



WATERGARDENS

TAYLORS LAKES
VIC

watergardens TOWN CENTRE

Positioned in one of the strongest growth corridors in Melbourne, Watergardens Town Centre is the focal point of the City's booming Western suburbs and surrounding Taylors Lakes community, attracting over 10.7 million* annual customer visitations.

Located on one convenient level, Watergardens is committed to making each member of the local community feel at home in their very own shopping precinct, offering three contemporary and spacious malls designed to encourage leisurely browsing. At the axis of these malls is a reinvigorated 600 seat food court with a soaring double-volume ceiling and abundant natural light.

Watergardens boasts a range of major retailers including Big W, Target, Coles, two Safeway Supermarkets, JB Hi-Fi, Rebel Sport and approximately 200 specialty retailers. Completing the customer experience is an extensive entertainment and leisure precinct, 'Station Street'; housing eight Hoyts Cinemas, AMF Bowling, Fenix Fitness and a variety of alfresco dining outlets open seven days and nights a week.

The neighbouring Watergardens Homemaker Centre is anchored by Bunnings, Spotlight and Harvey Norman along with 23 dedicated homemaker stores satisfying all renovators and home maker's needs in one convenient location.

Aligned with the Watergardens train station, the Centre's ease of access and convenient parking ensures it remains the retail and entertainment hub for Taylors Lakes residents who value the relaxed lifestyle that the area provides.

- The population growth within the main catchment area is double that of the Melbourne statistical division and comprises mostly young family households.¹
- Average household income in the Primary trade area is 6.5% above that of the Melbourne average.²
- The majority of workers in the trade area are employed in a professional occupation.²

1. Urbis Retail Economic Analysis May 2008 2. Urbis Consumer Research Report November 2010



For leasing enquiries contact (03) 8681 4900 | www.watergardens.com.au

CENTRE PROFILE

Property Address

399 Melton Highway,
Taylors Lakes VIC 3038

Major Retailers

Target, Big W, Hoyts 8 Cinemas,
Harvey Norman and Bunnings

Mini Majors

JB Hi-Fi, Rebel Sport,
Dan Murphy's, AMF Bowling
and Fenix Fitness

Supermarkets

Two Safeway supermarkets
and Coles

Specialty Retailers

Approximately
197 (Watergardens Retail)
23 (Homemaker)
23 (Other precincts)

Floor Space

Approximately
54,740m² (GLA Retail)
65,083m² (GLA Homemaker,
Station Street Dining, Other Precincts)
Total 119,823m²

Parking

Approximately 4,700 spaces



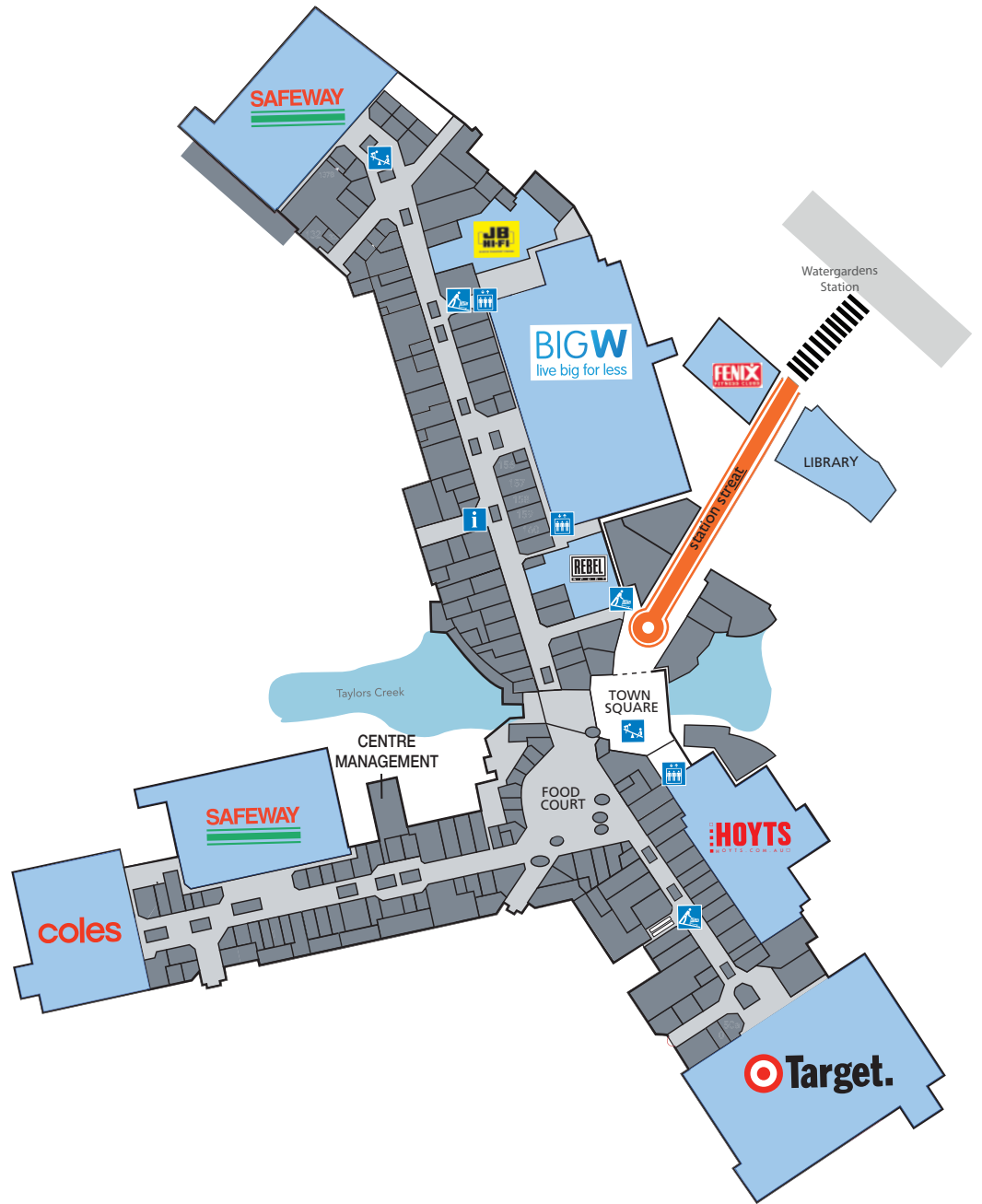
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LOCATION

CENTRE FLOOR PLAN



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* These figures represent the estimated number of visits to Watergardens Town Centre for the stated period. The estimate is the result of applying a visitor estimation parameter to the total number of electronically recorded entries and exits to Watergardens Town Centre. Further information on the visitor estimation process can be obtained from QIC or from Centre Management.