

BALLARAT REFINED

# The Rutledge

BUILDER'S RELEASE  
◆ STAGE 5A ◆

5

**Alluvium**

BALLARAT CARNGHAM RD — WINTER VALLEY

STAGE 5 ♦ BUILDER'S PREVIEW

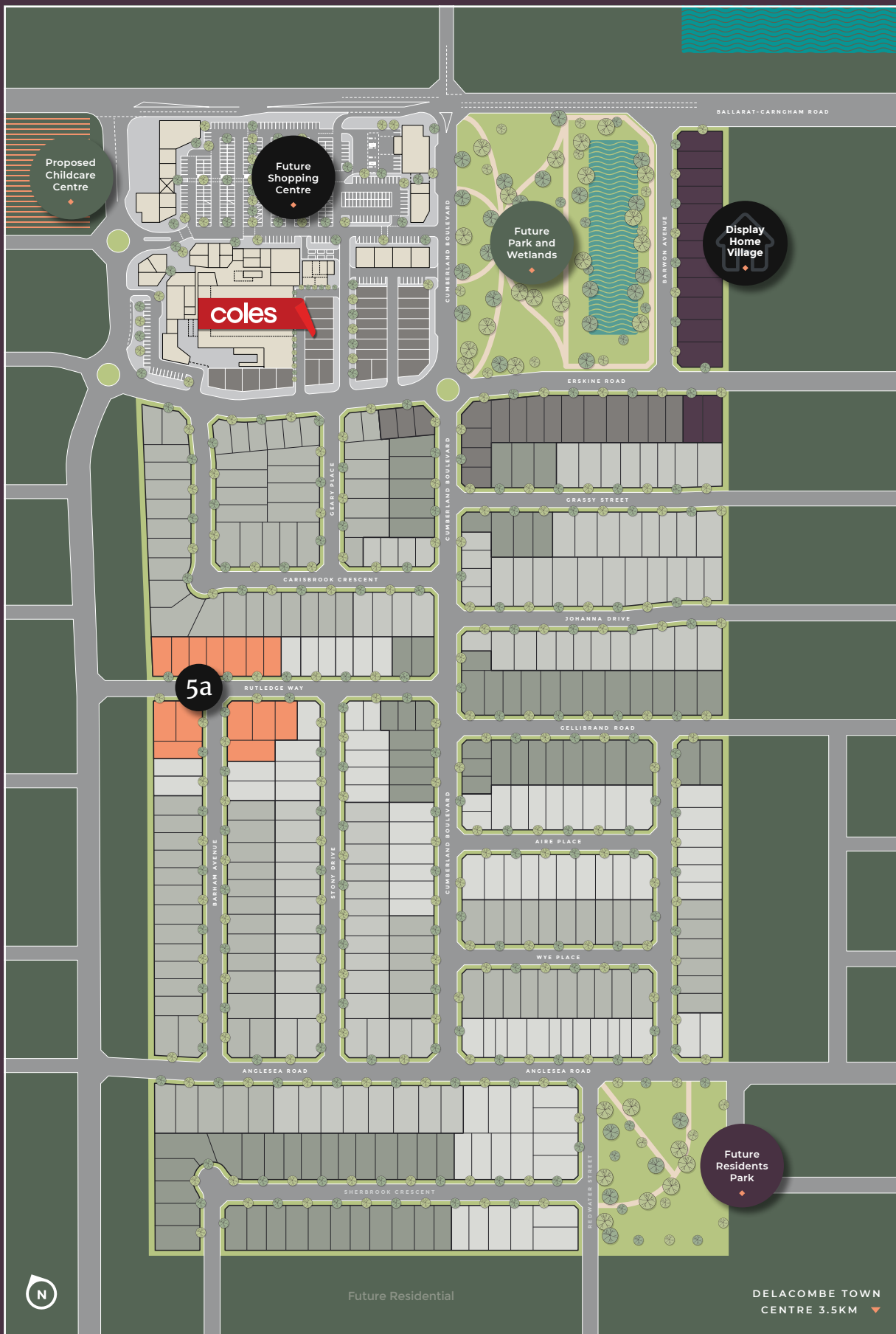
# Everything you need to forge your future.

Alluvium is a carefully designed residential community located in Ballarat's thriving western corridor. Offering access to all the convenience of shopping, school and neighbourhood parks — Winter Valley sits just 6kms from the amenity and rich history of the City CBD.

The Rutledge Release features lots between 350m<sup>2</sup> and 524m<sup>2</sup> in size, to suit a range of modern home designs and budgets, all set within walking distance to nearby resident parklands and the future Shopping Centre.

Lake Wendouree	5 mins drive
Delacombe Town Centre	5 mins drive
Ballarat Golf Club	6 mins drive
Federation University	9 mins drive
Ballarat Town Hall	10 mins drive
Her Majesty's Theatre	10 mins drive
Art Gallery of Ballarat	10 mins drive





# Alluvium

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Another quality project by **mondous** ●LIVER ■UME

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