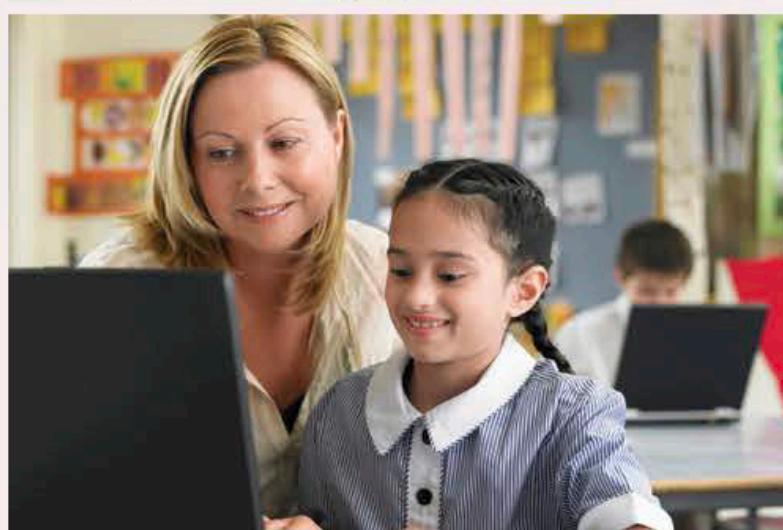
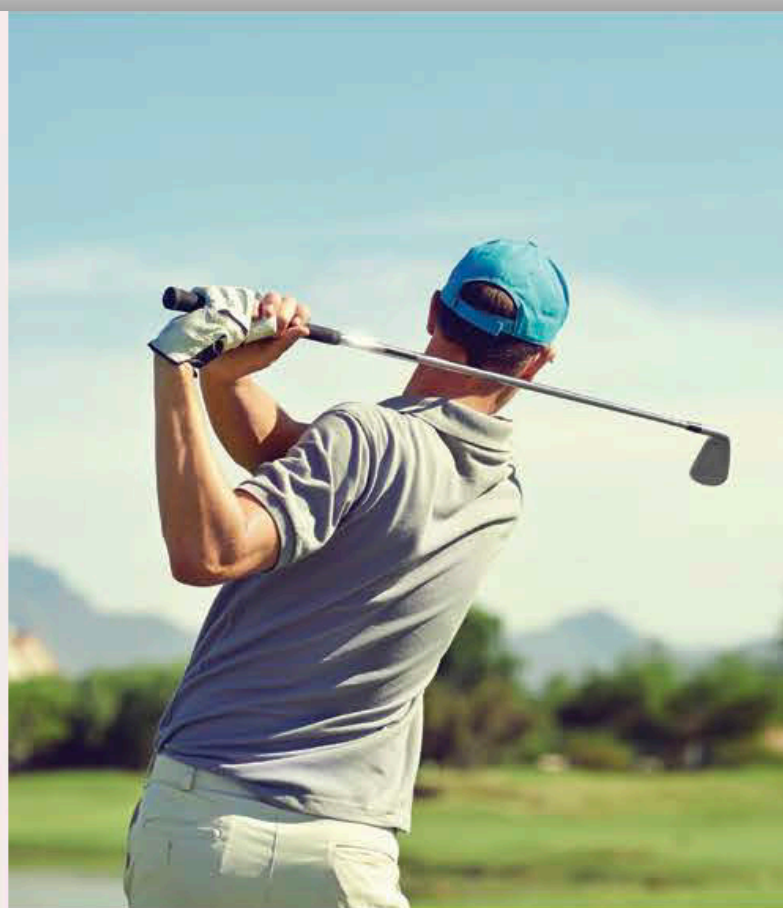




HERITAGE PLACE

MORWELL





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HERITAGE PLACE MORWELL

Buildcap is recognised as a forward-thinking developer, having introduced significant changes to their developments to address the shortage of housing and accommodation in Victoria. This includes accommodating a broader variety of build types within the region, helping to meet diverse housing needs.

These progressive planning changes have been positively received in the market, reflecting the demand for innovative and flexible housing solutions.

Heritage Place stands out as a location where daily life is thoughtfully considered. Essential amenities such as schools, parks, healthcare, and transport are already woven into the community's fabric, ensuring convenience and ease.

Open spaces are always close to home, and the community continues to thrive with additional lots that complement the existing development.

This environment supports residents through all stages of life, making it easy for individuals and families to settle and adapt as their circumstances change.

Whether it's a first home that signals a fresh start, space for families to grow while staying connected, a simpler pace for downsizers who wish to remain close to what's familiar, or an investment backed by steady demand, Heritage Place brings each of these opportunities together in one well-considered setting.

Morwell & the Latrobe Valley Region, itself is experiencing significant transformation, driven by investments from the Victorian government.

The emergence of new commercial industries and ongoing development is building strong momentum, helping to reshape and enhance the town's future prospects.





HERITAGE PLACE

MORWELL

Experience all that Morwell provides and even more.



TRANSPORT

HEALTH

EDUCATION

SHOPPING & ENTERTAINMENT

Morwell Railway Station 2.7km 6 to 10 stops to Southern Cross Station via V/Line

Latrobe Regional Airport 8.7km Commercial, Light Aircraft, Emergency Services

Princes Freeway access 2.9km approx. 1.5hrs to Melbourne CBD

Latrobe Valley Bus Lines Depot 3.9km

Maryvale Private Hospital

Latrobe Regional Hospital - Public

Morwell Primary School

Kurnai Secondary College - Morwell Campus.

Mid Valley Shopping Centre

Traralgon Centre Plaza



HERITAGE PLACE

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Employment and Investment



Morwell & the Latrobe Valley Region, itself is experiencing significant transformation, driven by new investments from the Victorian government.

Latrobe Valley Employment

The Latrobe Valley GovHub is a three-storey, \$30 million employment center located in Morwell. It aims to foster economic growth, generate jobs, and support future industries.

Latrobe Valley Government Hub
65 Church St, Morwell VIC 3840



Key features of the GovHub include:

- Modern office spaces
- Shared meeting rooms
- A community hub
- Business incubator zones
- An exhibition space

The GovHub houses staff from Earth Resources Regulation, Parks Victoria, the Department of Families, Fairness and Housing, the head office of Solar Victoria, and the Mine Rehabilitation Authority.

It also supports local trades, suppliers, and services with the ongoing maintenance of the GovHub will be serviced by local contractors in the Latrobe Valley

<https://www.rdv.vic.gov.au/priorities/victorian-govhubs/latrobe-valley-govhub>



HERITAGE PLACE

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Gippsland Sports and Entertainment Park
Fairway Drive Morwell Vic 3840



Project information: development.vic.gov.au/projects/gippsland-sports-and-entertainment-park

Development Victoria is thrilled to announce upgrades to Gippsland Sports and Entertainment Park as part of the Regional Sports Infrastructure Program. Improvements will include:

- A new pavilion with change rooms and amenities
- A new change pod
- Redevelopment of two playing fields with improved lighting and enhanced facilities for players
- Upgrades to another playing field
- Expanded car parking

Gippsland Sports and Entertainment Park (GSEP) is currently under redevelopment to improve its facilities and amenities.

The renovated venue is expected to reopen in late 2026, providing a better experience for athletes, spectators, and the community.

From A-League soccer to Monster Trucks and live music, Gippsland Sports and Entertainment Park hosts all kinds of events.

Originally serving as the home base for National Soccer League team Gippsland Falcons, the 120 by 90 metre ground has since become a hub for everything from local community sports to elite competitions and diverse entertainment.

It regularly hosts in-season Melbourne Victory W-League matches, pre-season Victory A-League games, and serves as the home of junior National Premier League team Gippsland FC.

The facility includes a FIFA-accredited synthetic field (105m x 68m) equipped with perimeter pathways and fencing, storage areas, benches for officials and players, a six metre high ball-catching net, 100 Lux LED lighting, and removable goals suitable for full-size and small sided soccer.

This versatile venue has also welcomed Super Rugby preseason games, adrenaline-filled shows like Crusty Demons and Nitro Circus Live, and the Red Hot Summer Tour music festival.

With additional grass fields, grandstand seating, canteen facilities, and more, Gippsland Sports and Entertainment Park is perfect for large sporting carnivals and a variety of open-air events.



HERITAGE PLACE

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Sporting Clubs & Recreation



Morwell Golf Club - 144 Fairway Drive Morwell Vic 3840

Morwell Golf Club is conveniently situated at 144 Fairway Drive, within a tranquil area just five minutes from Heritage Place.

The club offers an 18-hole course featuring undulating terrain and superior greens.

Located five minutes from the Princes Highway on Morwell's northeast side, it provides a spacious practice putting green and a well-appointed practice fairway adjacent to the Club House.

The facility typically maintains a low volume of visitors, ensuring a comfortable playing environment.

Membership options are available for individuals and families of all ages, fostering a welcoming atmosphere for golfers at every level.

<https://www.morwellgolfclub.com.au>



Morwell Gun Club - 50a Buckleys Track, Hernes Oak

Welcoming shooters of all abilities

The Morwell Gun Club has completed its upgrades, offering state-of-the-art, secure, and accessible facilities to the Gippsland region thanks to the Victorian Government's Regional Sports Infrastructure Program. Development Victoria managed the project on behalf of Sport and Recreation Victoria, enhancing the club's ability to host events at local, regional, and state levels, while encouraging continued engagement in shooting sports.

Key improvements feature:

- Two Olympic trap shooting trenches with new shooting stations
- A modern armoury
- A maintenance shed
- Enhanced accessibility including DDA-compliant car parking
- Upgraded electrical supply

These enhancements create a premium and secure environment suitable for both community members and professionals. They aim to attract more events and training sessions, support local employment, and boost businesses during the upgrade process.

<https://www.development.vic.gov.au/projects/morwell-gun-club?page=overview>



HERITAGE PLACE

MORWELL

Shopping & Entertainment



Mid Valley



Welcome to Mid Valley

Mid Valley is Gippsland’s largest shopping centre, offering fashion, food, leisure and retail all in one location.

Shopping

- Department Stores: Big W
- Footwear: Cotton On (Rubi Shoes), Quality Shoes, Spendless Shoes
- Jewellery & Bag Accessories: Beck’s Creative Community, Goldsmith, Hoskings Jewellers, Kaisercraft, Strandbags
- Kids, Men’s & Women’s Fashion: Big W, Cotton On, Factorie, Jay Jays, Just Jeans, Lowes, BJ Fashions, Trendy Clearance
- Cinema & Arcade: Village Cinemas, ‘Fun Zone’
- Discount Variety: The Reject Shop, Ten Tops
- Gifts/Toys/Books: EB Games, Firmins Lane Giftware, Card Alley, Kaisercraft
- Hardware/Garden: Bunnings Warehouse
- Health & Beauty: Amcal Pharmacy, Beauty & Brow, Freetime Cuts & Colour, Glory Nails
- Homewares: House, Berkshire Bedding

Food & Drink

- Supermarkets: ALDI, Woolworths
- Fresh Food: Woolworths/BWS
- Bakeries: Bakers Delight, Sweet Cravings Bakery
- Butcher: Norm Oliver Meats
- Liquor: Bottlemart, BWS, ALDI
- Coffee & Takeaway: Bean N Gone, Donut King, Domino’s Pizza, Subway, Sandwich Chefs, Oishi Oishi, Café Qu Bah, Bows Natural Ice-Cream

Services

- ATMs/Banks: ATM X, Commonwealth Bank
- Communications: Australia Post
- Information: Centre Management, Wheelchair Hire
- Key Cutting: Bunnings Warehouse, Cutting Edge Keys
- Mobile Phone Repairs: iRepairMate
- Optical: OPSM, Specsavers
- Pharmacy: Amcal Pharmacy

<https://www.midvalleyshoppingcentre.com.au/stores/>

Explore everything Mid Valley has to offer for a convenient, comfortable shopping experience.



Contact Michael Xanthos
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Contact Luciana Dinoto
sales@alemaxpropertygroup.com

