

FLORIANA

BONSHAW



113 WEBB ROAD, BONSHAW

Tucked within the growing heart of Bonshaw, Floriana is a place where life moves at just the right pace. Close to everything yet beautifully connected to nature, this is a neighbourhood designed for those who appreciate the balance of community, convenience, and calm. Walkable streets, the easy access to Ballarat's best, or the sense of space and serenity, Floriana makes coming home feel exactly as it should; effortless, warm, and right.





A PLACE TO GROW, THRIVE, AND BELONG.

Floriana is a thoughtfully designed community shaped for modern living. Here, contemporary homes will sit alongside tree-lined streets, offering the perfect mix of urban accessibility and natural beauty.

Bonshaw Creek is like an old friend, weaving along the estate's edge, while a vibrant town centre is just minutes away. Residents can enjoy the best of both worlds, with peaceful, picturesque surroundings and everything they need right at their doorstep.

Set within Ballarat's flourishing west, Floriana offers an exceptional opportunity to put down roots in a neighbourhood that's both established and evolving. If you're starting fresh, growing a family, or looking for a lifestyle upgrade, Floriana is a place to feel proud of and a place to belong.



SHAPED BY HISTORY,
INSPIRED BY NATURE, AND
DESIGNED FOR LIVING WELL.

THE ESTATE

Floriana is a neighbourhood with heart, where life unfolds with ease and beauty is found in the details. With Bonshaw Creek as a natural backdrop and streets that feel instantly familiar, this is a place where the everyday is effortless. Stroll the leafy walkways, greet neighbours who quickly become friends, and enjoy the convenience of being close to everything while still feeling tucked away in your own pocket of calm.

New residents may be drawn to the charm of a fresh start or the promise of a well-connected, boutique-sized community. It's a place where nature and modern living go hand in hand, and where every street tells a story worth sharing.





Artist's Impression

Framed by rolling hills and Ballarat’s golden heritage, Floriana places you in a region rich with history and opportunity. Just minutes from the vibrant Ballarat CBD and moments from the convenience of Delacombe Town Centre, everything you need is close by.

Mornings start with a coffee at a favourite local café, weekends bring market strolls and gallery visits, and weekday commutes are simple with easy road and public transport access. Life here is balanced, connected, and full of possibility.

With established residences, schools, and green spaces shaping a strong sense of community, Floriana already feels like home. Investment and infrastructure continue to add new layers to the area, making it an exciting place to live now and into the future. A neighbourhood where life flows with ease, where neighbours are like family, and where opportunity is always just around the corner.



DELACOMBE
TOWN CENTRE
3 MINS 🚗

VICTORIA
PARK

LAKE
WENDOUREE
RESERVE

BALLARAT
10 MINS 🚗

BONSHAW
CREEK

FLORIANA

BONSHAW

YOUR
COMMUNITY

In a place like Bonshaw, it's easy to feel at home. There's a warmth to the streets here; neighbours who wave, families who gather in local parks, and a sense of belonging that makes life feel that little bit sweeter. Well-kept streets, friendly faces, and a community spirit make Bonshaw a place where connections come naturally.

This is a neighbourhood that welcomes you in, where children ride bikes until dusk, where morning walkers stop for a chat, and where life is as effortless as it is inviting. It doesn't take long for Floriana to feel like more than just a new address. It feels like home.



YOUR LOCAL

A neighbourhood designed for living well. Floriana places you in the heart of a thriving and ever-evolving community, where the essentials and the little luxuries are always within reach. The nearby Delacombe Town Centre is a vibrant hub where daily convenience meets local personality. A quick grocery run, a lazy brunch, or a post-work gym session, everything is close at hand.

Woolworths and Kmart cover the everyday must-haves, while Bunnings and Dan Murphy's make weekend projects and entertaining easy. Cafés and restaurants bring life and flavour to the precinct, serving everything from easy takeaways to a great night out. Fitness and wellness are well catered for, with Planet Fitness and essential health services just around the corner. And, as the area continues to grow, so too does the lifestyle it offers. More services, more amenities, and more reasons to love where you live.



BONSHAW

Life’s best when everything is easy. Schools, cafés, work, fitness, and green spaces, Bonshaw has it all, just minutes from home.



BONSHAW CREEK

2-MINUTE WALK

A peaceful little pocket of nature, just a stone’s throw from home. Morning strolls, evening jogs, and weekend picnics under the gum trees, this is where fresh air and slow moments come together beautifully. And, it’s all in your backyard at Floriana.



DELACOMBE PRIMARY SCHOOL

10-MINUTE WALK

A warm, welcoming school with a strong community spirit. Small enough that teachers know every student’s name, but big on opportunity, with excellent learning programs, sports, and arts. Kids at Delacombe Primary School thrive, make lifelong friends, and feel equipped to succeed in whatever it is they love.



KIDSCAPE EARLY LEARNING

8-MINUTE WALK

A nurturing space where tiny hands and big imaginations flourish. Play-based learning, caring educators, and plenty of giggles, Kidscape is everything a great start to life should be. Bonshaw families love Kidscape for its friendly atmosphere and easy transition into primary school.



BALLARAT HIGH SCHOOL

20-MINUTE WALK

A respected secondary school with a reputation for academic success, sporting excellence, and strong leadership programs, Ballarat High School prepares students for a bright future while keeping them grounded in a supportive community.



TENNIS BALLARAT

15-MINUTE WALK

Grab a racquet and have a hit in a social, welcoming club home to casual games, serious competition, or a space to get out and enjoy the fresh air with some friends.



PLANET FITNESS

12-MINUTE WALK

No-judgment workouts in a friendly, welcoming space is what Planet Fitness is all about. From strength and cardio to a quick stretch to clear the mind, Planet Fitness makes staying active easy and enjoyable.



DELACOMBE MEDICAL CENTRE

10-MINUTE WALK

At Floriana, trusted healthcare is just around the corner. From everyday check-ups to specialist services, this local clinic is where you’ll find expert care with a friendly, familiar face.

Ballarat is a place that wears its history proudly but lives for the present. Art-filled laneways, markets brimming with fresh produce, and a café culture that takes its coffee seriously. Creativity thrives here, grand gold rush architecture meets grassroots festivals, and there's always something happening. It's a city that knows where it's been but is more excited about where it's going. A place with stories to tell, and one worth being part of.



TOWNSHIP

Ballarat moves at its own rhythm, one that’s warm, welcoming, and always buzzing with something to discover. The morning air carries the scent of fresh pastries from local bakeries, while Sturt Street hums with cafés and boutique shops that invite you to linger just a little longer. Weekends are spent browsing the Ballarat Farmers Market, where friendly faces and hand-crafted home decor fill the stalls.

Down by Lake Wendouree, joggers and cyclists weave past families feeding the ducks, and the Ballarat Botanical Gardens stand tall with stories of the past. Art, history, and a love for the good things in life run through this town’s veins. Whether it’s a live gig in a hidden laneway or a lazy afternoon picnic under 100-year-old canopies of leaves, Ballarat feels like a place that knows how to live well.



Ballarat Umbrella Laneway



Lake Wendouree Reserve

Sturt St, Ballarat



Ballarat Botanical Gardens

Ballarat Farmers Market





Sovereign Hill

Life in Ballarat is full of colour, character, and connection. Start your day at The Turret Café, where the coffee is strong, and the chit-chat is lively. Wander through boutique-lined laneways, pick up fresh ingredients at your local grocer, or step back in time at Sovereign Hill.

For those who love a long lunch, Wayward Winery offers good company, rolling vineyard views, and a glass of something special. Weekends bring art exhibitions, live music, and community festivals that keep the city’s creative energy alive. From vibrant streets to peaceful escapes, Ballarat is a place where every day has something fresh to offer.



The Turret Cafe



Ballarat Central Retail



Wayward Winery

BALLARAT

Where history, culture, and good food come together in a city with a big heart, and even bigger character.



LAKE WENDOUREE RESERVE

12-MINUTE DRIVE

The unofficial heart of Ballarat, where people come to row, ride, run, or just sit and watch the world go by. Families gather for picnics under centuries-old elms, early risers jog the six-kilometre loop, and on calm mornings, the lake turns into a mirror reflecting the sky. It's where the city slows down, and life feels just right.



ARCH OF VICTORY

10-MINUTE DRIVE

A landmark with meaning, you can't drive into Ballarat without passing under the Arch of Victory, standing tall in honour of those who served. The Arch is lined with thousands of trees planted by the women of Ballarat, each one a tribute marking the perfect rest spot on your quiet walk through the city.



SOVEREIGN HILL

15-MINUTE DRIVE

If you haven't been to Sovereign Hill, have you really been to Ballarat? It's where the gold rush still glimmers, complete with costumed characters, horse-drawn carriages, and the chance to strike it rich (or at least pan for a few flakes). A walk through Main Street feels like stepping back in time, just with better coffee options.



LOLA AT THE PROVINCIAL HOTEL

10-MINUTE DRIVE

Lola offers stylish, European inspired dining, beautifully shaped each season by our region's best locally sourced produce.

The 55 seat dining room provides a relaxed and elegant dining experience, beautifully styled in signature hotel design.



MYER BALLARAT

10-MINUTE DRIVE

A little retail therapy, anyone? Myer Ballarat is a city staple, where big brands meet small-town service. Pop in for a browse, a splurge, or just to see what's new. It's been here forever, and there's a reason locals keep coming back.



WAYWARD WINERY

20-MINUTE DRIVE

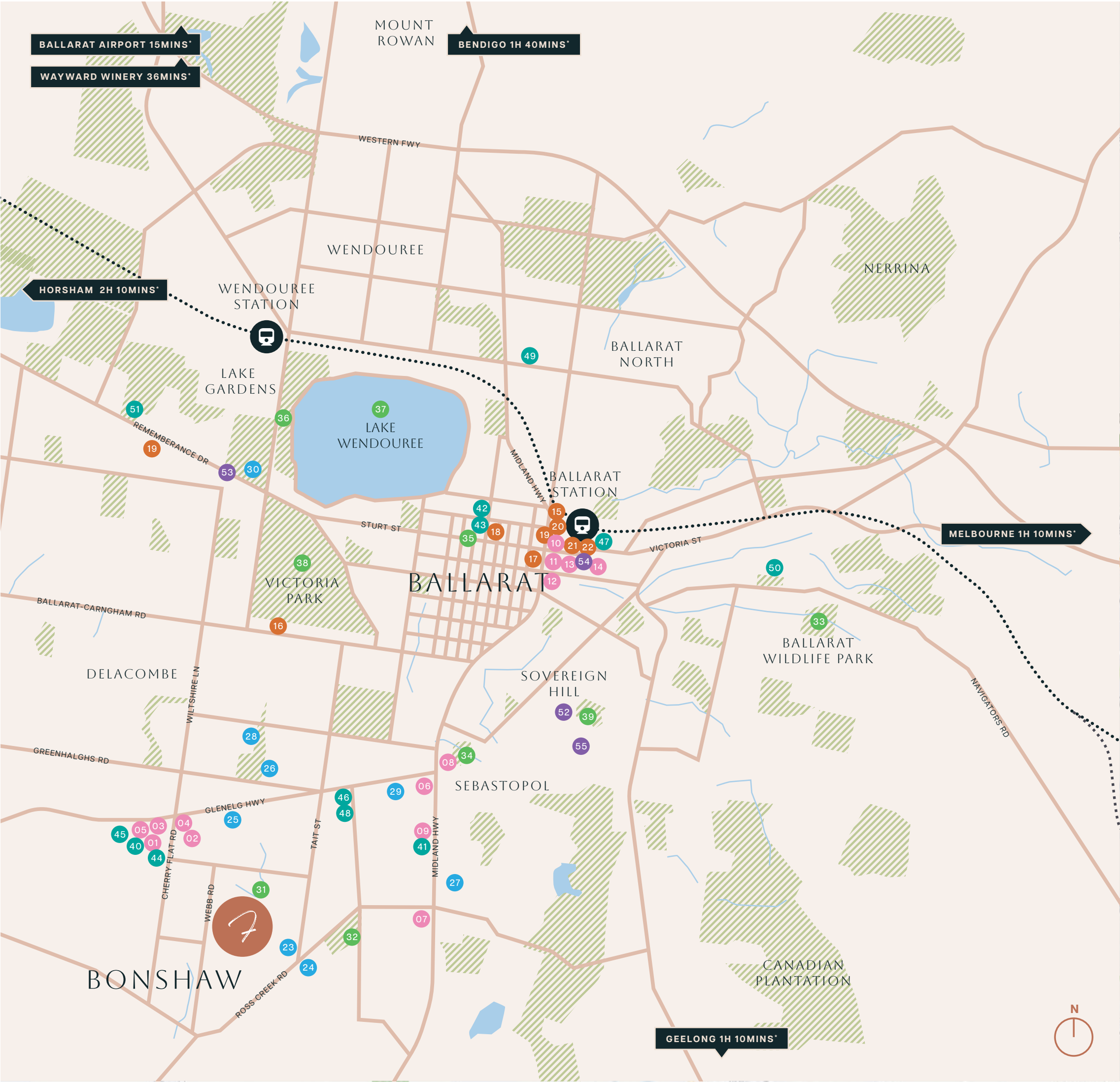
Wayward Winery is one of those places where time slows down. Rolling vineyards, a glass of something good, and long conversations that stretch into the afternoon. Wayward is about small-batch wines, warm hospitality, and the kind of weekends you wish would last longer.



THE TURRET CAFE

10-MINUTE DRIVE

The kind of café where the barista knows your order before you even ask. Housed in a stunning heritage building, The Turret has been doing strong coffee and great breakfasts for years. Grab a table by the window, sip a soy flat white, and settle in at your new favourite spot to make mornings better.



SHOPPING

- DELACOMBE TOWN CENTRE
- 01 Woolworths
 - 02 Bunnings Warehouse
 - 03 Dan Murphys
 - 04 Pet Stock
 - 05 The Reject Shop

- SEBASTOPOL TOWN CENTRE
- 06 Woolworths
 - 07 Coles
 - 08 Aldi
 - 09 Chemist Warehouse

- BALLARAT TOWN CENTRE
- 10 Central Square Shopping Centre
 - 11 Myer
 - 12 Witchery
 - 13 Target
 - 14 Big W

EATERIES

- 15 Lola at The Provincial Hotel
- 16 Market Hotel Ballarat
- 17 Yellow Espresso
- 18 The Turret Cafe
- 19 The Forge Pizzeria
- 20 Meigas
- 21 Hop Temple
- 22 The Salty Sparrow Cafe

EDUCATION

- 23 Kidscape Early Learning Centre
- 24 Bonshaw Early Learning Centre
- 25 Milestones Early Learning
- 26 Delacombe Primary School
- 27 Sebastopol Primary School
- 28 Lumen Christi Primary School
- 29 Phoenix P-12 Community College
- 30 Ballarat High School

PARKS & RESERVES

- 31 Bonshaw Creek
- 32 Sebastopol Dog Park
- 33 Ballarat Wildlife Park
- 34 Redan Wetlands
- 35 Sturt Street Gardens
- 36 Ballarat Botanical Gardens
- 37 Lake Wendouree Reserve
- 38 Victoria Park
- 39 Sovereign Hill Historical Park

HEALTH & WELLNESS

- 40 Delacombe Medical Centre
- 41 Ballarat Community Health
- 42 St. John of God Hospital
- 43 Ballarat Base Hospital
- 44 Quickfit Health Club Delacombe
- 45 Planet Fitness
- 46 Elements Health and Fitness
- 47 Upstate Ballarat
- 48 Tennis Ballarat
- 49 Major League Sports Centre
- 50 Eureka Aquatic Centre
- 51 Ballarat Golf Club

LANDMARKS

- 52 Sovereign Hill
- 53 Arch of Victory
- 54 Art Gallery of Ballarat
- 55 Ballarat Municipal Observatory & Museum

*Timings and distances are measured from Floriana Bonshaw and are approximate only.

A GREAT PLACE STARTS WITH GREAT PEOPLE

The team behind Floriana brings decades of experience in property development, sales, and community building. They understand what makes a neighbourhood thrive, and that's trust, thoughtful design, and a vision for the future. Committed to creating places where people feel at home from the moment they arrive, their expertise ensures Floriana is a lasting community built with heart.





Amaroo Projects is an Australian development company dedicated to shaping beautiful places that stand the test of time. With over 20 years of hands-on experience and a flawless track record in delivering masterplanned communities, we bring expertise, vision, and care to every project. Trust, collaboration, and an unwavering commitment to quality are at the heart of everything we do. From landowners to investors, we work in true partnership to create developments that generate lasting value; financially, socially, and environmentally. With a results-driven mindset and a network of highly respected industry experts, we take projects from concept to completion with precision, ensuring seamless outcomes at every stage.



With over 50 years of combined experience, Essentia Projects has navigated every market, successfully achieving or outperforming clients' sales targets in each one. Having delivered projects for some of the country's most esteemed industry organizations, Essentia Projects possesses firsthand insight into the challenges and opportunities that arise during the development process. The team has closed more than 1,500 off-the-plan sales and launched hundreds of property developments across Australia. From land estates and communities, townhomes and apartments, to mixed-use and commercial developments, all projects have been launched, marketed, and sold with measurable outcomes.



Spiire has been in operation for over 40 years. We attribute this success with our proud history of inclusive collaboration and delivering exceptional and pragmatic outcomes for our valued clients. With over 350 employees across our Melbourne, Brisbane, Adelaide, Canberra, Geelong, Ballarat, Bendigo, Shepparton, Gippsland and Albury / Wodonga offices, we are one of the country's largest employee-owned property and infrastructure consultants with the local capacity to deliver large scale projects.



Cornwalls is one of Australia's oldest and most respected independent law firms. We offer a full range of commercial law services, with offices in Melbourne, Sydney and Brisbane. We build on the existing heritage of the firm and continue to align ourselves with our clients' key values. We focus on team work, working smarter and empowering our people to be the best they can be. Talent, culture and innovation are critical pillars of our business strategy. At Cornwalls, our purpose is to achieve excellence in all that we do: 'Law + More' is our motto, and it's how we approach our clients and their businesses. We partner with our clients to seek innovative ways to help them achieve their goals and assist them in identifying and developing new goals when market opportunities arise. Our values are: clients are key; our people make us; take ownership; team work; and work smarter. These values inform our work and guide the future direction of our firm.

Disclaimer
Information contained herein is subject to change without notice at the Vendor's absolute discretion. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein are for information purposes only and are expressly excluded from any contract and the Vendor makes no representations or warranties and prospective purchasers should not rely on that documentation but rather should obtain independent legal advice. Images are artist's impressions and for illustrative purposes only.



FLORIANABONSHAW.COM.AU