

THE
SINCLAIR 
HEIGHTS



Location makes us unique.



Welcome.

The Sinclair Heights is a boutique residential community to have a happier life, offering peace of mind of having all the amenities you need at your doorstep. Whether it's shopping, schools, public transport, recreation or eating out with family, we have it all covered creating a perfect neighbourhood.





Life at Sinclair.

Plumpton combines rural beauty with modern convenience; with 40 acres of parkland, a new shopping centre opposite Hopkins road as well as a future recreation centre right next to Sinclair Heights, there's so much to explore!

📍 WESTERN FREEWAY	3 MIN
📍 CAROLINE SPRINGS	5 MIN
📍 BACCHUS MARSH GRAMMAR (WOODLEA CAMPUS)	8 MIN
📍 AIRPORT	24 MIN
📍 MELBOURNE CITY	35 MIN

Study the best.



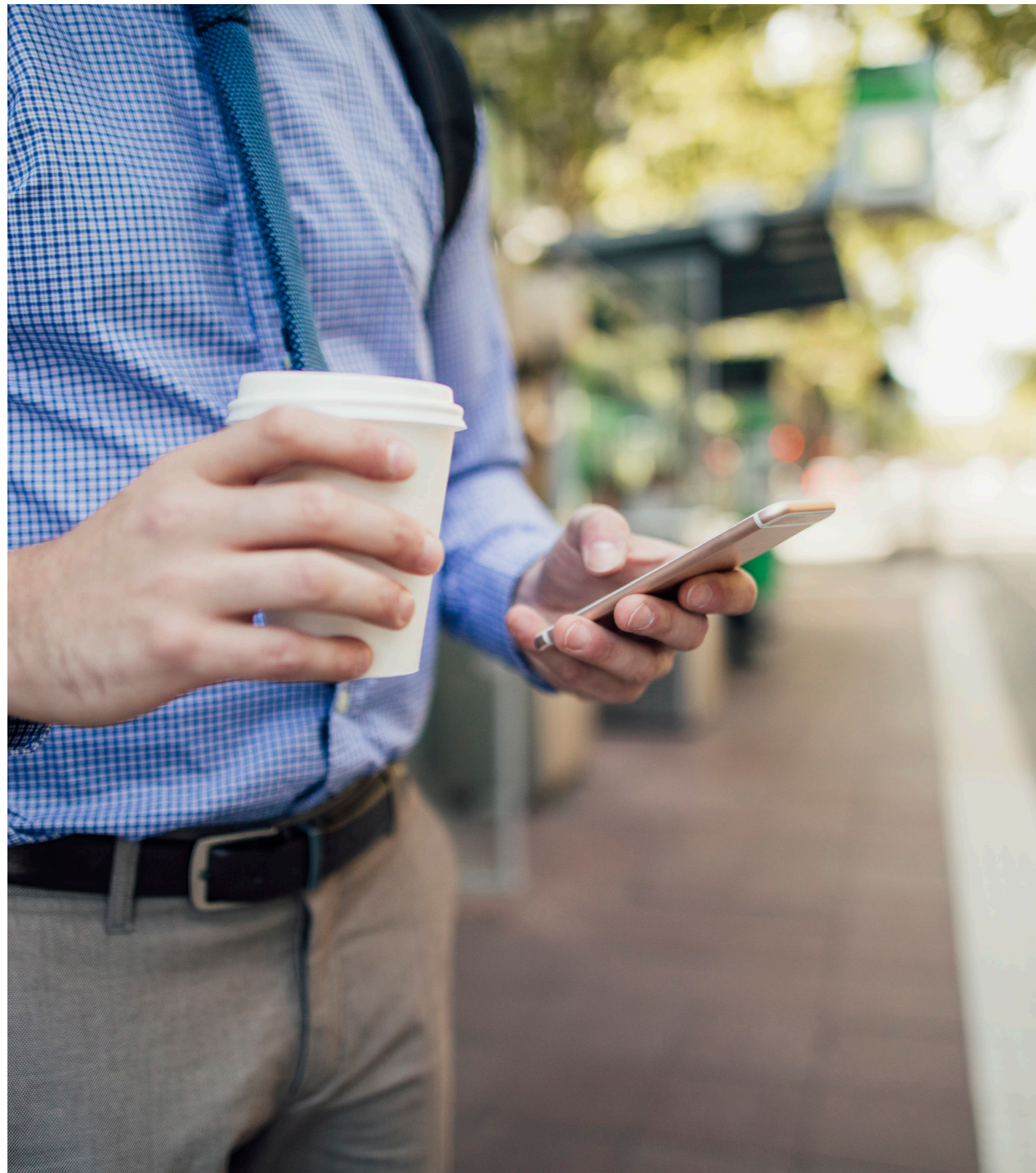
Education

The area offers a host of education options for students of all ages. With plenty of options for early learning, primary and high schools, the region is known as the school district of Victoria, which means access to best of education within minutes from your home.

📍 LAKEVIEW SENIOR COLLEGE	6 MIN
📍 ST. GEORGE PRECA PRIMARY	6 MIN
📍 SOUTHERN CROSS GRAMMAR	7 MIN
📍 BACCHUS MARSH GRAMMAR (WOODLEA CAMPUS)	8 MIN



Stay Connected.



Transport

Located just 35 Mins from Melbourne CBD, The Sinclair Heights is conveniently located only 3 Mins from Western Freeway & 7 Mins to Caroline Springs Train Station making it well connected with your work life.

• WESTERN FREEWAY	3 MIN
• CAROLINE SPRINGS STATION	7 MIN
• ROCKBANK TRAIN STATION	7 MIN



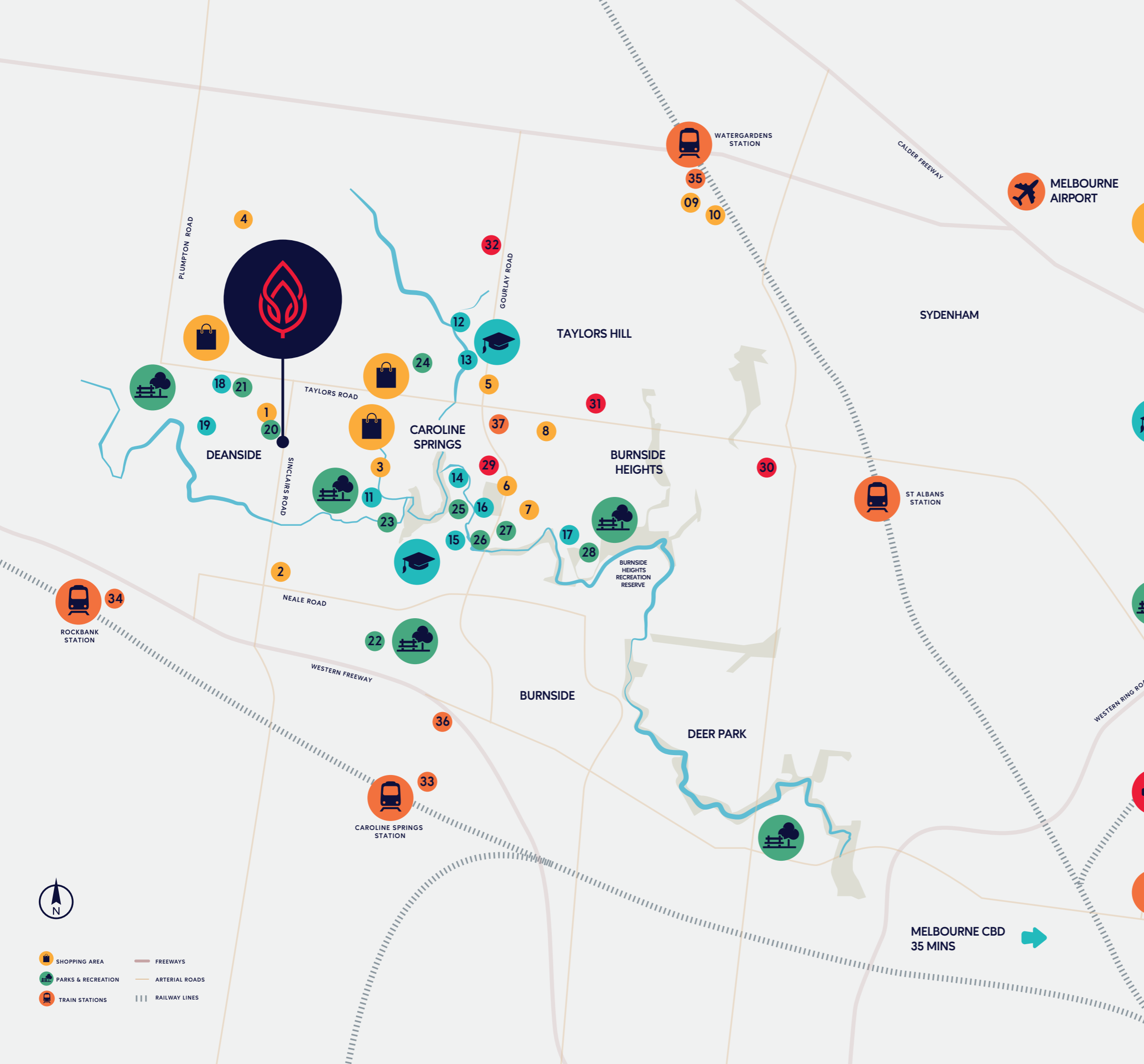


Community.

The Sinclair Heights is exquisitely situated and planned for a happier life. At The Sinclair Heights, you experience a unique exposure to quality life.



Amenities



Shopping & Entertainment

- 01 Future Shopping Centre
- 02 Future Town Centre
- 03 Future Convenience Centre
- 04 Future Plumpton Town Centre
- 05 Taylors Hill Village
- 06 Caroline Springs Shopping Centre
- 07 Westwaters Entertainment Complex
- 08 Watervale Shopping Centre
- 09 Hoyts Watergardens
- 10 Watergardens Town Centre



Education & Learning

- 11 Future Primary School - Govt.
- 12 St. George Preca Primary School
- 13 Southern Cross Grammer
- 14 Catholic Regional College
- 15 Creekside K-9 College
- 16 Lakeview Senior College
- 17 Kororoit Creek Primary School
- 18 Future Primary School
- 19 Future Secondary School



Recreation & Park

- 20 Future Indoor Recreation Facilities
- 21 Future Open Space
- 22 Kororoit Creek
- 23 Stony Hill Creek
- 24 Auburn Park
- 25 Goodlife Health Club
- 26 Lake Caroline Reserve
- 27 Burnside Heights Rec. Reserve
- 28 Organ Pipes National Park



Health

- 29 Caroline Springs Super Clinic
- 30 Delahey Medical Centre
- 31 Watervale Medical Centre
- 32 Taylors Hill Medical Clinic



Transport

- 33 Caroline Springs Train Station
- 34 Rockbank Train Station
- 35 Watergardens Train Station
- 36 Bus Route 460
- 37 Bus Route 418, 460, 943



- SHOPPING AREA
- PARKS & RECREATION
- TRAIN STATIONS
- FREEWAYS
- ARTERIAL ROADS
- RAILWAY LINES

MELBOURNE CBD
35 MINS



Dining Out.



Restaurants and Cafes

Within minutes from CS Square and Watergarden shopping centre, The Sinclair Heights has a lot to offer when it comes to eating out. From cafes to excellent restaurants providing multi-cuisine eating options.

 CAROLINE SPRINGS CAFES	6 MIN
 GALLI WINERY AND RESTAURANTS	7 MIN
 WATERGARDENS FOOD & DINE	12 MIN

Playful.



Parks and Recreation

It's easy to get involved and enjoy the green surrounding keeping you fresh and fit. With plenty of parks, natural reserves and lot of new parks coming up, The Sinclair Heights is perfect for your morning run or just the time out with family from today's busy life.

- 📍 **BROOKSIDE RECREATION CENTRE** 5 MIN
- 📍 **KOROROIT CREEK** 8 MIN
- 📍 **CS TOWNHOUSE RECREATION CENTRE** 8 MIN

Shop Around.



📍 CS SQUARE	7 MIN
📍 WATERGARDENS TOWN CENTRE	12 MIN
📍 WOODGROVE SHOPPING CENTRE	12 MIN

Shopping

Location makes The Sinclair Heights unique. Offering plenty of shopping options, whether it's your day to day shopping or your shopping with loved ones all within 10 Mins drive. With the future Town Centre, Future Plumpton Town Centre & Convenience Centre coming, The Sinclair Heights is the place to be.



Our Neighbourhood





4QB

4QB is an Australian based developer of residential communities and commercial developments.

The team at 4QB has established a reputation for having great relationships with client and investors by its disciplined approach to acquisitions, producing great designs, and the creation of communities people love that meet the evolving needs of its customers.

4qb.com.au

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PROJECT BY

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