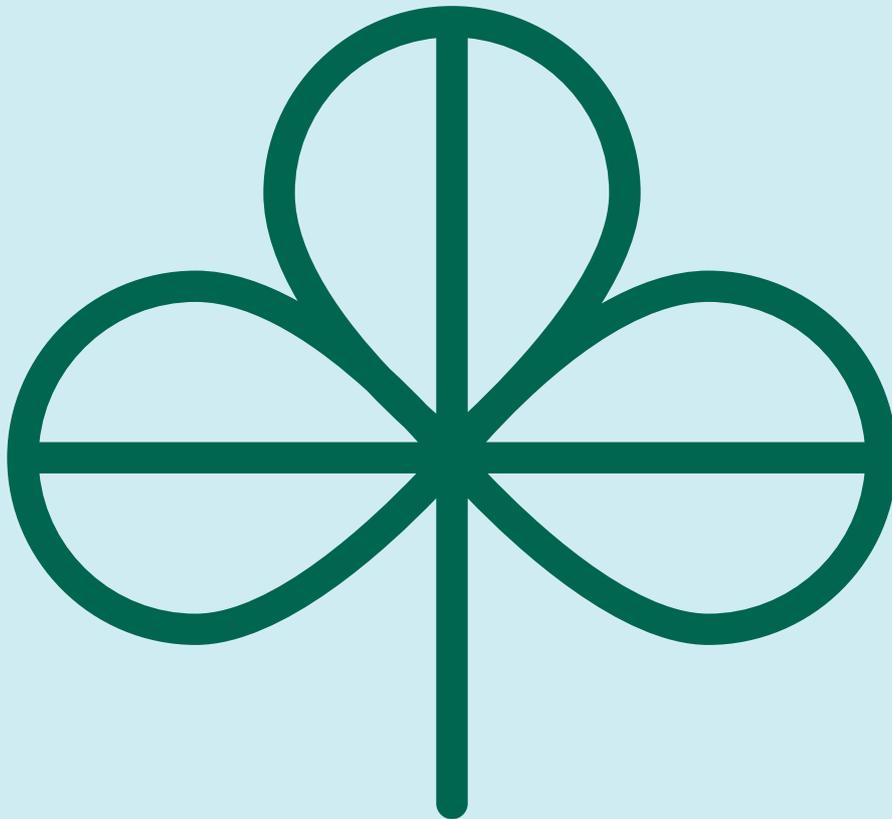


Marran Run



Welcome to Marran Run.

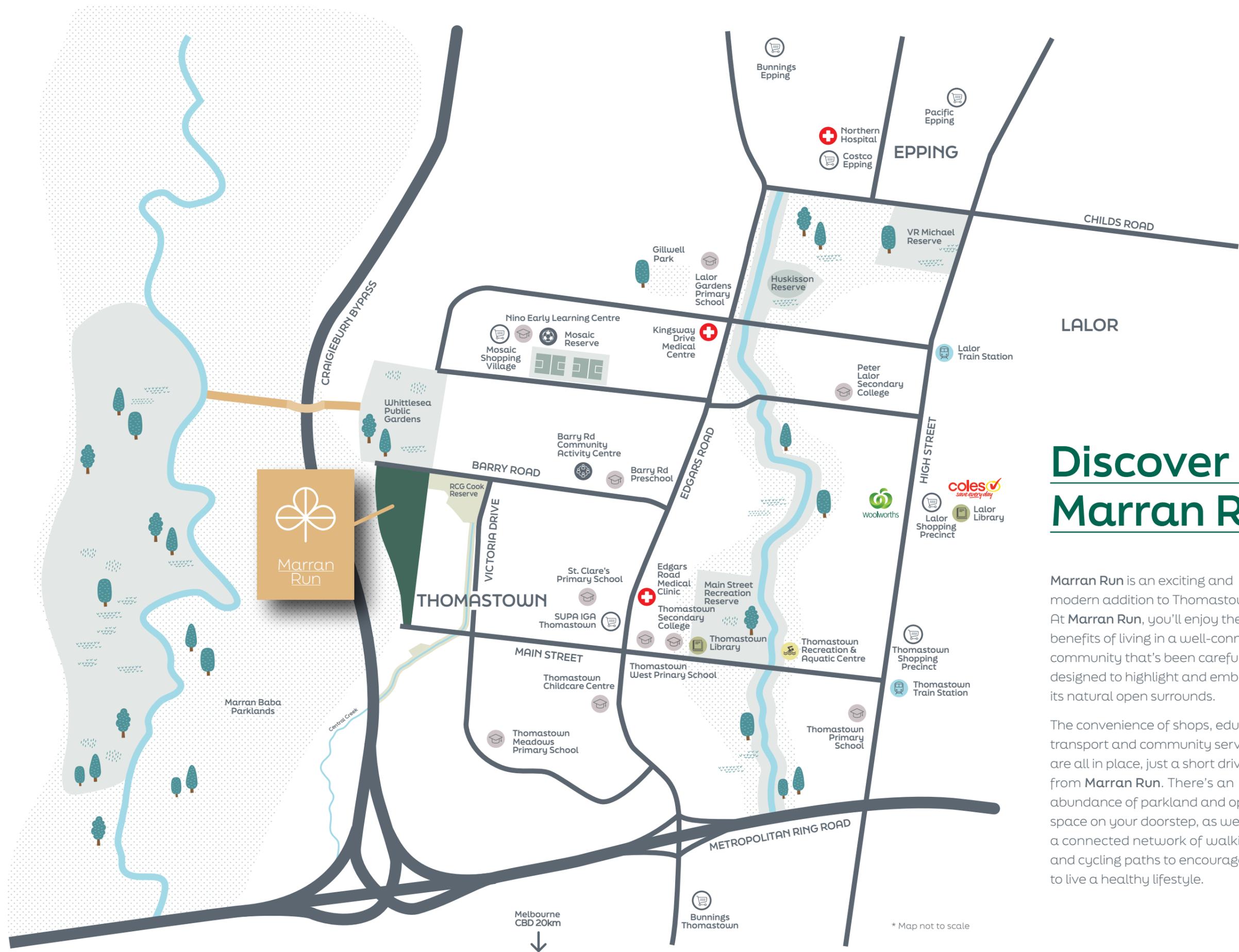
Marran Run offers a quiet neighbourhood ambiance that seamlessly blends into the existing Thomastown.

Marran Run offers the final chance to build new in Thomastown. With its tranquil and spacious setting, yet close proximity to established amenities, it's truly Thomastown's hidden gem. Surrounded by established homes, Whittlesea Public Gardens, and Marran Baba Parklands, residents of **Marran Run** will enjoy a lifestyle filled with endless possibilities.

Marran Run offers purchasers the rare combination of the opportunity to build a stylish modern home with ready access to existing transport networks, shopping, recreation and community amenities all within close proximity to a range of schools and educational choices.



← Melbourne Airport 19km



Discover Murrumbidgee Run

Murrumbidgee Run is an exciting and modern addition to Thomastown. At Murrumbidgee Run, you'll enjoy the benefits of living in a well-connected community that's been carefully designed to highlight and embrace its natural open surrounds.

The convenience of shops, education, transport and community services are all in place, just a short drive from Murrumbidgee Run. There's an abundance of parkland and open space on your doorstep, as well as a connected network of walking and cycling paths to encourage you to live a healthy lifestyle.

Melbourne CBD 20km
↓

* Map not to scale

Enjoy a connected lifestyle.



EDUCATION

Families living at **Marran Run** won't have to travel far to find quality education options with a number of kindergarten, childcare, and public and private primary and secondary schools within a short drive or bus/train trip. For those undertaking tertiary studies, RMIT Bundoora and La Trobe University are just a short drive away via the Metropolitan Ring Road.



FOOD & DINING

Catching up with friends or family over a coffee or meal is easy for **Marran Run** residents – the hardest part is choosing where! Stay local and explore the wide variety of international culinary influences within your community. Venture a bit further and partake in the growing coffee culture and dining options in Reservoir and Preston. For special occasions, you're only a short drive from the inner-city dining options of Carlton, Fitzroy and Brunswick.



SHOPPING

A few minutes' drive away on Edgars Road is the local IGA Supermarket, perfect for those last-minute milk and bread runs. Travel a little further to Pacific Epping, the major shopping centre in the area, complete with supermarkets, specialty shops and major retail outlets, including Kmart, Big W, Aldi, Coles and fresh food providers in butchers, grocers, fishmongers and more.



TRANSPORT

Marran Run is well connected by established transport options, with nearby Thomastown Train Station getting you directly to Flinders Street Station. Bus Stops on Barry Road service bus route 557, which takes in key stops such as Thomastown Train Station, Lalor Train Station and Lalor Shopping Centre. Access Melbourne's freeway network via the Metropolitan Ring Road, with the Edgars Road onramp recently upgraded and only a short drive away.

Find your healthy balance.

Thanks to an incredible range of nearby parks, playgrounds, walking & cycling trails and sports facilities it's easy to keep active and healthy at **Marran Run**.

SPORTS & RECREATION

Marran Run offers an opportunity for a healthy life. In addition to the abundance of parks and open space, **Marran Run** residents are a short drive to Thomastown Recreation & Aquatic Centre.

There are also a number of playgroups and organised community sporting groups to choose from, offering plenty of opportunities for the whole family to socialise, have fun and be active.



PARKS & NATURE

However you enjoy the great outdoors, there are plenty of opportunities to play at **Marran Run** where you're surrounded by an abundance of nature, open spaces and parks. On your doorstep is the Metropolitan Trail Network, which connects to the Marran Baba Parklands the neighbouring Conservation Reserve and surrounding suburbs and beyond.



Perfect for every lifestyle.

← NORTHERN HOSPITAL

← COSTCO EPPING

← PACIFIC EPPING

LALOR GARDENS PRIMARY SCHOOL

ST CATHERINES PRIMARY SCHOOL

GILWELL PARK WHITTLESEA UNITED SOCCER CLUB

WHITTLESEA PUBLIC GARDENS

LALOR LIBRARY

LALOR TRAIN STATION

RMIT BUNDOORA

BARRY ROAD PRESCHOOL

RGC COOK RESERVE

MAIN STREET RECREATION RESERVE

THOMASTOWN TRAIN STATION

THOMASTOWN LIBRARY

THOMASTOWN RECREATION & AQUATIC CENTRE

THOMASTOWN SECONDARY COLLEGE

THOMASTOWN WEST PRIMARY SCHOOL

SUPA IGA THOMASTOWN

THOMASTOWN MEADOWS PRIMARY SCHOOL

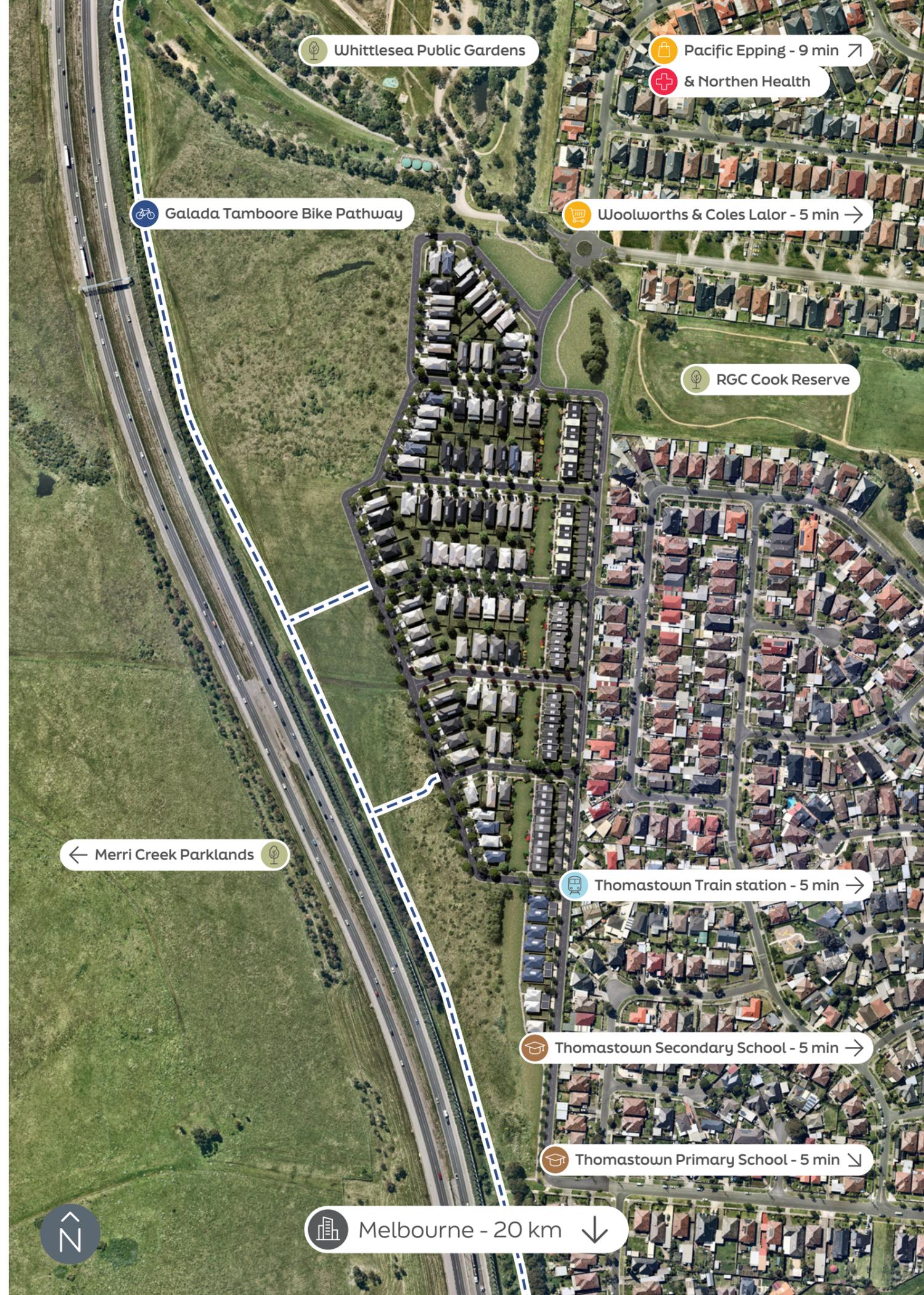
CBD 20kms →

All drawings, plans and images are indicative only, subject to change and may not be to scale. 'Artist impression only' images are conceptual and are intended for illustration purposes only.

Lot sizes to suit every lifestyle.

Whether you're buying your first home, upsizing, downsizing or investing, **Marran Run** offers you the rare opportunity to buy off the plan in Thomastown. Build a modern and stylish home to suit your lifestyle!

All drawings, plans and images are indicative only, subject to change and may not be to scale. 'Artist impression only' images are conceptual and are intended for illustration purposes only.





Whittlesea Public Gardens.

A space to get active, socialise and enjoy the outdoors.

Just 200m from **Marran Run**, the Whittlesea Public Gardens has been a central part of Lalor and Thomastown for decades. Its recent multi-million dollar redevelopment marks a significant milestone for the community.

The first stage of the Whittlesea Public Gardens redevelopment that was completed in May 2023 included:

- Large play tower
- Double flying fox
- Rope climbing unit
- Swings and slides
- In-ground trampolines
- Nature play areas
- A learn-to-ride zone

The second stage of the Whittlesea Public Gardens redevelopment that was completed in June 2024 now features:

- 100-meter skate park
- Basketball courts
- Rock-climbing wall
- Shelters with barbecues
- Seating areas
- Upgraded toilets
- Drinking fountains



The third stage is proposed to include:

- Wetland and waterways improvement
- Continued network of pedestrian and cycle paths
- Protection and enhancement of the Native Grassed conservation zone
- Natural water play elements around the wetlands.



Your Home, Your Place, Your Style.

MARRAN RUN VISION

Marran Run is home to a modern and vibrant community built on a vision of a connected lifestyle. The masterplan offers a variety of lot types to inspire and give you the freedom to design a home that suits your lifestyle and taste.

DESIGN GUIDELINES

Marran Run's design guidelines create a clear vision for the Marran Run community. The guidelines are designed to ensure all homes at Marran Run are built to a high standard and maintain an aesthetic that will create harmony while embracing diversity. The guidelines help provide peace of mind that your investment is protected.

HOUSE & LAND

If you don't have a specific vision or builder in mind for your home, YourLand can connect you with a range of trusted builders. A range of House & Land packages from some of Melbourne's leading builders are offered at Marran Run.

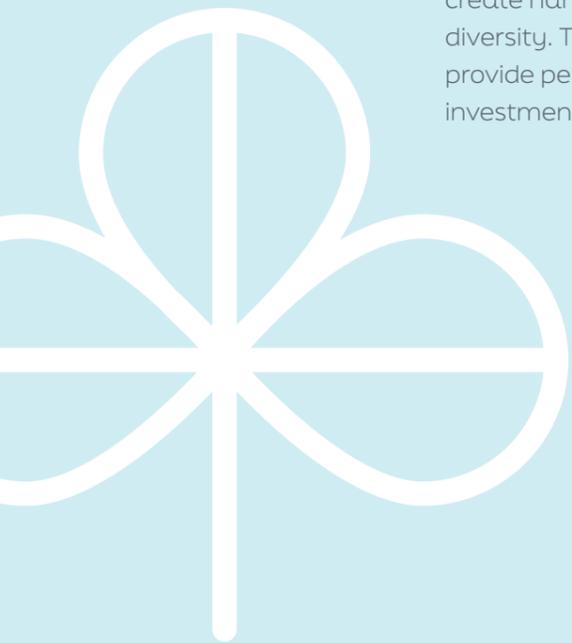
It all starts with you.

YourLand strives to create places and communities where people aspire to live, work, relax and raise their families. Places of substance, depth and diversity renowned nationally for quality, integrity and timelessness.

We bring passion and authenticity to everything we do. We work in ways that champion collaboration, nurturing and connection. Since 2009, when YourLand launched in Bendigo, this is how we've done things. It's a mindset that has fuelled our portfolio of assets, growing beyond solid foundations in Bendigo to include significant development projects across Melbourne.

We strive to deliver the very best for our communities. Whether it's a boutique 20-home development in Bendigo or a \$1 billion flagship community like River Valley, we strive to create places where people aspire to live, work, relax and raise their families. Places of substance, depth and diversity. This is our vision – this will be our legacy.

Learn more at www.yourland.com





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