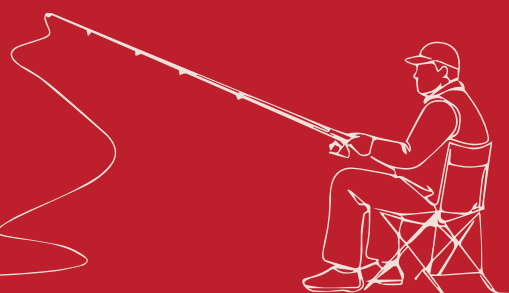




THE
NOOK
COLAC



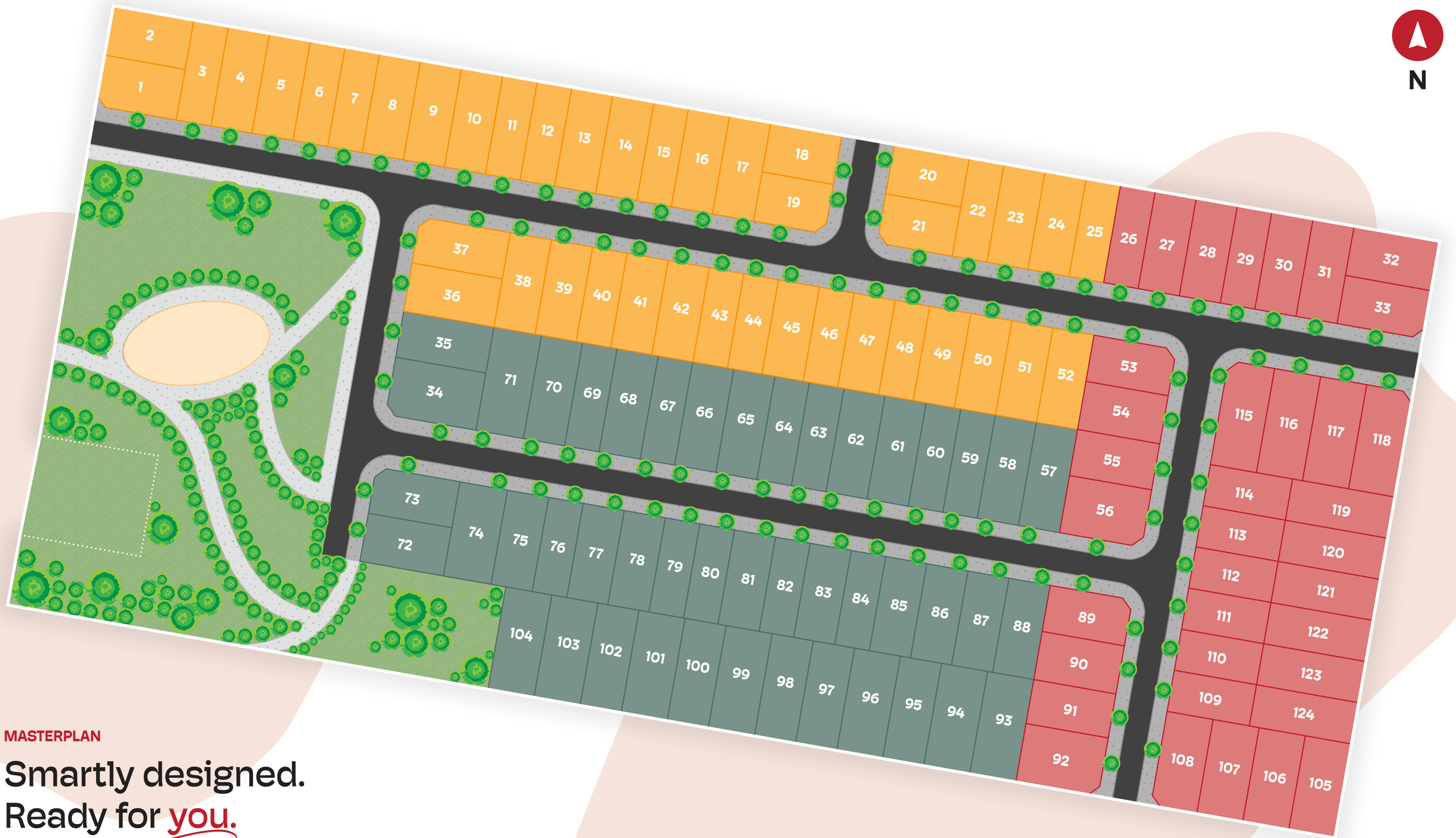
An aerial photograph of a suburban neighborhood. In the foreground, a new residential development is outlined in white, featuring rows of modern townhomes and compact homesites. The development is surrounded by established houses, green fields, and a playground. In the background, a large body of water (Lake Colac) stretches across the horizon under a clear blue sky.

Affordable living right where you belong

Welcome to The Nook, Colac, a new community designed to make home ownership more accessible. With 124 lots, including a mix of modern townhomes and compact homesites, The Nook offers an affordable option without compromising on quality or connection.

Here, you'll enjoy the comfort of a well-planned neighbourhood in a location where everything you need is close at hand.

Artists impression



MASTERPLAN

Smartly designed. Ready for you.

The Nook has been created with real lifestyles in mind. Smaller lots and townhomes provide a low-maintenance option for busy families, first home buyers, or those looking to downsize. A central park and open green spaces bring the community together, offering room to walk, relax and connect. With each release carefully planned, *The Nook* is your chance to secure a place in a modern, welcoming community.



Masterplan layout including landscaping is indicative only and subject to change.

LOCATION

Everything within 3km

- SPORTING

1.

Blue Water Leisure Centre

2.

Colac Indoor Tennis and Sports Centre

3.

Colac Yacht Club

4.

Colac Cricket Club

5.

Colac Golf Club

6.

Colac Racecourse
- RETAIL & CONVENIENCE

7.

Queenie & Co

8.

Kmart

9.

Aldi

10.

Bunnings

11.

IGA
- MEDICAL

12.

Colac Pharmacy

13.

Colac Area Health

14.

Colac Medical Centre
- EATERIES

15.

Lakeview Cafe

16.

Austral Hotel

17.

Babil Oddfellows
- EDUCATION

18.

Winifred Nance Kindergarten

19.

Colac West Primary School

20.

Creative Minds Early Years

21.

Colac South West Primary School

22.

Millville Children's Centre

23.

Colac Specialist School

24.

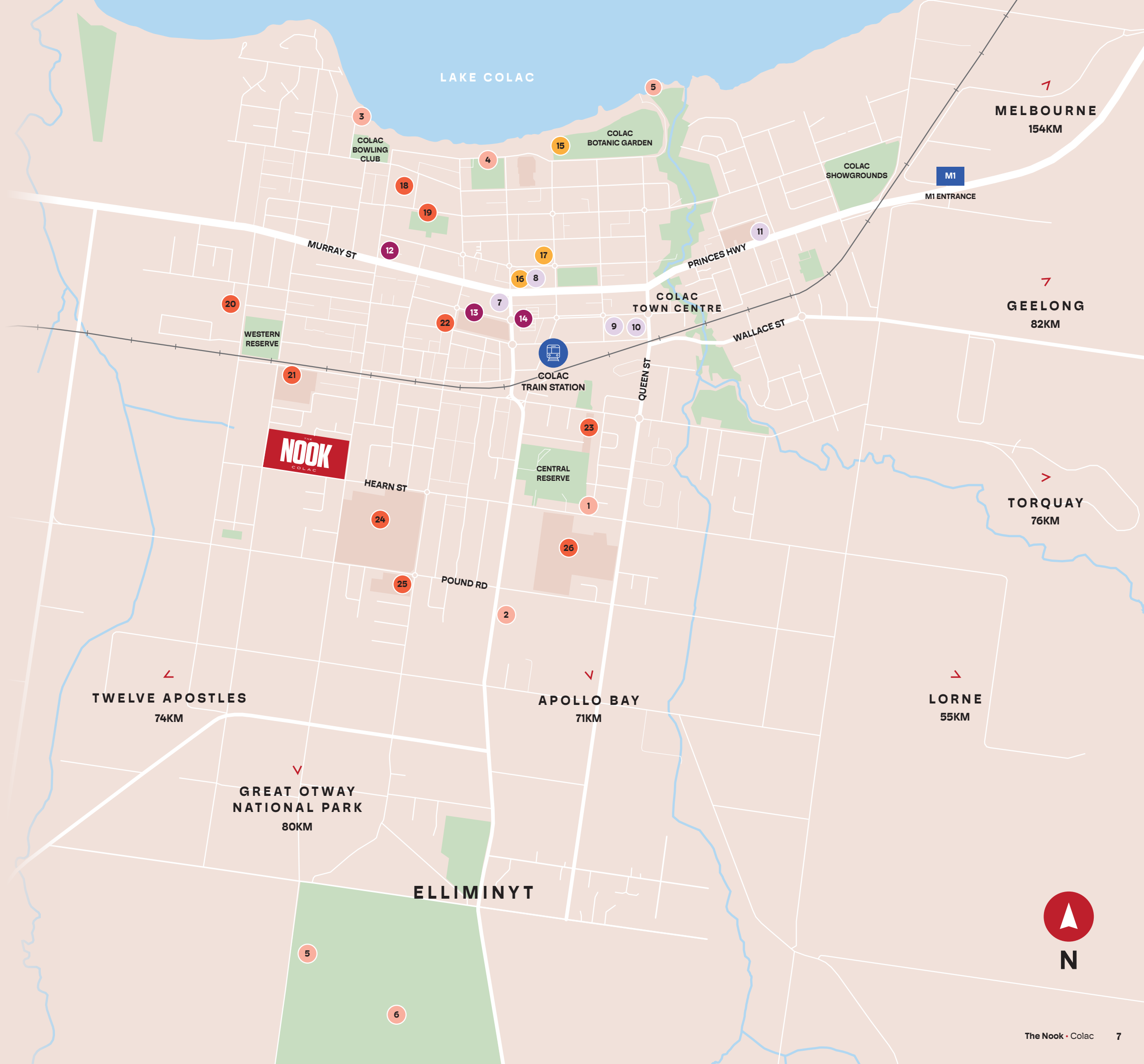
Trinity College

25.

Sacred Heart College

26.

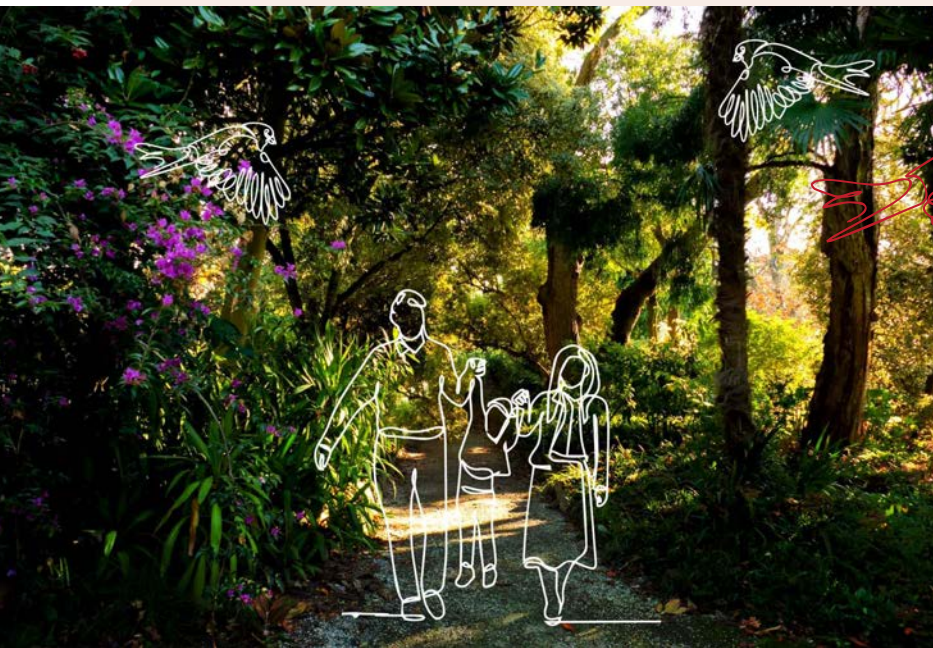
Colac Secondary College



LIFESTYLE

A lifestyle shaped by nature and community

From daily essentials to sport, health and education, *The Nook* is surrounded by what matters most. With so much at your fingertips, everyday life is convenient, connected and well supported.



COLAC BOTANICAL GARDENS

LAKE COLAC



ELLIMINYT RECREATION RESERVE



COLAC GOLF CLUB



COLAC MAIN STREET

CONNECTION & CONVENIENCE

Making everyday life simple and well connected

Colac's Main Street is the lively centre of town, offering cafés, shops, supermarkets, and essential services in a relaxed, tree-lined setting. Schools, parks, Memorial Square, and community facilities are all close by, making everyday life easy and enjoyable. Local clubs and the Colac RSL add to the town's strong community spirit, while the centrally located train station provides convenient V/Line connections to Geelong and Melbourne. With an abundance of quality schools including Trinity College nearby, Colac is a welcoming and well-connected place to live.

ESTABLISHED RETAIL



COLAC RSL

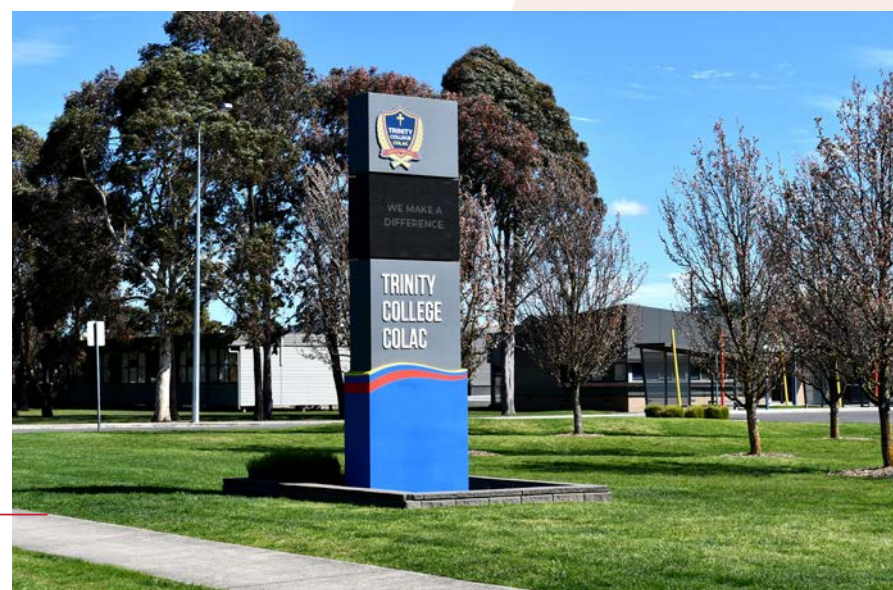
COLAC STATION



TREE-LINED STREETS



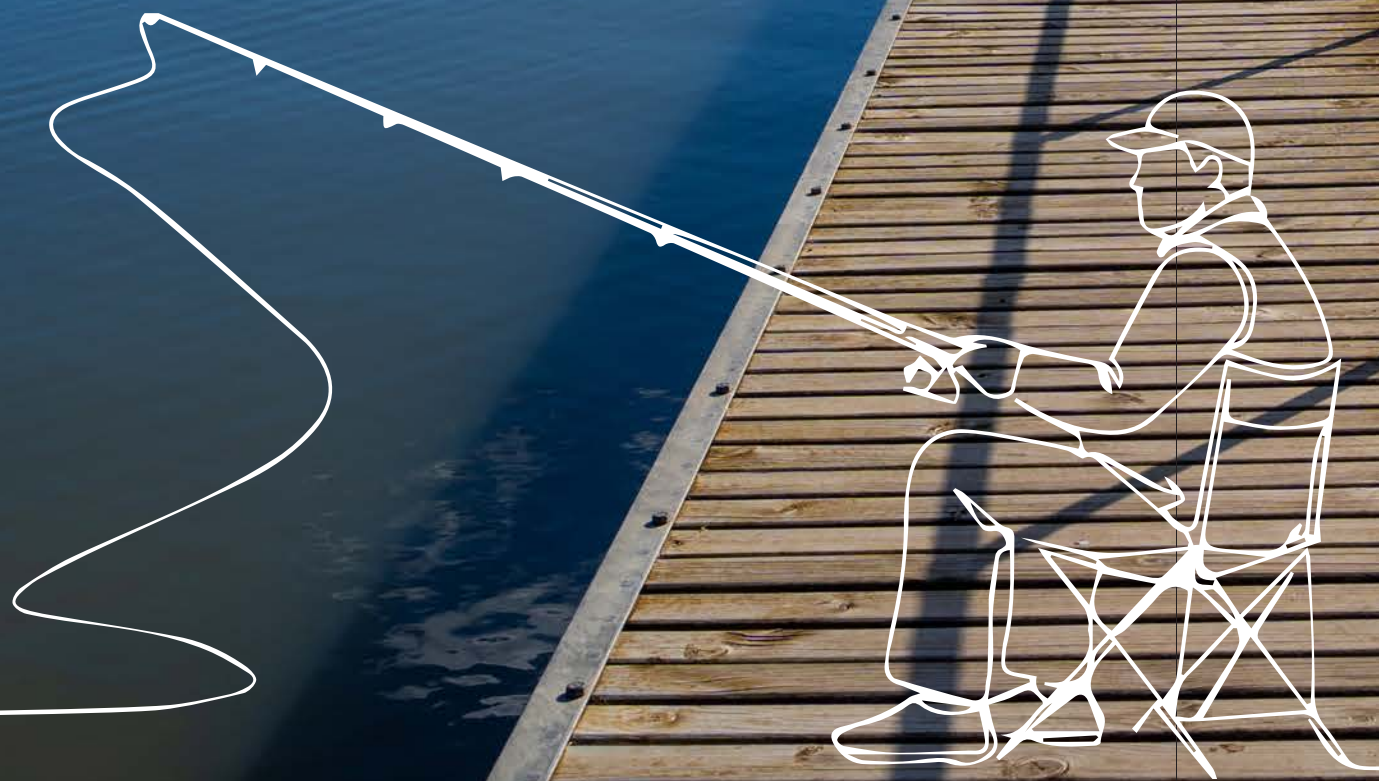
TRINITY COLLEGE



MEMORIAL SQUARE



The Nook places you close to nature,
recreation and community, making it easy
to enjoy an active, balanced way of life.



TEAM

Trusted hands,
local knowledge.

SELLING AGENT



Oliver Hume has been helping Australians find their place for more than 70 years. With a strong reputation built on integrity and local knowledge, they bring expertise and confidence to every community they help deliver.

Contact

thenook@oliverhume.com.au

oliverhume.com.au

DEVELOPER



With more than 50 years' combined experience in property development, project management and construction management, Adam Cole and James Sutton bring deep industry insight and proven expertise to every project.



At *The Nook*, owning a home feels achievable. Designed with real lifestyles in mind, it offers an affordable and connected way of living in the heart of Colac. With established amenities around you and trusted partners behind every step, *The Nook* is more than just a place to live — it's a community where you belong.

thenookcolac.com.au



Masterplan layout including landscaping is indicative only and subject to change. Plans, illustrations and images are depictions for presentation purposes and are indicative only and believed to be correct at the time of printing. This should not be relied upon by purchasers, as no warranty or representation is given or to be construed. Areas and dimensions are subject to survey and proposed facilities are subject to regulatory approval and change without notice. This does not form part of any contract and purchasers should review the contract carefully, make their own inquiries and obtain independent advice before proceeding.