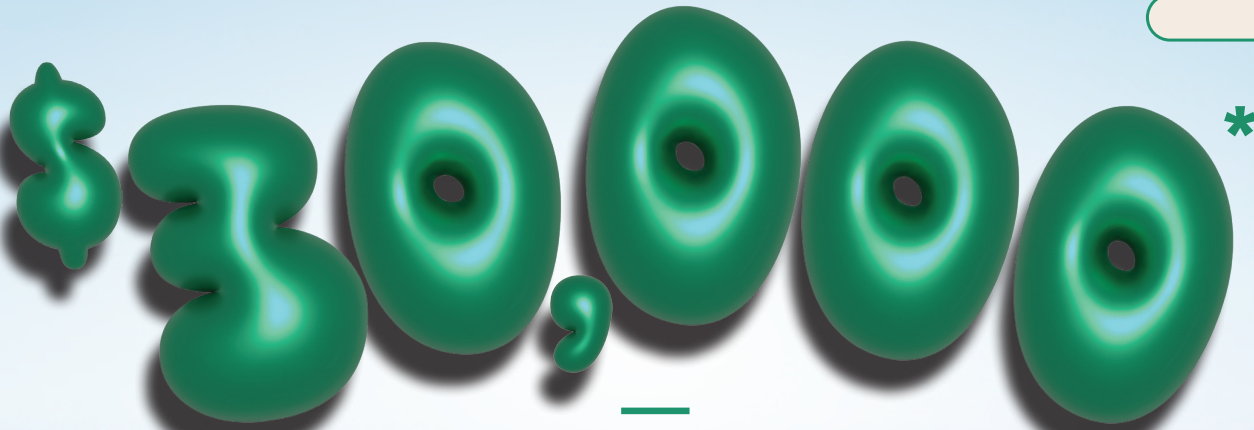




MERIDIAN GREEN



OFF SELECTED HOUSE & LAND
\$15K OFF LAND* + \$15K OFF BUILD^



HOUSE & LAND



MERIDIAN

Spring into Your Dream Home at Meridian Green!

Big Savings, Big Dreams at Meridian!

This Spring, Meridian is partnering with your favourite builders to offer \$15,000 off your land purchase* PLUS an additional \$15,000 off your build^. That's a total of \$30,000* in savings off selected house and land packages! Better yet, these lots are titled*^, meaning they are ready to build on right now.

Limited time only, contact our sales team to take advantage of this incredible offer today!

*Terms & conditions apply. Selected lots only. ^Builder terms & conditions separate.

Children's Week

You're invited to celebrate Children's Week at 'Spring into Play' in the beautiful grounds of the Old Cheese Factory! Suitable for families with children aged 0 - 6, enjoy a free morning of fun, play, music, physical and interactive activities, entertainment and much more.

Bring along a picnic on Thursday 24th October from 9:30am - 12:30pm. No bookings required!



WEBSITE

Trick or Treat!

It's our favourite spooky time of year again and to celebrate, we'll be running our annual Halloween Competition! Put on your most frightening gear, snap a photo and post to Instagram. Meridian residents can tag @meridianclydenorth in their post or send their photos directly to go in the running to win 1 of 3 \$100 gift cards! The 3 most boo-tiful, spine-tingling costumes will walk away winners!*

*Entries close 5pm 1st November Winners announced via social media on 4th November.



Construction Update

Meridian Green welcomes its first residents! The precinct is progressing well, with the first homes having reached completion and significant construction progress.

Asphalt will be laid in Stage 48 in November with titles on track to occur in January 2025. Drainage works have been completed in Stage 49 with water main works also commencing in November. Stage 49 titles are on track for March 2025.



PORTAL [↗](#)



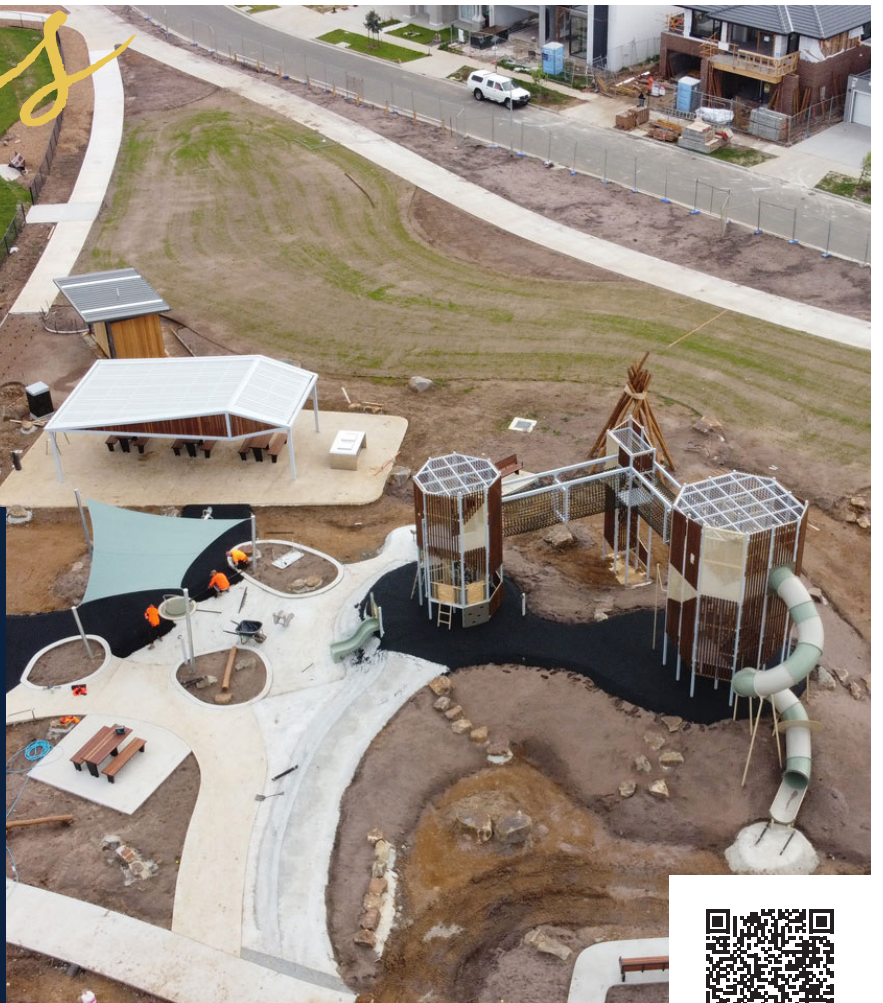
Parks

PARK UPDATE

New Park Opening Soon!

We're thrilled to announce that the Stage 32 District Park is progressing ahead of schedule and will be opening its gates to the public sooner than expected!

This 2.72 hectare district park is set to be a fantastic new hub for the Meridian community and beyond. Residents will have the opportunity to enjoy a multi-level playground, rubber sports court, pump track, fenced dog park, sheltered BBQ areas and stunning greenery. We can't wait to welcome you to this wonderful space by the start of November!



PARK UPDATE [↗](#)

OPENING HOURS

Monday to Friday:
9:00 AM - 9:00 PM

Saturday:
10:00 AM - 3:30 PM

Sunday:
10:00 AM - 2:00 PM

LOCATION

3/7 Parisien Road,
Clyde North VIC 3978

ACCESSIBILITY

The clinic offers ambulatory access and ample parking for patients, making it easy and convenient to visit.



WEBSITE [↗](#)

St Germain Super Clinic

We are excited to introduce St Germain Super Clinic, your new local healthcare destination. St Germain Clinic is a doctor owned bulk billing clinic, providing a comprehensive range of medical services. Their team of experienced GPs are ready to assist you with a wide range of services, including:

- Antenatal Care
- Pre-Employment Medicals
- Asthma Education & Support
- Prescriptions
- Cervical Screening
- Sexual Health
- Skin Cancer Screening
- Chronic Disease Management
- Cosmetic Medicine
- TAC Services for Accident Patients
- Women's Health
- Family Medicine
- Wound Care
- Iron Infusions: Intravenous treatment for iron deficiency.
- Occupational Medicine
- Men's Health
- Minor Surgery (such as skin lesion removal)
- WorkSafe Services
- Children's Health & Immunisations
- Travel Medicine & Vaccinations
- Diabetic Education & Management

In addition to their GP services, a new physiotherapy service is coming soon! Both male and female therapists will be available, offering a range of specialised services including general physiotherapy, sports physiotherapy, paediatric physiotherapy, women's health and pelvic floor physiotherapy.

Pathology services are available within the clinic with an imaging service opening soon. A pharmacy is also conveniently located in the adjacent building within the Village, meaning all of your essential healthcare needs can be taken care of in one trip.

Casey Demons Best & Fairest Winners!

Congratulations to the Casey Demons Best & Fairest winners!

After a tough season, the Casey Demons were able to celebrate the outstanding individual performers of 2024 at the club's Best and Fairest Awards.

Mitch White, the team's captain, topped the votes for the men's VFL side to claim the Ian Gardner & Simon Clark medal. Roan Steele was runner-up and Matt Jefferson claimed third place in the voting.

For the VFLW team, the deserving winner was Meg Macdonald, followed by Shree Fairchild in second place. Third place was a tie between Jo Lin and Lauren Jatczak.

Congratulations to the award winners! Brown Property Group was proud to be the Major Partner of the Casey Demons for the 2024 season.



Meridian Cooks

Chocolate Spiders

These crunchy, chocolate-y snacks are the perfect Halloween themed treat for school lunchboxes! With only 3 ingredients, you can make these treats for under \$10.



INGREDIENTS

- 225g Cadbury Baking Melts
- 100g Chang's Fried Noodles
- 2 tbsp peanut butter
- Optional: decorative candy eyes or M&Ms

INSTRUCTIONS

1. Line a baking tray with baking paper and set aside.
2. Add chocolate melts to a large microwave safe bowl and microwave in 30-second increments, stirring in between until you have a smooth consistency. Don't overheat, as this can cause the chocolate to go lumpy.
3. Add the peanut butter to the warm chocolate and stir until combined.
4. Add the fried noodles and stir until coated.
5. Spoon the mixture onto your baking tray and add the candy eyes/M&Ms (optional).
6. Refrigerate until set.

TIPS

Store these in the fridge in a baking paper lined container. Peanut free households can omit the peanut butter.

DO YOU HAVE A FAVOURITE RECIPE YOU'D LOVE TO SHARE WITH YOUR COMMUNITY?

Send it in and we just might share it in our Winter newsletter! Send your recipe to hello@bpg.com.au



Resident Information

LANDSCAPE INCENTIVE

In order to be eligible for the landscaping incentive, you must have your front garden, including the driveway, nature strip and side fences completed within 90 days from the date of your Occupancy Permit. Please refer to your Contract of Sale and your Developer Approval drawings for the specific requirements for your lot.

- [Refer to our Landscaping Incentive Flyer](#) for a helpful checklist and more information.
- [Refer to our Design Guidelines](#) before you lodge your application to ensure your designs comply.

SHARED FENCING

All shared fencing should be arranged in collaboration with your neighbour.

- [Refer to our Fencing Info Form](#) for the process.

PERIMETER FENCING

If you aren't planning on building straight away, it is still important to secure your property. Please organise temporary fencing for your property to prevent the dumping of rubbish. It is a costly exercise for you as the home owner if clearing is needed prior to construction.

OPTICOMM

Opticomm provides an alternative to the NBN, by providing fibre right to your home, rather than relying on existing older services.

- [Refer to our Opticomm Flyer](#) on how to connect.
- [Refer to the Builders Portal](#) to download the information mentioned.

HAVE YOU SEEN SOMETHING IN YOUR COMMUNITY THAT DOESN'T LOOK RIGHT?

Help make Meridian a safer, more enjoyable community via the **Snap Send Solve** app, an app which allows you to easily report issues in your neighbourhood.

Whether it's a pothole, damaged property or overgrown vegetation, simply snap a picture, upload it, and it will be sent directly to local authorities for immediate action!

