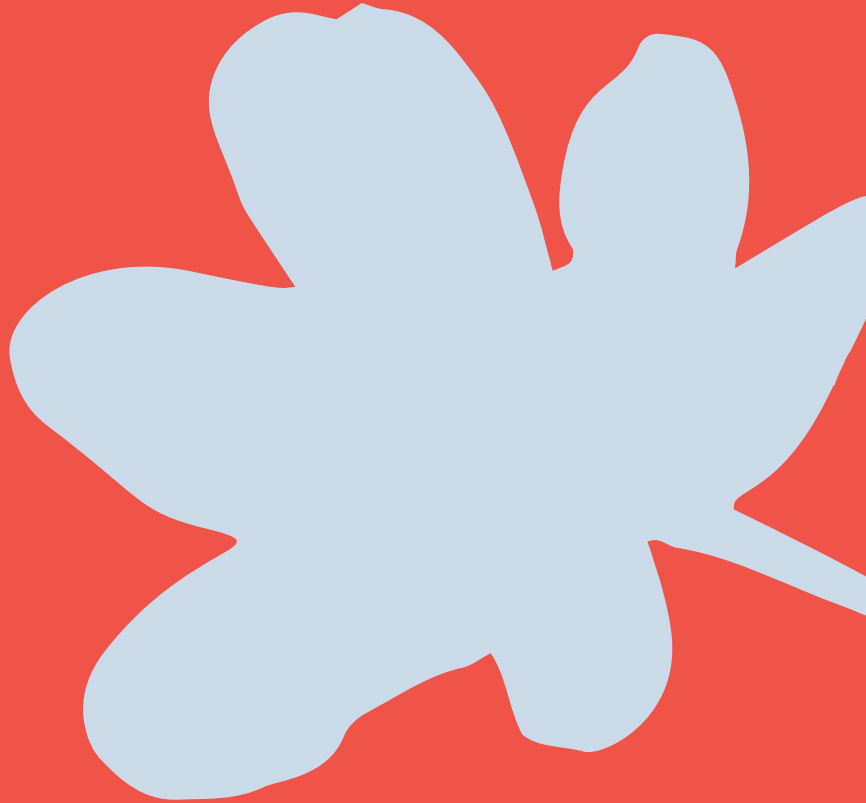




UPTOWN³⁶³¹

DISCOVER
MORE OF THE
GOOD LIFE



ARTIST IMPRESSION

DISCOVER MORE AT UPTOWN



COMMUNITY

Discover a thriving and inviting community that offers so much more. Here, families of all generations can bask in the serenity of nature's beauty while enjoying the conveniences of contemporary living, all within the charm of a close-knit neighbourhood.



CONVENIENCE

Uptown harmoniously combines the tranquility of rural living with the convenience of city life, offering a variety of modern amenities right at your fingertips. Experience superior education, excellent retail options, top-notch healthcare facilities, and unrivalled sports and recreation centres.



CONNECTION

Uptown's prime location effortlessly connects you to all you need. With convenient access to Shepparton Train Station and major highways, like the Goulburn Valley and Midland Highway, our neighbourhood ensures seamless connectivity throughout the region.



THRIVING
ARTS &
CULURE



CHOICE

Uptown presents an array of block sizes tailored to accommodate your unique lifestyle requirements and needs. Experience unparalleled land for sale in Shepparton, ideal for first-home buyers, downsizers, and investors alike.

A VIBRANT COMMUNITY

PARKLANDS & WETLANDS

There's no shortage of green space at Uptown. Neighbouring our community are vast parklands and wetlands just waiting to be explored.

ALL SAINTS ANGLICAN SCHOOL

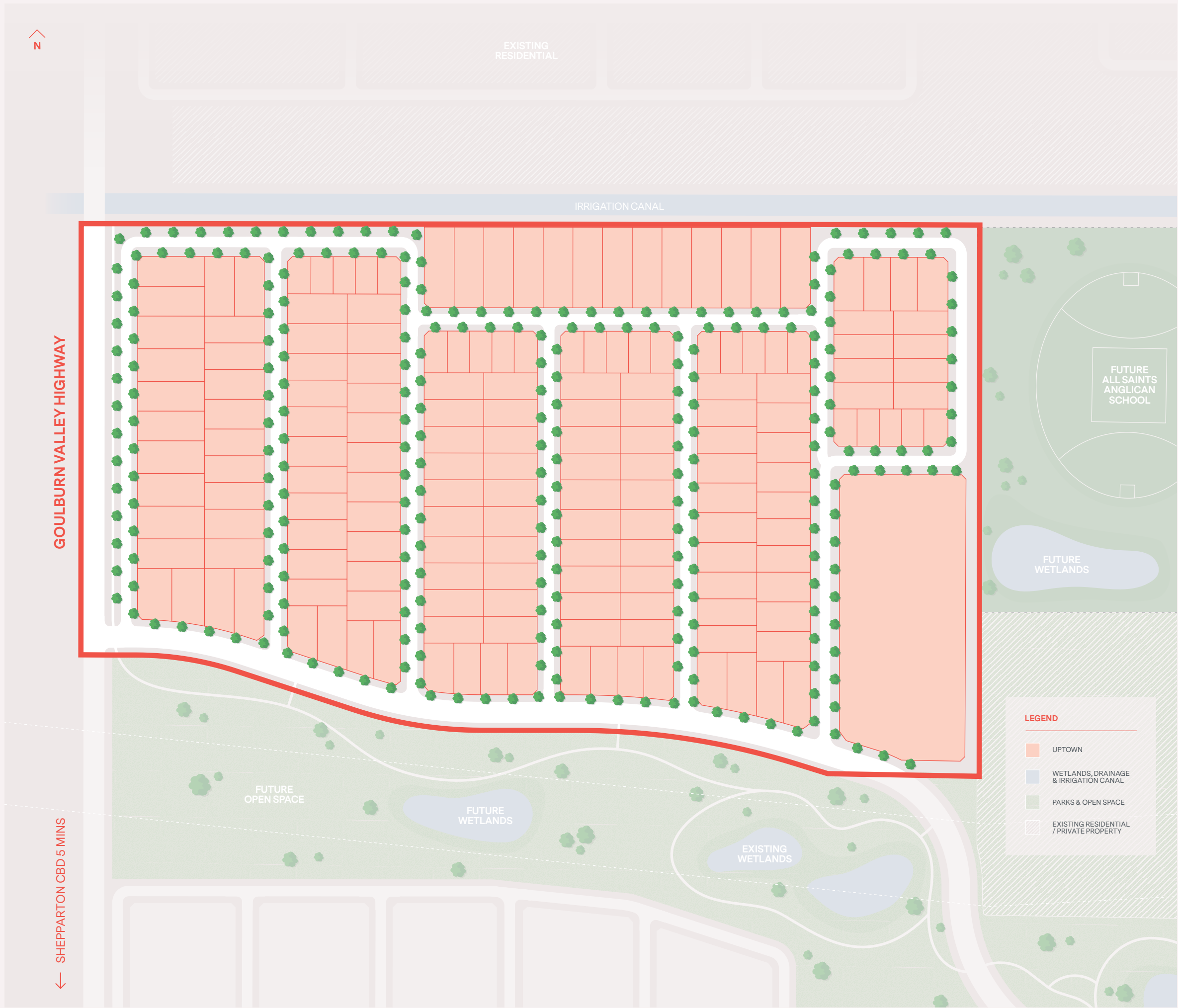
Situated on 16 hectares, All Saints is Shepparton's first Anglican school with education from prep to Year 12.

SPORTS GROUNDS

Enjoy the best of active living with Shepparton Sports City, Grammar Park and Victoria Park Lake nearby.

WALKING TRACKS

Take a stroll, run or bike ride whenever suits at Uptown with established and future walking tracks at your doorstep.



Situated just 5 minutes away from the city centre, Uptown offers effortless access to modern amenities, convenient public transport, and excellent education. Discover why Uptown is the ideal destination to embark on a brighter future!

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1. All Saints Anglican School
2. Goulburn Valley Grammar
3. St Luke's Catholic Primary School
4. Notre Dame College (Emmaus Campus)
5. Notre Dame College
6. Christian College
7. Greater Shepparton Secondary School
8. GOTAFE (Goulburn Ovens TAFE)
9. Latrobe University Shepparton Campus

10. Billabong Gardens Complex
11. Fairleys SUPA IGA
12. Bunnings
13. Shepparton Marketplace (inc. Big W)
14. Rebel Sport
15. Pinch of Salt
16. Coles
17. Woolworths
18. Kmart
19. SPC Factory Sales
20. JB HI FI / Chemist Warehouse
21. Harvey Norman / Riverside Plaza
22. The Little Gourmet Food Company

23. Shepparton Private Hospital
24. Goulburn Valley Health
25. Shepparton Showgrounds

26. The Food Store
27. Aussie Hotel
28. Okami Japanese
29. Belcibo & Co
30. The Milkbar
31. Little Lipari
32. Shepparton Brewery
33. Cellar 47
34. GV Hotel
35. Stanley's Cafe
36. Terminus Hotel
37. Elsewhere at SAM
38. Shepparton Art Museum
39. Mooving Art
40. Village Cinemas

41. Shepparton Sports City
42. F45 Gym
43. Fernwood Fitness
44. Mooroopna Racecourse Reserve
45. Princess Park
46. Deakin Reserve
47. Victoria Park / Lake Victoria
48. Goulburn River Trail
49. Aquamoves
50. KidsTown Adventure Playground
51. Australian Botanical Gardens
52. Lower Goulburn National Park
53. North Shepparton Recreation Reserve



GREEN LANDSCAPES, NATURAL PARKLANDS



PARKS, OPEN SPACE
& WETLANDS

3

REASONS TO CALL UPTOWN HOME

631



MODERN AMENITIES

Uptown is conveniently located in Shepparton's most desirable residential precinct, moments from the city centre, with all your daily needs nearby.

You'll have access to all the necessary medical care with nearby amenities, including Goulburn Valley Health and Shepparton Private Hospital. Plus, with an array of eateries and cafes nearby, a great meal or cup of coffee will never be too far away.

QUALITY EDUCATION

Enjoy easy access to excellent education options for all ages at Uptown. The area is home to some esteemed schools, including All Saints Anglican School, Greater Shepparton Secondary College and several fantastic kindergartens and childcare centres.

With such various educational options available, you're bound to find the ideal fit for your family's needs.

CAFES & EATERIES



ACTIVE LIVING

Surrounded by green spaces and picturesque wetlands, Uptown is ideally positioned to enjoy an active lifestyle. With Grammar Park next door, the historic Victoria Park Lake nearby and Goulburn River weaving through, there are plenty of scenic locations for a leisurely walk.

Whether you're into basketball, running or anything in-between, Uptown has something for all only moments away, including some fantastic sporting clubs and Shepparton Sports City.



6 MINS
FROM
SHEPP CBD

3631

THINGS TO DO AROUND UPTOWN



SHOPPING

Everyday essentials are located a minute away by car at Fairleys SUPA IGA, awarded Victorian's top Supa IGA twice!

Shepparton's traditional shopping strips in the town centre blend a mix of classic stores with modern shopping complexes.

If you're after a wider variety of stores, Shepparton Marketplace stands proud as the largest shopping destination in Northern Victoria. Located 10 minutes from Uptown. Shop your favourite brands and explore 40+ specialty stores from everyday fashion, lifestyle, services, fresh food and a diverse food court.

PARKS

Whether you're seeking a leisurely stroll, a bike ride with the family or a scenic bush walk, indulge in the abundant park options.

Admire the views from the top of the Australian Botanic Gardens Shepparton, and learn about the Traditional use and the families who lived there with stories of history and heritage.

Located in the city's heart, stretch your legs at Victoria Park Lake. Here you can walk, cycle, fish or bird watch, and enjoy a picnic by the water.

CAFES

With the ideal climate and environment for food production, Shepparton is famously known as the Food Bowl of Australia. So it comes as no surprise that Goulburn Valley is home to 25% of Victoria's agriculture production. Uncover award-winning wineries, cheese makers, bakeries, diverse cuisine options and the finest local produce.

The thriving cafe culture invites exploration, offering plenty of charming cafes and restaurants to delve into.

RECREATION & GOLF

Shepparton Sports City is the home of regional Australia's premier sports precinct. The locals have a strong passion for their beloved sports, making it an integral part of their vibrant community.

Connect with local clubs and enjoy the wide variety of quality sporting facilities, including sporting grounds, reserves, pavilions and public halls.

For those who love a day on the greens, Shepparton Golf Course and Mooroopna Golf Club are the perfect golfing destinations, both within 12 minutes of the community.

ARTS & CULTURE

Shepparton boasts an impressive art and culture scene, from cultural festivities to captivating stage performances.

Visit the award-winning Shepparton Art Museum (SAM), where an emphasis on contemporary and Indigenous Australian art takes centre stage. Explore amazing art pieces, and find out why it's one of the country's most impressive and important collections of ceramics and art in all forms.

A great way to discover the historic town is on a self-guided art tour. Marvel at the inspiring public artwork and murals on display throughout the township and Greater region.

RIVER RECREATION

As Victoria's second longest river, the Goulburn River brings the rich agricultural landscape to life. Experience the serene riverside, be on the lookout for diverse birdlife, and encounter echidnas and kangaroos! Discover the wonders of local flora and fauna, and immerse yourself in nature.

At the Victoria Lake precinct, you can fish, boat or canoe. There's also ample picnic spots, walking trails and cycling trails to enjoy.

The river banks are a captivating destination that offers year-round enjoyment for the entire family.

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GENEROUSLY SIZED LOTS

Whether you're downsizing or growing your family, Uptown has a variety of block sizes suited to all buyers. Ranging in size from 375m² - 1080m², our land offers plenty of space to grow and flourish, surrounded by stunning reserves and vast green areas.

Experience sophisticated living and come home to more at Uptown.

3

REASONS TO BUILD A HOME IN UPTOWN

BEAUTIFUL LANDSCAPES AT YOUR DOORSTEP

Wake up every day amongst sprawling wetlands and picturesque natural landscapes at Uptown. Our community is bookended by wide open spaces perfect for a walk, picnic, or morning run.

With Victoria's largest river basin, Goulburn River, weaving through Shepparton, bask in nature's beauty and serenity daily at Uptown.

CUSTOMISATION

Uptown is the perfect place to build your ideal home. Whether you choose from one of our pre-approved designs or customise your own, you can create a home that suits your lifestyle and budget perfectly.

With access to quality builders and experienced staff on hand throughout the entire process, creating your ideal Uptown home has never been easier.



HOUSE & LAND
AVAILABLE



3631

GREAT
COMMUNITY

ARTIST IMPRESSION

A BRIGHT FUTURE AWAITS IN UPTOWN

SCHOOLS

Uptown offers diverse top-notch educational facilities for all ages.

Greater Shepparton Secondary College, All Saints Anglican and Notre Dame College Emmaus Campus are a few of the close outstanding public and private schools catering to all ages.

Exceptional kindergartens surround our new community, including the nearby Goodstart Early Learning and Community Kids Shepparton Early Education Centre.

With top-notch education facilities galore, rest assured your children are well-catered for at Uptown.

HIGHER EDUCATION

Shepparton is home to the leading tertiary education institutions, La Trobe and Melbourne Universities. Both academies provide a wide range of undergraduate and postgraduate courses for students in the region.

Just minutes away, Uptown allows students to easily commute to their classes, giving them more time to focus on their studies while enjoying a healthy social life outside school hours.



Greater Shepparton Secondary College



EDUCATION
OPTIONS



La Trobe University

EMPLOYMENT

With its close proximity to the city centre and other major employers, Uptown provides easy access to a range of job opportunities just minutes from your home.

The vibrant business hub offers an array of hospitality, retail, manufacturing, IT and health jobs as well as a range of career prospects with both government and private sector organisations. With so many businesses located in the vicinity, there's plenty of opportunities for growth at Uptown.

ABOUT THE DEVELOPER



Led by directors Brendan Mullan and David Dordevic, the DM Property team boasts over 20 years of collective development expertise and partnerships with leading industry consults, contractors, and capital partners.

Committed to delivering exceptional projects across Victoria, DM Property places great importance on environmental, social, governance aspects and actively reinvests in the local community.



OCCASIO

Occasio is our joint venture partner, a specialist, industry-leading property investment business.

Combining comprehensive technical and financial experience, Occasio desires to create and deliver sustainable success for its investment and delivery partners.

Occasio's investment asset diversification consists of residential built-form projects, land subdivision projects, pre-development land acquisition and retail assets.



UPTOWN3631.COM.AU

430 GOULBURN VALLEY HIGHWAY
SHEPPARTON NORTH 3631

All areas and dimensions shown are approximate only and subject to final survey. Whilst every effort has been made to ensure its accuracy, neither the Vendor nor its Agent shall accept any responsibility for any errors that may be contained herein. Prices are subject to change without notice. The estimated title date is approximate only and subject to regulatory approvals beyond the Vendor's control.