathbogie Shire is home to three major award-winning wineries and countless boutique vineyards all dotted within a short drive or boat ride from Elloura.

Tahbilk Winery is one of Victoria's oldest family-owned vineyards, producing award-winning wines and offering a cellar door and café. Mitchelton Winery is another favourite among the locals, an iconic winery, restaurant and cellar door that's been in existence since 1969 and Fowles Wines, a family-owned vineyard boasting over 500 acres of grapes.

The region also has long standing and rich history with the equine industry. The impressive thoroughbred studs of Nagambie are some of the most successful in the state, having proudly bred champions like Black Caviar who is commemorated by a bronze statue in town.

For those seeking a little more action away from the wineries and lake then skydiving, four wheel driving, dirt bike riding or a round of golf are all within a short drive.



Be assured by experience...

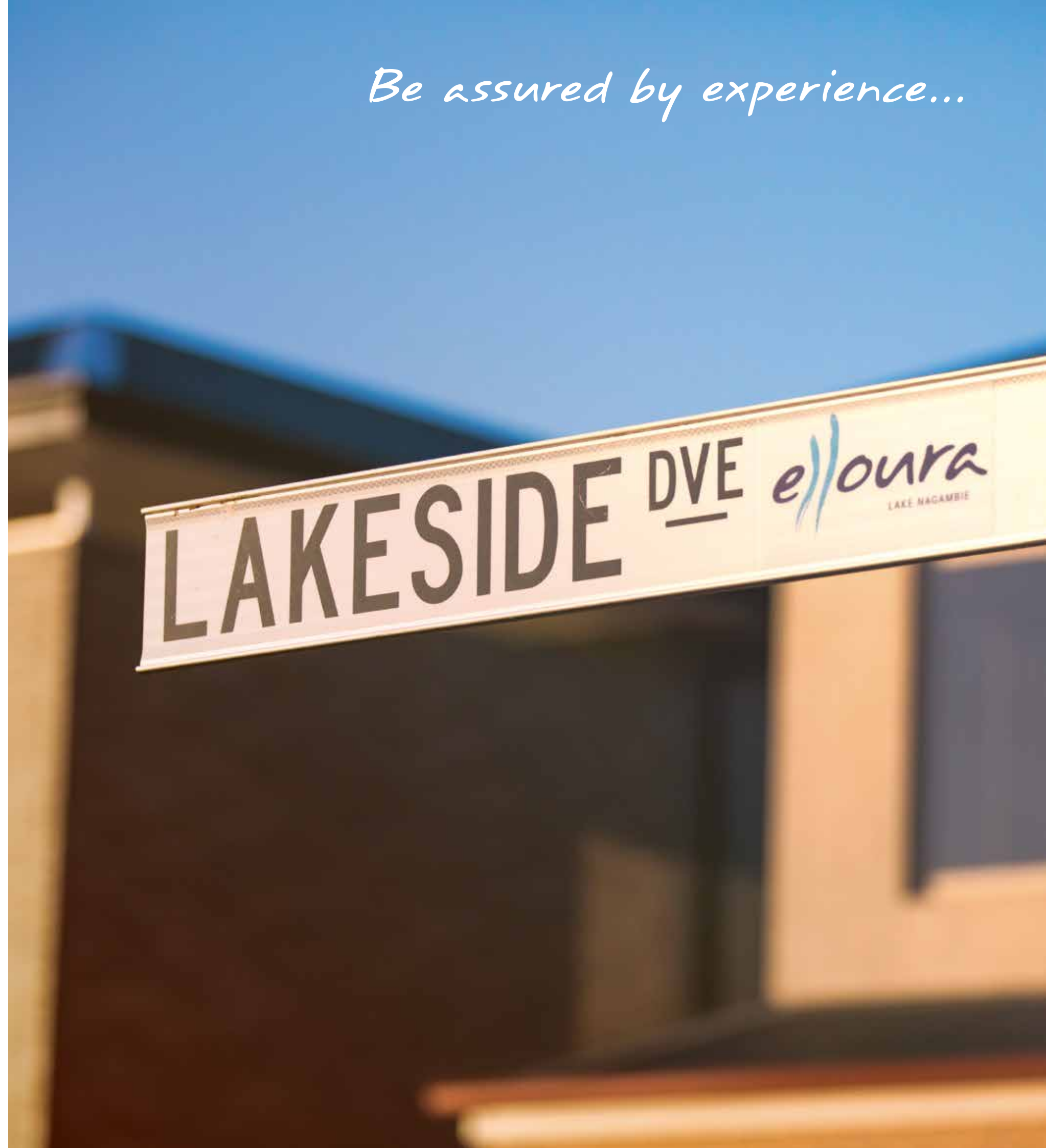
DEVELOPER

Hallmarc is driven by traditional values of precision, accountability, durability and trust, to develop properties that will be as valuable tomorrow as the day they were released.

With over 20 years experience in residential, retail, industrial and commercial developments, Hallmarc leads by example in the industry through absolute dedication to delivering value at every stage of the development process.

Hallmarc is committed to creating properties that combine high quality and affordability and maintains full control over every stage of the development life-cycle, from land acquisition, through construction and design, to long-term asset management.

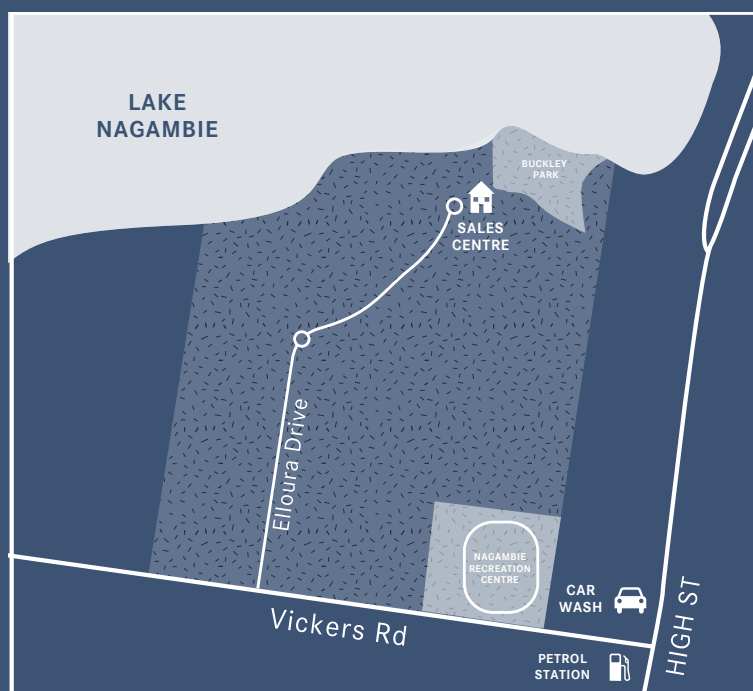
Hallmarc





What's your tomorrow?





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