

THE
NOOK
COLAC



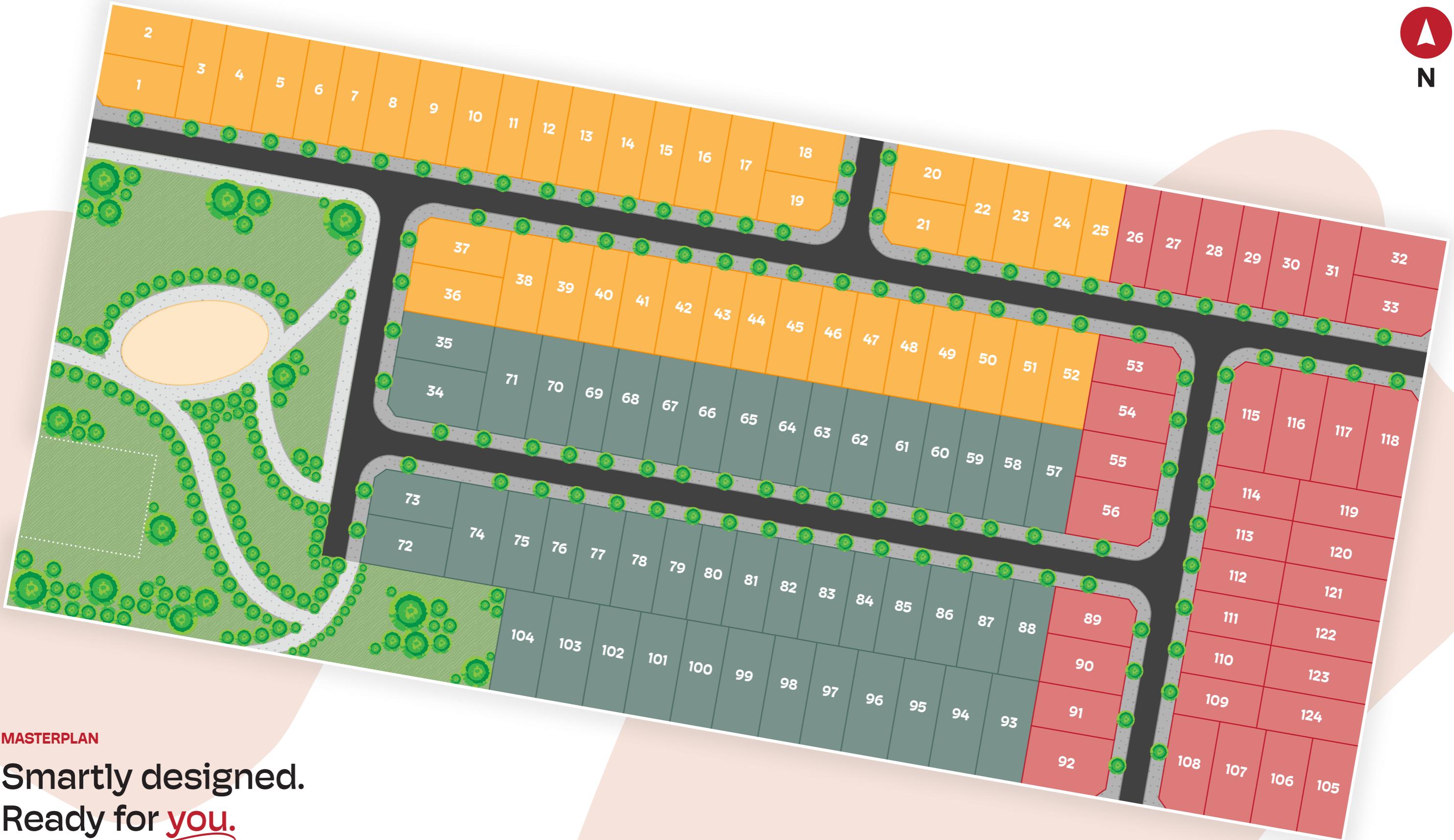


Affordable living right where you belong

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



**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.



STAGE 1



STAGE 2



STAGE 3

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

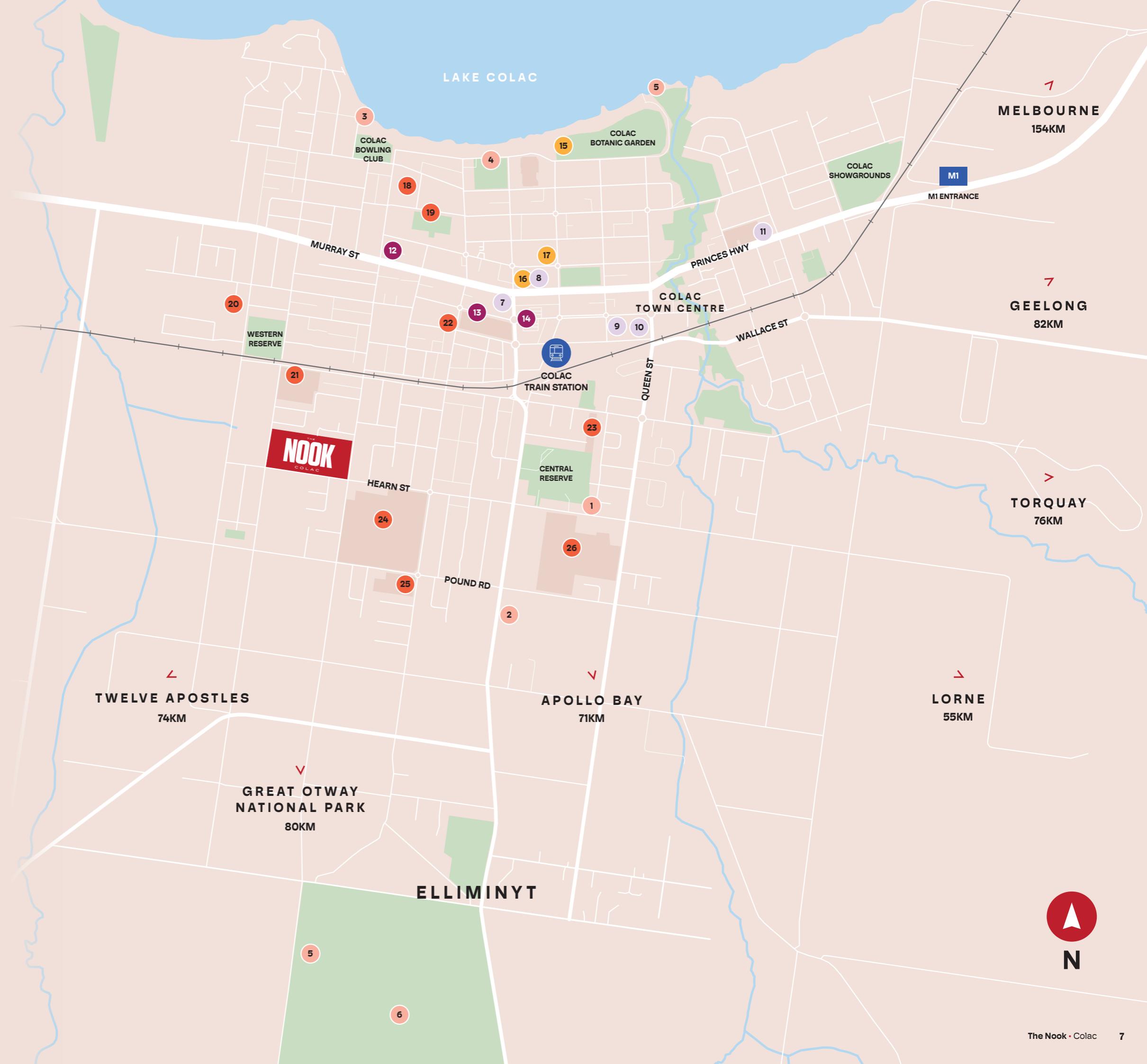
12. Colac Pharmacy
13. Colac Area Health
14. Colac Medical Centre

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



ELIMINNYT RECREATION RESERVE



COLAC GOLF CLUB



COLAC MAIN STREET



ESTABLISHED RETAIL



COLAC RSL

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.

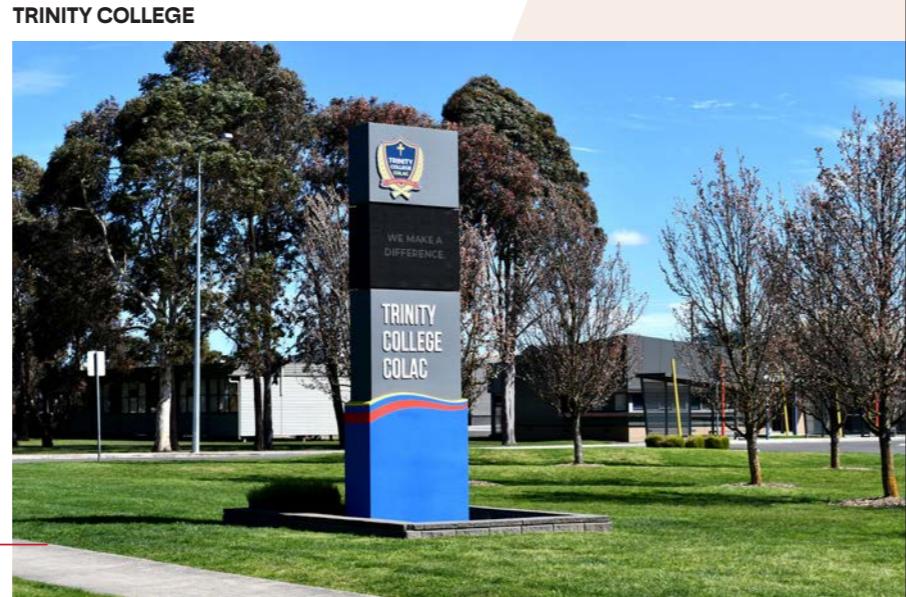
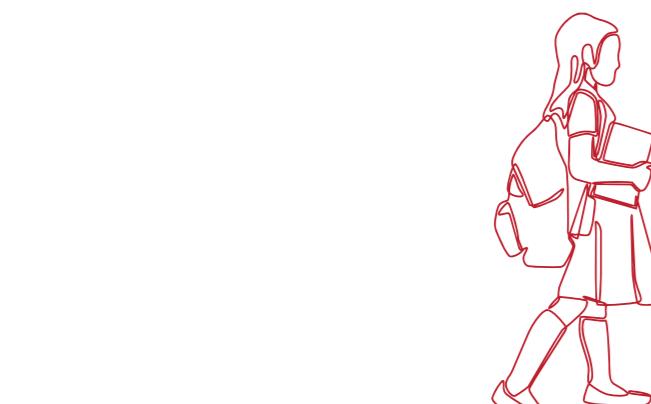
COLAC STATION



TREE-LINED STREETS

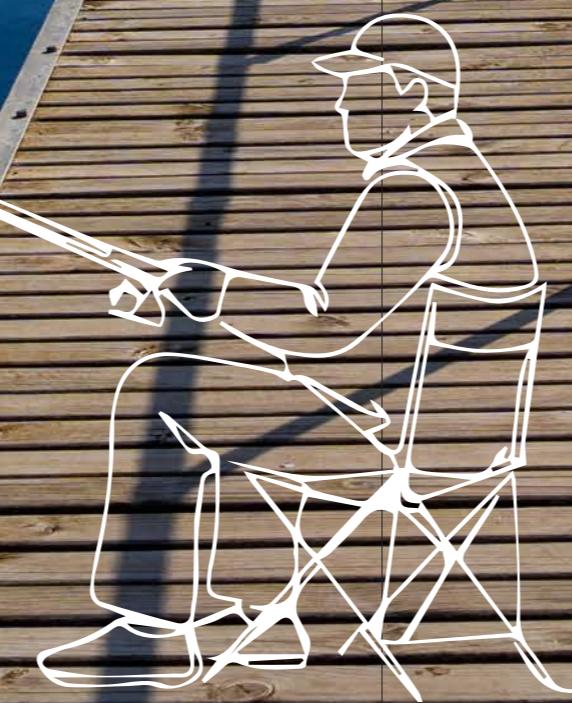


MEMORIAL SQUARE



TRINITY COLLEGE

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.