



EYNESBURY



Official Club Brochure 2024 | 2025



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WELCOME TO EYNESBURY

Eynesbury Golf, located just 40 minutes west of Melbourne's CBD, is home to a magnificent 18-hole championship golf course and historic, heritage-listed clubhouse.

The Graham Marsh design is a must-play destination for the passionate golfer. Framed by huge gum tress and set amongst a rural landscape, it offers a challenging yet rewarding experience to golfers of all skill levels.

In recent years Eynesbury has seen significant investment since being acquired by Resimax Group. Improvements have elevated the golfing experience to a whole new level and seen the club named among the top 100 public access courses in Australia by The GOLF Course Guide.

Eynesbury is a passionate supporter of women's golf and warmly welcomes beginners and those new to the game. Family friendly, the club is also a MyGolf centre with a thriving junior membership.

Members can enjoy an extensive golfing program featuring interclub pennant play, numerous club competitions and frequent social golf.

The on-site Pro Shop can take care of all your golfing needs. A dedicated PGA-qualified professional provides high-quality coaching to players of all levels, privately or in group sessions, allowing golfers to realise their full potential. Expert coaching is complemented by an excellent range of practice facilities, including a full turf driving range.

Off the course, the Eynesbury experience is equally appealing, with the Eynesbury Quarter providing a range of eating, drinking and entertainment options. Offering beautiful views of the golf course and surrounds, Ms Peacock is perfect for long relaxing lunches and dinners with family and friends. Ms Peacock offers contemporary family dining with renowned Italian cuisine, including pizza that was named the best in Australia at the 2022 Pizza World Championship.

The menu features fresh produce and great flavours that entices customers back again and again. Ms Peacock is fully licensed and open for lunch and dinner Friday and Saturday, lunch on Sunday and dinner on Wednesday and Thursday. For great coffee and scrumptious snacks, there's Birdy & Co Café, open seven days a week.



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The magnificent 19th century heritage-listed bluestone clubhouse, Eynesbury Homestead, and its accompanying gardens provide a serene setting for weddings, special occasions or corporate team building functions. Eynesbury is an ideal conference venue with several meeting room options and can host anything from intimate conferences to full banquet-style arrangements.

Eynesbury, though, is so much more than a superb golfing and hospitality destination. It is a highly desirable place to live, too. This vibrant new town is set for lift-off in Melbourne's booming west, with new homes, shops, parks, hotels, spas, conference centres and associated infrastructure and exciting recreational facilities set to transform the landscape in the coming years. It is going to be THE place to live.

There is always so much going on in Eynesbury. It is home to one of the richest and most popular tournaments on the annual Pro-Am calendar.

It thrills families every year by transforming into a winter wonderland during the staging of the annual Winter Festival, which brings the whole community together to celebrate. Other events such as Summer Nights – with concerts, DJs, comedy acts and so much more – and a Kids' Pre-Easter Fun Day further underline the boundless community spirit in this special place.

Your golf club. Your community hub. Your weekend or short break retreat. Your forever home. Eynesbury is all this and more.

Golfer or not, once you have discovered this region's best-kept secret for yourself you will never want to leave.

The team here at Eynesbury look forward to welcoming you: Come and see what makes us the best in the west.



Photo Credit: Dan Soderstrom

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ALL ABOUT EYNESBURY:

THE CLUB AND THE COMMUNITY

Eynesbury has become one of the fastest-growing master-planned communities in Melbourne's west since welcoming its first residents in 2008. With a rich indigenous culture, a significant pastoralist period, and a flourishing present-day residential community, Eynesbury holds a diverse and storied history.



The Wadawurrung People are the traditional owners of the land on which Eynesbury stands, with abundant native flora and fauna thriving whilst under their care. Tens of thousands of years later, the Wadawurrung People's legacy lives on with the many scar trees and historical artefacts found throughout the spectacular 288-hectare Grey Box Forest that surrounds Eynesbury.

In 1842, Englishman Simon Staughton settled more than 100,000 acres of land across the west of Melbourne. Upon his death in 1863 his four sons inherited the still-large estate and divided it into four grazing properties, each with its own homestead. It was Simon's second son, Samuel Thomas Staughton, who built the historic Eynesbury Homestead (actually the first two-storey building outside central Melbourne) as a family home in the 1870s.

The Eynesbury station was purchased by John Baillieu in 1947 from the Staughton family. The property was run as a rural enterprise until 2,500 acres were re-zoned in 2001 for the purpose of creating the township of Eynesbury.

The golf course opened in 2007 and the first new home was completed a year later as gradually the fledgling community began to take shape. But a series of legal wrangles stalled development until Resimax Group struck a deal which saw it assume sole ownership of Eynesbury in 2018.

Resimax Group has earned a reputation for delivering exceptional residential communities in Melbourne's growth corridors. Led by Founding Director and CEO, Ozzie Kheir, Resimax Group has become widely regarded as one of Australia's most dynamic, innovative and diversified property groups and grown quickly to become one of the largest privately-owned developers in Victoria.

Ambitious, determined, adaptable and visionary, simply put Resimax boasts a track record of getting things done.

Resimax Group envisions a bold future for Eynesbury, foreseeing a self-contained community complemented by unique, purpose-built amenities. Central to this vision is a new town centre with a variety of retail, entertainment, and dining amenities, for the growing local community.

Connected to its neighbours in Werribee and Melton by Mt Mary Road, Eynesbury will present a desirable destination for both its residents and all Victorians.

Things have certainly moved fast since Resimax took control. The iconic Homestead residence and gardens now house a dining precinct; with the award-winning restaurant and bar Ms Peacock, Birdy & Co Café, and The General Convenience Store. Since opening in 2020, Eynesbury Quarter has fast become the heart of the community, welcoming both residents and visitors from neighbouring suburbs to dine and gather, moments from home.

Currently, 4,500 lots are approved for development as part of the masterplan. A large town centre will comprise shops, office space, restaurants and medical facilities.

Eynesbury will include all modern amenities, facilities and infrastructure you would expect in a town of this size. An early learning centre, kindergarten and state primary school have already been built, and there are plans for a secondary school. A vast sporting oval is among the many recreational facilities available.

Looking towards the future, Resimax Group plans to position several Eco-Lodges on the edge of the forest; opening the land for visitors and guests to experience Eynesbury's preserved, historic landscape. Situated nearby will be the future Resort Hotel, Conference Centre and Day Spa; a space for residents and visitors to retreat, relax and escape, whilst immersing themselves in Eynesbury's tranquil native surrounds. Exciting times indeed.



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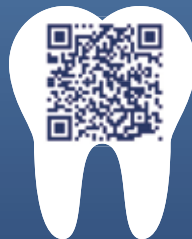
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THE COURSE

Eynesbury's course is a picturesque 18-hole championship layout that provides a true test for experienced players without being too daunting for the beginner or social golfer.

The layout was designed by renowned golf course architect and Australian golfing legend Graham Marsh, who has among his portfolio other well-known and highly acclaimed Australian courses such as Terrey Hills, The Vines, Horizons, Robina Woods and Paradise Palms.

Marsh's designs are renowned for their visual appeal, their large, sprawling bunker complexes and sharply contoured green sites.

Eynesbury opened in 2007 to universal acclaim, earning an Australian Golf Digest Top 100 Course ranking in its first year of eligibility.

Immaculately presented, the layout quickly became one of the must-play venues for the Victorian golfing community and has played host to many events for both amateurs and professionals.

Since acquiring Eynesbury Golf in November 2019, Resimax Group has invested substantially on course improvements, with the aim of returning it to its former glory.

An on-site recycled water treatment plant has been developed, allowing the club to sustainably increase water usage to ensure the golf course looks green all year round.

State-of-the-art maintenance programs have been employed which have the fairways looking a picture and ensure a smooth-rolling surface on the greens which will have good putters licking their lips.

Future plans include transitioning to electric carts, as well as upgrading the club's irrigation systems.

In 2023, the course was ranked at No.74 in a list of the top 100 Australian public access golf courses by the well-regarded The GOLF Course Guide, which rates courses on design, course condition and aesthetics.

Although it just missed out on Golf Australia's 2024 list, that publication said: "The course boasts many thoughtfully designed and skilfully constructed green complexes, which keeps a round at Eynesbury among Melbourne's best valued golf offerings."

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The presence of 100-year-old gum trees lining the fairways and superbly manicured greens all add to the Eynesbury Golf experience.

The fairways present generous and inviting targets, though good positional play from the tees will always be handsomely rewarded by providing the best angle of attack to the greens.

In most instances the approaches to the greens are receptive to a ball being played low to the ground and for the creative shot maker this will prove to be a bonus when the wind is whipping across the open farm lands.

The open creeks traversing a number of the holes and the water on the 10th, 14th and 18th bring the risk reward factor of the game to the forefront but always allow for alternatives

if the player should feel inclined to choose a safer option.

But don't bite off more than you can chew, whichever strategy you choose. Marsh's advice on all his courses? "You must get on the right tee," he said. "While it's a great ego trip to be going back and playing the harder tees, don't extend the hole any longer than you have to. Play on the tee that suits your game."

Golf Australia course expert Joe Thomas agreed. "This is a beast from the tips," he said. "I learned my lesson from the first time playing there and moved forward to the next tee on the second trip, which was much more fun and brought the strategy of the design more into play."



PRO SHOP, COACHING

& PRACTICE FACILITIES

Located in the heritage-listed bluestone stables, the Eynesbury Golf Pro Shop is the place to go for all your golfing needs. A wide range of products including shoes, clothing and accessories featuring many of the biggest brands in golf are available at competitive prices.

Eynesbury's Director of Golf Harley Williams – a certified member of the PGA of Australia – is committed to enabling members and visitors to enjoy their golf to the full. Friendly and approachable, he uses a clear and effective teaching style that gets proven results.

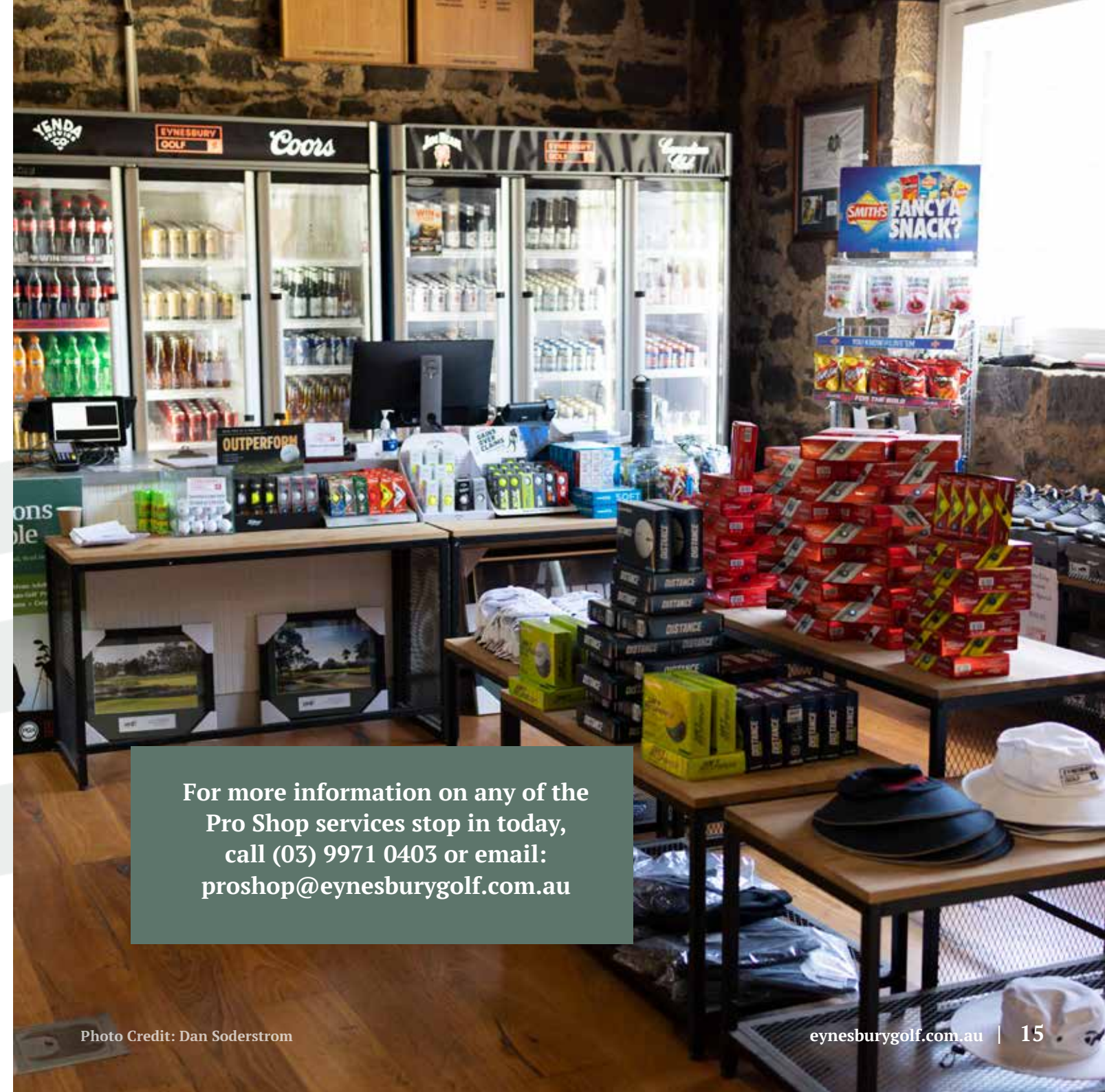
Would you like to improve your driving accuracy, strike your irons more consistently, sharpen up your short game or fine-tune your putting? All are achievable with a lesson plan tailored to each individual's needs.

Eynesbury Golf warmly welcomes beginners and those new to golf. Family friendly, the club is a supporter of MyGolf, Australia's national junior introductory program to develop and promote participation in golf.

There are also regular women's golf clinics, which offer a fun, supportive, and inclusive introduction to the wonderful world of golf and allow participants to learn in a comfortable and relaxed environment while making friends with other like-minded ladies.

The club has excellent practice facilities including a full-length turf driving range with target markers, a chipping green with bunkers and two practice putting greens.

For more information on any of the Pro Shop services stop in today, call (03) 9971 0403 or email: proshop@eynesburygolf.com.au





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HOW TO JOIN

Eynesbury Golf members enjoy a stunning 18-hole championship-standard course perfect for players of all levels.

Membership brings with it a range of benefits including priority tee times. A varied golfing program operates throughout the year, while off the course there is a magnificent heritage-listed clubhouse to be enjoyed, fantastic accompanying facilities and great food on offer in Ms Peacock.

Members can chart their continual improvement by gaining a Golf Australia handicap and make their bookings either in person in the Pro Shop, by phone, or online through the MiClub booking system.

New members are made to feel particularly welcome and should find no shortage of playing partners with an extensive calendar of golf events offered throughout the year. There is frequent social golf, providing the perfect opportunity to get to know your fellow members.

In short, whatever your age, if you enjoy golf, or are seeking to take up the game and looking to make new friends on and off the course, Eynesbury is for you.

The club has a membership for everyone, with numerous options available, whether you choose to use a golf cart or walk the course.

Seven and six-day memberships are very popular, but for those who cannot get to the course as often as they would wish, check out the Flexi membership.

This option is perfect for the casual or time-poor golfer. It gives you credits loaded onto your membership card which can then be redeemed against rounds of golf, with specific values attached to which day of the week you play, and when (weekend rounds cost more credits than those during the week).

A membership application can be completed on the club website, eynesburygolf.com.au/membership, which also lists current membership categories and subscription rates.

Want to know more? Please give the club a call on (03) 9971 0403, or email proshop@eynesbury.com.au

MEMBER BENEFITS

Here are just a selection of the many compelling reasons to become a member of Eynesbury Golf:

- The chance to play the superb golf course as often as your membership category permits, with priority access to tee-times
- Equally stunning off-course facilities – the magnificent, award-winning 19th century Homestead clubhouse with its lounge, restaurant and bar, covered terrace and beer garden is a truly wonderful location to relax and to entertain guests and bring friends and family
- Golf West card – includes 7 free rounds at local clubs**
- 3 guest passes*
- 10% value of membership added to club account*
- Enjoy 10% discount at Pro Shop, Birdy & Co and Ms Peacock
- Dedicated members' log-in to the club website enabling easy online timesheet booking through the MiClub system
- Enjoy exclusive member promotions
- The chance to invite guests to experience the golfing challenge
- Outstanding in-house catering service with the best pizza in Australia!
- Friendly fellow members create a great clubhouse atmosphere – Eynesbury is a great place to meet old friends and make new ones
- Extensive range and variety of social events for all age groups
- Strong member base provides many business networking opportunities
- Genuinely family-friendly club, where partners and children are encouraged and made to feel welcome
- Get an official golf handicap recognised throughout Australia and worldwide
- Have your golf handicap updated automatically after every competition round
- A full calendar of competitions and matches including Honour Board events
- Informal competitions and social golf most days
- On-site Pro Shop
- Access to PGA professional team for tuition and advice
- Seven-day access to practice facilities including driving range
- Enjoy discounted golf at other top clubs across Australia with which Eynesbury Golf enjoys a reciprocal arrangement

* Applicable to 7-day, 6-day and Midweek members only

** Applicable to 7-day and 6-day members only

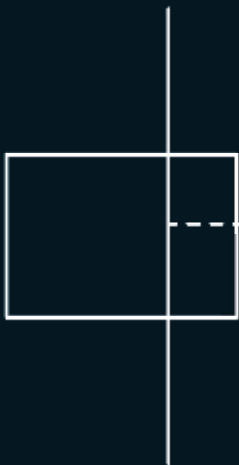




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VISITORS AND SOCIAL GOLF

Visitors are always welcome at Eynesbury Golf, with social golf available most days. Available times for social players will vary depending on the club's competition schedule or other organised events such as golf days, so it is always advisable to phone the Pro Shop and book ahead to avoid a wasted trip.

An even more convenient way is to register as a public member and book online. It's really easy to do and registration is free. Simply click on the "Green Fees" option under the "Golf" heading at the top of the home page of the club website, eynesburygolf.com.au, and follow the simple instructions.

The club welcomes enquiries from visiting groups and is happy to assist with a package which best suits your requirements, including food and beverage options. Motorised carts, pull buggies and sets of golf clubs are available to hire.

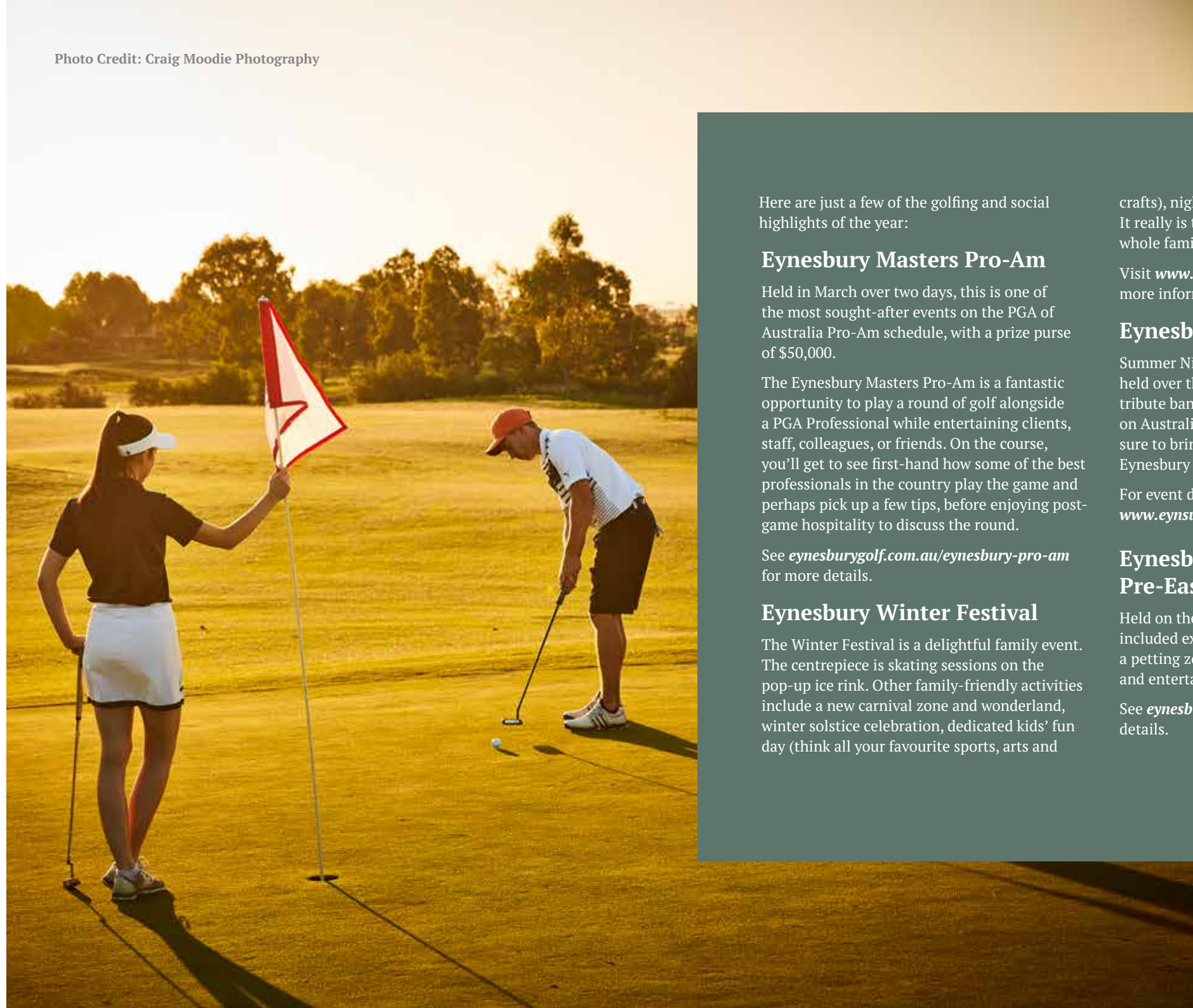
Enjoy your game and stay for a refreshing drink in the impressive clubhouse and a tasty snack or filling meal at Ms Peacock. Don't forget to check the website first to see if there are any current Golf + Grub Deals. And keep a keen eye out for Mad Golf Deals, a new Eynesbury special featuring two rounds of golf, an electric cart, and two beers for a simply crazy price!

The club even boasts a Footgolf layout. Footgolf is a combination of golf and football and is played on a course very similar to golf, but with bigger holes to accommodate the ball, which is a regulation size 5 soccer ball. It's made for group events such as birthday parties, buck's nights and corporate team building.

For more information, or to make your booking, call the Pro Shop on (03) 9971 0403 or visit the website.

SPECIAL EVENTS

Eynesbury is a thriving, vibrant, fun-loving place and there is always something going on. Resimax Group encourages unity through well-planned community events and entertainment, nurturing lifelong friendships among neighbours.



Here are just a few of the golfing and social highlights of the year:

Eynesbury Masters Pro-Am

Held in March over two days, this is one of the most sought-after events on the PGA of Australia Pro-Am schedule, with a prize purse of \$50,000.

The Eynesbury Masters Pro-Am is a fantastic opportunity to play a round of golf alongside a PGA Professional while entertaining clients, staff, colleagues, or friends. On the course, you'll get to see first-hand how some of the best professionals in the country play the game and perhaps pick up a few tips, before enjoying post-game hospitality to discuss the round.

See eynesburygolf.com.au/eynesbury-pro-am for more details.

Eynesbury Winter Festival

The Winter Festival is a delightful family event. The centrepiece is skating sessions on the pop-up ice rink. Other family-friendly activities include a new carnival zone and wonderland, winter solstice celebration, dedicated kids' fun day (think all your favourite sports, arts and

crafts), night market and food truck festival. It really is the ultimate winter outing for the whole family!

Visit www.eynesburywinterfestival.com.au for more information on events and to buy tickets.

Eynesbury Summer Nights

Summer Nights is a series of outdoor events held over the summer, featuring live shows, tribute bands, DJs, tasty food trucks, a party on Australia Day and culminating in an event sure to bring a smile to everyone's faces: the Eynesbury Comedy Festival!

For event details and tickets, visit: www.eynsummernights.com.au.

Eynesbury Kids' Pre-Easter Fun Day

Held on the Sunday before Easter, festivities included exciting Easter egg hunts, pony rides, a petting zoo, a family movie on the big screen and entertaining inflatable rides.

See eynesbury.com.au/pre-easter-funday for details.



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CORPORATE GOLF

Eynesbury Golf Club is the Melbourne golf club that offers corporate golfers far more than just a great day's golfing. Whether your corporate golf event is a charity fundraiser, a corporate brand builder or just a great day out for you and a chance to reward your hard-working employees, why settle for second best when you can enjoy the ultimate corporate golfing experience! Eynesbury has a proven record of delivering on every level and believe we are the best in the west for corporate golf.

Corporate golf days have long been established as a great way of fostering corporate relationships both on and off the course and finding the right venue is paramount to this success.

Guests will simply jump at the chance should you invite them to play on Eynesbury's highly-regarded layout, before relaxing over a drink in the club's spectacular clubhouse.

It takes an exceptional team behind the scenes to ensure each and every event is seamlessly organised and successfully executed. Don't worry if you have never organised a golf day before; the club's experienced staff will take all the hard work out of organising your event so that you can relax and enjoy the day playing golf and entertaining your guests.

The club receives excellent feedback from its corporate clients, not just for the quality of the facilities on offer, but about the whole corporate day experience and how easy it was for them logistically.

Eynesbury Golf Club can cater for small groups through to a full field of golfers, providing an enjoyable experience to golfers of all skill levels. The club offers a fleet of 50 motorised golf carts, allowing guests to enjoy their golf and feel refreshed all day long.

When the golf is done, kick back and relax in the magnificent historic Homestead clubhouse. The club's superb facilities, combined with the experience of the club's talented chefs and professional staff, will ensure a wonderful atmosphere to extend the day's corporate hospitality. The focus is on delivering a quality product to meet and exceed your expectations. In every way, Eynesbury really is the ultimate golf day venue.



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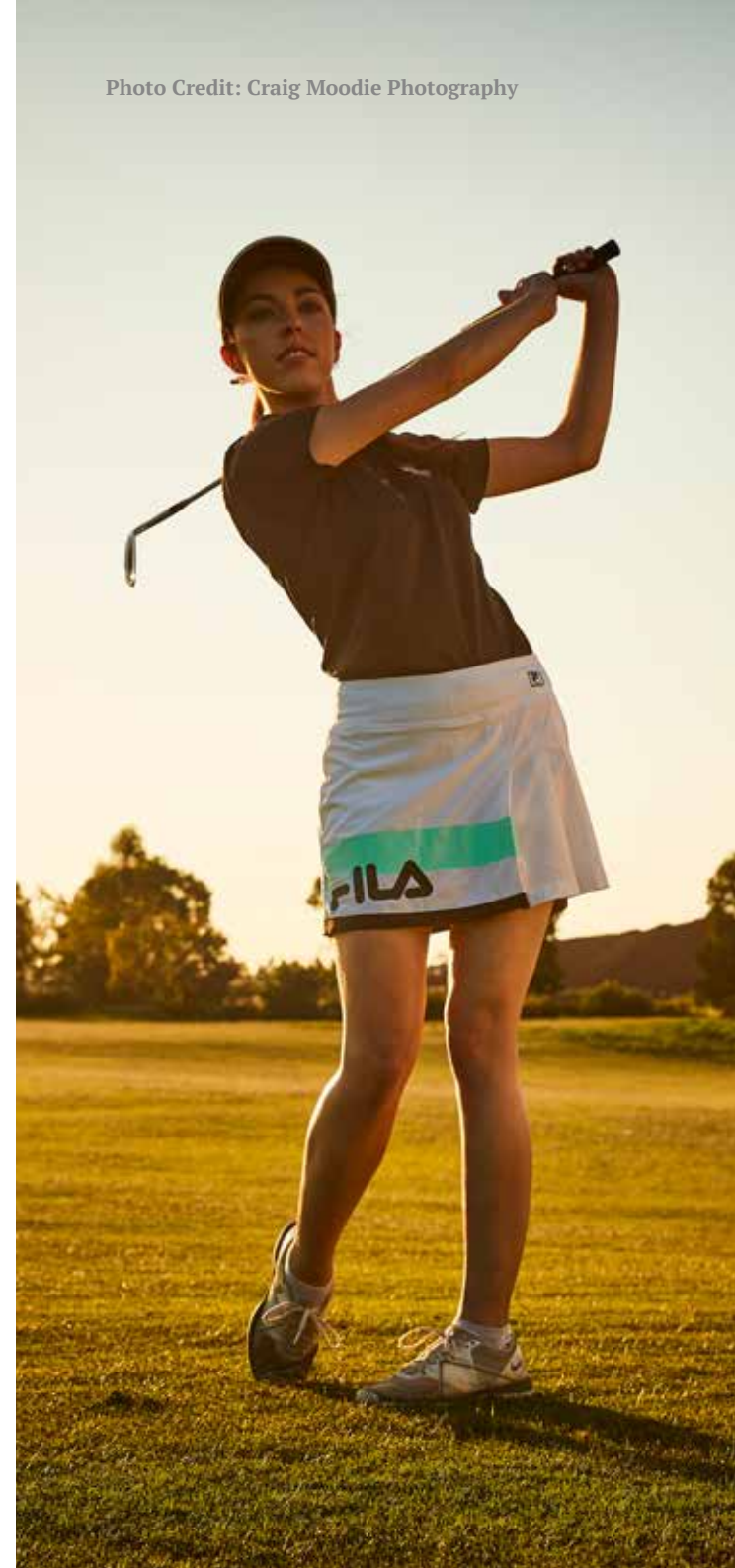


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A range of different packages and catering options can be customised to suit the specific needs of your event. Whether your preference is an early morning breakfast, lunch to go, or a three-course lunch or dinner after golf, dedicated and attentive club staff will ensure your every need is catered for.

Looking for a truly memorable experience that will have them talking about your event for years? Then ask about Eynesbury's platinum corporate golf day.

This is the golf day to end all days. Features include: luxury transport to the course, driving range tuition prior to the round, interactive games and food stalls once play gets under way, use of electric carts, numerous fun competitions and Eynesbury's famous course all combining to produce a golfing experience to savour.

The 6 star service continues in the historic Homestead afterwards with lavish food and drink options and the ultimate in corporate hospitality.

If you are impressed by your golf day experience, don't forget the club offers a number of corporate membership options.

Corporate clients should also note that Eynesbury boasts an exceptional event space with a selection of immaculately-presented function rooms, one of which is bound to be perfect for your next meeting, seminar, conference, presentation, product unveiling or cocktail party.

**For more information, please
call (03) 9971 0403 or email:
proshop@eynesbury.com.au.**

CLUBHOUSE AND DINING

The clubhouse experience at Eynesbury Golf is something very special. Marvellous views, great food and good company have always proved to be a winning combination. It's such a pleasant place to spend time relaxing you might not want to go home!



Photo Credit: Dan Soderstrom



Photo Credit: Dan Soderstrom



Photo Credit: Dan Soderstrom



The majestic clubhouse is actually a heritage-listed bluestone Homestead that dates all the way back to 1872. The spacious and well-appointed building has been stylishly renovated inside with a new restaurant and bar, seamlessly blending historic and modern.

There are stately rooms and beautiful gardens, the atmosphere is intoxicating and it really is a special place to bring family and friends.

The wonderful covered terrace adjoining the clubhouse, or the beer garden with peacocks wandering the grounds, are popular spots to take in the views out over the gardens with a meal or just a “cold one” in hand as the sun sets on another glorious golfing day.

Tucked inside the stunning Eynesbury Homestead, Ms Peacock is a modern family-friendly restaurant with an Italian-inspired menu that has something to tickle everyone's tastebuds. Gourmet wood-fired pizzas,

mouthwatering pastas, wood oven and rotisserie meat dishes, popular pub classics, kids' favourites, and to-die-for desserts have diners spoilt for choice.

A must-try is the Prosciutto De San Daniele pizza that was crowned Australia's number one entrant in Italy's fiercely contested 2022 World Pizza Championship in Parma.

Ms Peacock is open on Wednesday and Thursday from 5pm-10.30pm, Friday and Saturday from 12pm-late and Sunday from 12pm-5pm. Weekly specials include Parma nights (Wednesday), Mexican nights (Thursday) and bottomless pizza (Friday lunch & dinner).

For those holding a special occasion – a wedding, milestone birthday, corporate event and everything in between – Ms Peacock and the club's talented Weddings, Events and Function Manager can help you create a fantastic event.



Photo Credit: Dan Soderstrom

Nestled inside the old bluestone stables that house the Pro Shop, you'll find Birdy & Co. Think of it like a little slice of approachable inner-city coffee shop in the heart of Eynesbury. Inside you'll find killer coffee, all sorts of drinks and a range of tasty food. Think toasties, pies, sandwiches, pastries and you get the general food direction of Birdy & Co. It's a casual kind of place that takes its food and coffee suitably seriously. Birdy & Co is open seven days from 7am-3pm.

Please note:

Opening hours are subject to change, so please check the club website, eynesburygolf.com.au/dining-weddings for current times and to see the latest menu. Ms Peacock bookings are recommended to avoid disappointment and can be made by visiting eynesbury.com.au/dining-and-events/ms-peacock or by calling (03) 9971 0402. Menus can also be viewed online.

WEDDINGS AT EYNESBURY

No matter what your vision for your perfect wedding day, Eynesbury Golf can offer a wonderful venue and all the skill, expertise and imagination to make the occasion truly special.

Many couples have realised their wedding day dreams in this elegant and prestigious setting. With picturesque wedding ceremony locations overlooking the stunning golf course, Eynesbury offers indoor and outdoor ceremony options that can accommodate all weather conditions for small or large groups.

Afterwards, enjoy dinner and dancing in one of the club's elegantly appointed reception rooms to cap off a flawless day that everyone will remember forever.

Whether you are planning an outdoor wedding ceremony, an intimate gathering, or a larger reception, Eynesbury has everything you need to mark one of life's most special occasions.

Step into a world where history meets modern sophistication at Eynesbury Homestead, a timeless venue that seamlessly blends the elegance of its 1872 origins with contemporary allure. Meticulously renovated, this historic building is adorned with striking decor and features the exquisite Ms Peacock restaurant and bar, ensuring a captivating setting for your wedding celebration while preserving the estate's inherent charm.

Discover the Major Tom Room, radiating intimate grandeur, and the dedicated and delightfully stylish marquee, both nestled within Eynesbury Homestead. Surrounded by meticulously manicured gardens, where resident peacocks gracefully roam, these spaces provide a distinct charm for your wedding reception. The 18-hole golf course, a testament to manicured perfection, frames the celebration with sophistication.



Photo Credit: Rolan John

Eynesbury's enchanting landscape, adorned with ornamental lakes, heritage buildings, and pristine natural surroundings, forms an idyllic backdrop for your special day. Whether you're envisioning a classic or modern celebration, Eynesbury Homestead offers a canvas for your unique vision. Immerse yourself in the rich history, elegant ambiance, and unparalleled beauty that make Eynesbury a truly inspiring choice of wedding venue.

The club's dedicated Weddings, Events and Function Manager is exceptional at ensuring that the wedding of your dreams comes true, while the team help fine-tune the details on your special day to ensure a flawless occasion.

Ample free on-site parking means there are no worries about finding a place to leave the car and with easy access from Melbourne the club is easy for your guests to find.



Because Eynesbury offers a complete wedding solution you can relax and delight in the convenience of spending the day in one fabulous, breath-taking location and not having to worry about ferrying guests between venues.

Steeped in history and surrounded by magnificent gardens, Eynesbury Homestead simply lends itself to photo opportunities. With such a magnificent backdrop for inspiration, you can be assured of a wedding album to treasure. Your guests, meanwhile, can chill inside, in the spacious clubhouse, or enjoy the lovely views from the gardens.

For more information about enjoying the wedding of your dreams at Eynesbury Homestead, please visit the club website, eynesburygolf.com.au/weddings, where you can also request a brochure and fill in an enquiry form.

*We make your dreams
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Photo Credit: Dan Soderstrom



EYNESBURY

**– YOUR PREMIER
FUNCTION VENUE**

**If you are looking for an
impressive function venue,
Eynesbury has everything
you need.**

The only thing better than the club's spectacular, historic heritage-listed Homestead and the gorgeous surroundings is its attention to detail. Dedicated and experienced club staff will go the extra mile to ensure that you'll have an enjoyable time celebrating while they look after your guests.

Situated in and around the historic Homestead, Eynesbury offers a choice of distinctive event spaces. Along with the dedicated event marquee – nestled in the superb gardens – there are five stately rooms available for events. Varying in size, these themed rooms offer beautiful settings with unique outlooks on to the gardens and golf course.

This truly is an impressive and an idyllic setting, with superb award-winning facilities, an easily-accessible location, extensive on-site parking and the magnificent clubhouse building providing delightful views out over the gardens and golf course.



Eynesbury's function areas are ideally suited to a vast array of events including:

- Birthday, anniversary and retirement parties
- Engagements
- Wedding ceremonies and receptions
- Celebrations of life
- Christmas parties
- Sports club presentation evenings
- Meetings and conferences
- Work functions
- Presentations and product launches
- Training workshops

The facilities seamlessly blend the historic with the stylishly modern. Combine that with the professional service and breathtaking location and you've got the formula for a winning event.

Whether you are having a small intimate occasion or you're getting all the family and friends together, the club can cater to your every need and would be happy to tailor your function to suit your specific requirements.

The events team appreciates that every function is different. Work one on one with your dedicated Weddings, Events and Function Manager from the initial enquiry all the way to your special day to ensure the event is truly memorable and exactly how you pictured it.



The club is also a great choice for corporate events. Just 40 minutes from the CBD, it's easily accessible and the ideal location to take your team away to. Get away from the hustle and bustle of everyday corporate life and the constant distractions of the phone ringing and get down to business with a productive session where your team can be at their creative best.

Eynesbury is a venue that will make any corporate guest sit up and take notice. The facilities are magnificent and the perfectly manicured Homestead gardens offer a serene environment to unwind at the end of a fruitful strategy session. Dedicated staff are on hand to take care of any last-minute requests. In short: nothing is too much trouble.

Holding an event at Eynesbury provides the added bonus of direct access to the championship 18-hole golf course and the 288-hectare Grey Box Forest. Both are on-site and walking distance from the Homestead, offering a fabulous opportunity to mix business with pleasure, whilst at the same time creating that ultimate experience for delegates



or guests. Have a hit on the driving range, enjoy a fun putting competition or nine holes of Footgolf. The opportunities are endless.

If you have any more questions, or wish to arrange a view of the premises, please contact the club's Weddings, Events and Function Manager by phone: (03) 9971 0402 or email: events@eynesbury.com.au.

More details can be found on the website, eynesbury.com.au/dining-and-events/events

FUNCTION ROOMS

Whatever your special occasion, Eynesbury Golf has a function space perfect for the event. Choose from:

The Marquee

Exceptionally popular with weddings, the dedicated event marquee is situated immediately adjacent to the Eynesbury Homestead. Providing ample space and great flexibility with seating and floorplans, it's ideal for large events. Importantly, it feels immediately connected with the surrounds, Homestead and whole unique feel of Eynesbury.

Major Tom Room

This grand and imposing room has been used for celebrations and formal occasions since the 1870s. This is a room that echoes with good times and laughter. The huge windows look out on to the formal gardens and majestic front veranda. Everything about this room is refined and impressive.

The Library

This room was originally the Homestead's dedicated card room. Today, with its custom wallpaper, book-lined walls and cosy atmosphere, it provides an intimate and elegant setting for smaller events.

The Billiard Room

Feel like taking a trip back in time to the 1880s? Well, this elegant and grand room instantly transports you there. Featuring an epic full-size billiard table, the decor and furnishing of this room remains virtually untouched. With majestic windows and plenty of grandeur, The Billiard Room is perfect for cocktail parties.

The Traveller's Room

Once the formal reception room for Eynesbury Homestead visitors, this room pays homage to the rich colonial heritage. With a custom wallpaper feature, inspired decor and views across the shady veranda, the Traveller's Room is both exotic and comfortable.

The Sun Room

The Sun Room looks out on to the majestic gardens, the stone ha-ha wall and manicured golf course. It's a stunning outlook. The Sun Room is spectacular with its custom wallpaper, collection of indoor plants and distinctive furnishings. This room is highly recommend for afternoon events and meetings.

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LIVE AT EYNESBURY

Eynesburians have a popular saying: “I love where I live.” Choose to live in Eynesbury, and you will love where you live too.



Eynesbury is an amazing place to call home. And with the many options available to purchasers right now, it's never been a better time to jump on board with the thousands who adore being an Eynesburian.

Whether you're after a large premium block for a family home and loads of outdoors space, a budget-friendly smaller lot, primely located land close to all the amenities that matter, or stunning, low maintenance townhomes, Eynesbury has you covered.

For those wanting to combine the construction of a home and purchase of land into one process, Eynesbury offers a number of affordable house and land packages to simplify the purchase and offer generous cost savings.

Self-contained and beautiful, Eynesbury is more than just a development. It's a masterplanned community.

There are plenty of services and amenities already on the ground making life at Eynesbury easy and connected. With an on-site Early Learning Centre, kindergarten and state primary school, Eynesbury has quality education sorted. The Eynesbury Recreation Reserve, featuring sporting ovals/courts, adventure play space, off-leash dog park and state-of-the-art pavilion, gives residents another amazing facility to enjoy. Together with the world class Eynesbury 18-hole golf course and numerous parks and reserves, an outdoors active lifestyle is made easy.

This is not some clever marketing spiel, it's totally true. Take a few moments to visit the website eynesbury.life if you don't believe this is a special place. On its pages you will find countless uplifting and heartwarming stories of Eynesburians of all ages and walks of life who have chosen to make this town their new home.

Scroll over the photos to see their stories and you will end up reading every single one as you become engrossed by these ordinary people now leading extraordinary lives. A common theme quickly emerges: Eynesbury is safe, it's a fabulous place to live and to raise a family, it's a really friendly, closely-connected community where everyone says hello and looks out for one another and, if you need help, someone will step in and save the day!

The community spirit is palpable. The comment of one resident: "In the five years we have lived here we have formed more friendships than in the 20 years we lived elsewhere." says it all.

Perhaps one of the most unique aspects to the Eynesbury masterplan is its rich history and many natural wonders. From restored heritage sites to the pristine Eynesbury ornamental lake and 288 hectares of protected Grey Box Forest, there's plenty waiting to be explored and discovered.

With plans progressing for a major town centre and further investment in roads and infrastructure, there's plenty in the pipeline to propel Eynesbury into an exciting future.

Ready to make the move? New lots are becoming available all the time. Visit eynesbury.com.au/real-estate for all the details. And if you can't afford to buy yet, ask about Resimax Group's groundbreaking Leap Year program – part of its commitment to turn more Australian renters into homeowners across Victoria.

Eynesbury is ready for lift-off – why don't you hop on board for what promises to be an exhilarating ride! Turn the page to learn about the many exciting developments that are planned in the coming years.



THE VISION FOR THE FUTURE

Eynesbury is already becoming a sought-after destination: to play golf, to visit, to live and to call home. This desire to become part of one of greater Melbourne's big success stories is only going to intensify as more facilities come on tap and word gets around about this special place. Some things are simply so exciting it's impossible to keep them secret.



Resimax Group's vision for Eynesbury is, well, visionary! A masterplan has been drawn up to shape the future of this friendly, close-knit and expanding community. At its heart is a commitment to transforming the township into a fully self-contained world, a true destination in its own right. The plans are bold, intoxicating and quite unique.

People are going to gravitate to Eynesbury in their thousands; those that are here already are going to be glad they made the switch at such an opportune time and come to realise in the coming years that it was one of the best decisions they ever made.

There is, however, so much more for residents to look forward to. So, if you are excited by what you see now, in the words of the immortal 1970s rock classic: Baby, You Ain't Seen Nothing Yet!

The opening of Mt Mary Road will shorten commute times and connect the amazing Eynesbury community to the booming suburbs of Wyndham.

Central to Eynesbury's vision is the future town centre, set to become a community hub like no other. Offering a mix of retail, commercial/conference facilities, entertainment, and community amenities, it will change the way Eynesburians eat, shop and interact. You can take a virtual 360° tour of the town centre right here: eynesbury.com.au/town-centre

Numerous luxury accommodation options are set to make Eynesbury home in the years to come, including a state-of-the-art hotel (complete with conference facilities and world class day spa) and cozy Eco lodges set amongst a beautiful natural backdrop.

Planning is under way to develop a luxury hotel to include 60 rooms and a 300-person conference centre. The proposed location is immediately adjacent to the Eynesbury Homestead and takes advantage of view lines over the Grey Box Forest and golf course.

A European-style day spa and wellness centre is perhaps one of the most exciting new developments for Eynesbury. The future oasis will be warmly welcomed by the community as a new haven to relax, revitalise and rejuvenate, and provide the ideal venue for a weekend away or midweek pamper session. The centre will also adjoin the hotel, completing the luxurious experience for visitors.

The Eco Lodges, perfectly positioned in the Grey Box Forest, will offer a fully immersive nature escape for those who crave tranquillity with a view.

The future at Eynesbury continues to embody a walkable outdoors community. The introduction of extensive scenic wetlands are set to provide residents with a premium network of open spaces, places to gather, fitness nodes and walking/cycling tracks (adding to the 27kms of trails already in the community).

Eynesbury’s future bike trails will offer a collection of family-friendly rides as well as a unique way to explore and preserve the natural surroundings they are part of. They will be designed by World Trail, the team behind the world-renowned mountain bike trails in Tasmania.



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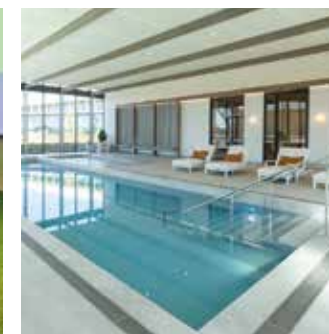
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