

ZUCCOLI
The Village Life

WALDGE

A NATURAL EDGE TO
WELLEE



Diversity

Like its namesake, the acclaimed aerobatic pilot Guido Zuccoli, this vibrant address in flourishing Palmerston is set to take you to a new level of innovation and flair.



Surrounded by bushland and fringed on one side by the meandering Mitchell Creek, Zuccoli makes the most of its contoured setting to create a scenic address of leafy streets, green open space and a diversity of home options.

Natural buzz

Boardwalks and cycling trails make their way through playing fields, landscaped gardens and extensive natural bushland.

Village life bustles with activity as children head off to the nearby schools and parents catch up for a chat and a coffee. Students look back over Darwin's wartime history at the carefully retained heritage site, and residents look forward to a peaceful weekend at home with family, friends and neighbours. This is the kaleidoscope of life at Zuccoli.

Nature and neighbourhood come together when you call Zuccoli, home.





Darwin CBD
25 minutes

Palmerston Golf Club

Palmerston CBD and markets

Palmerston Recreation Centre and Library

Palmerston shops, restaurants and cafés

AFL ground

Charles Darwin University

Palmerston Water Park and skate park

Palmerston Health Precinct

Palmerston Aquatic Centre,
netball and tennis courts

NRL ground

A full third of the
development is
reserved for natural
bushland and parks.

Mitchell Creek

Roystonea Avenue

Walking &
cycling trails

Bushland

Mitchell Creek

Playing fields

Display Village

MacKillop College

Walking &
cycling trails

Private primary
school

Baseball field

Community
Sporting Field

Primary school

WWII Heritage Site

Lambrick Avenue

Local park

Stuart Highway

Local playground

Bushland

Radford Road

Community
purpose site

Local parks

Village Centre

Walking &
cycling trails

Retail Centre

Local playground

Walking &
cycling trails

Channel Island
25 minutes

- Residential Lots
- Rural Residential
- Apartment Living
- Medium Density Housing

Litchfield and Kakadu
National Parks

Amenity displayed in the masterplan is proposed only and is subject to change without notice. Artists impression only.

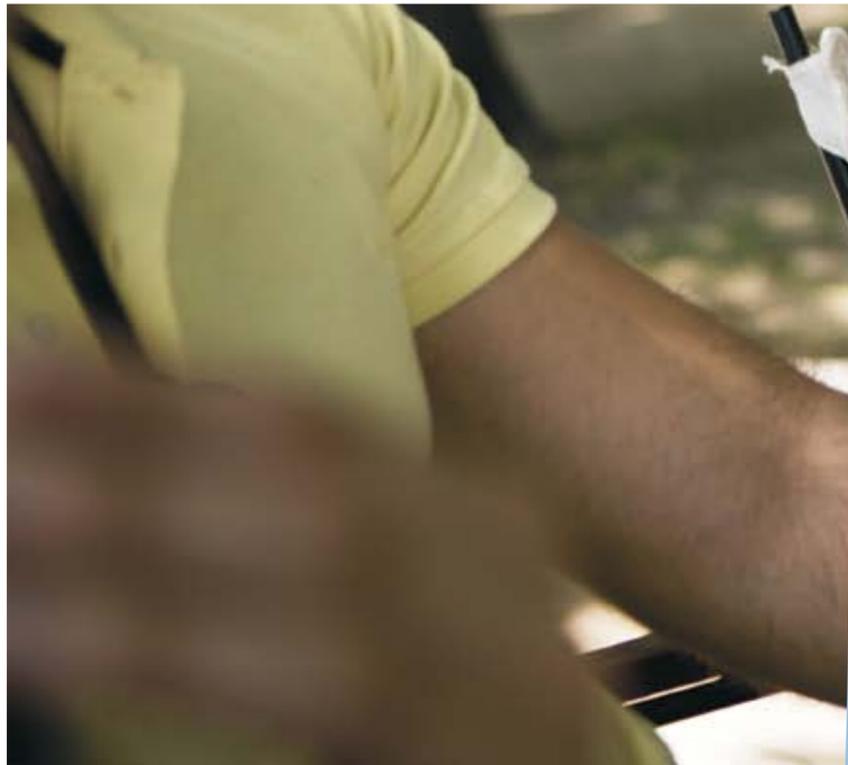
Comfortably sustainable

With beauty comes responsibility, which is why Zuccoli has been carefully designed to support environmental and social sustainability.

Together with reintegrating the tranquil Mitchell Creek and creating designated walking and bike paths through the natural bushland reserves, Zuccoli's water sensitive urban design promotes gardens and landscaping that focus on native and dry soil plants.

And for peace of mind, carefully tailored design guidelines cleverly balance building flexibility with aesthetic appeal to ensure that Zuccoli will always remain one of Darwin's most attractive addresses.





Feel at home

Neighbours chat over garden fences and children laugh on their bikes as they cycle along leafy streets past spacious and low-maintenance homes.

Families play in the parks under a canopy of leafy trees and the calls of native birds. Keen anglers get their boats ready for a day on the water, while budding chefs are busy preparing for a twilight barbecue around their backyard swimming pool. In the village centre, shopkeepers catch up on the local news as the aroma of freshly brewed coffee from a nearby café distracts their conversation.

Village life comes alive all around you when you call Zuccoli, home.

From Palmerston to the west, and easy access onto the Stuart Highway to the east, Zuccoli positions you perfectly for a life of convenience and choice.

As well as the proposed schools and shopping precinct at Zuccoli itself, a wide selection of childcare centres, schools, shops and community services are all just minutes away.

And when it's time to live a little, why not get out on the water, tee off at the Palmerston Golf Club, work up a sweat on the sports fields or serve that ace at one of the public tennis courts? Activity is never far away, but when it's time for a few moments of relaxation, central Palmerston will fill your hours with its cinemas, aquatic centre and open parklands as well as restaurants and cafés, community events and of course, the renowned Friday night markets.

With so many options, Zuccoli really is Darwin's neighbourhood of choice.



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LAND DEVELOPMENT CORPORATION

Urbex is a wholly-owned subsidiary of the long-standing national property and construction company, the BMD Group. Since its inception in 2003, Urbex has been creating innovative living environments that set new benchmarks in urban design and community creation.

With projects in excess of \$3.8 billion (end value) under development throughout Australia, each member of the Urbex team shares a vision that is uniquely Urbex, with a dedication to excellence and an understanding that true communities are not just designed, but designed for life.

The Land Development Corporation has been in operation for over 8 years supporting the Northern Territory Government's trade, investment, land release and economic objectives. The Land Development Corporation comprises a specialist team overseeing a growing number of residential and strategic industrial projects.

ZUCCOLI

The Village Life

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