

**AUCTION - SATURDAY 5TH JULY, 11AM**



O.F.I. SATURDAY 12.00 - 12.30PM

**Comfortable Country Living**

Located just 10 minutes from the CBD of Drouin is this well established brick veneer home featuring everything for the growing family, including:

- 7032m2 of Rustic Garden
  - 4 Generous Bedrooms with BIR's
  - Private Study/Nursery
  - Rumpus/Games Room
  - Updated Kitchen (with S/S Appliances)
  - Polished Floorboards
  - Reverse Cycle A/C
  - Coonara Wood Heating
  - 13m x 8m Shed
  - Additional Sundry Shedding
- Terms 10% deposit. Balance in 30/60 days**  
**375 LARDNERS TRACK, WARRAGUL**  
**PETER WILLIAMS 0418 522 369**

**DROUIN - \$299,000**



PRICE REDUCED

**Recently Renovated & Ready To Go**

Renovated throughout this beautiful brick family home has everything done and ready to move in! Featuring 3 spacious bedrooms with built-in robes, large open lounge with R/cycle A/C, Updated kitchen with new s/s appliances adjoined by the open plan dining room, as well as refreshed laundry and recent bathroom upgrade. Everything has been either renovated, updated or replaced ready for a new family! **So please get in quick, book your inspection with Rob today!**  
**4 LINDSAY STREET, DROUIN**  
**ROB DEBNAM 0412 514 102**

**DROUIN - \$279,500**



**Quality Throughout**

The recently renovated kitchen and bathroom of this lovingly maintained 3 bedroom unit add extra sparkle to an already well appointed home. With a large separate formal lounge plus open plan kitchen/meals/family area opening to the rear courtyard & garden there is plenty of living space. Features include: 9ft ceilings, polished floors, s/system heating & cooling plus wall furnace, 2 drawer dishwasher, quality window furnishings and light fittings throughout. Street frontage with northerly aspects complete the package.

**2/34 LONGWARRY ROAD, DROUIN**  
**LYNNE MARTIN 0400 532 200**

**NEERIM SOUTH - \$329,900**



O.F.I. SATURDAY 11.30AM - 12.00PM

**Country Living At Its Best!**

Sit back on the verandah & take in the outstanding rural vistas while you relax in the peaceful surrounds of this picturesque location. The 4 bedroom BV home features ensuite to master bedroom, 2 living areas which include lounge dining area plus the kitchen/meals, family room. A wood heater in the lounge along with a split system a/c in the family room plus ducted heating provide year round comfort, all within walking distance of the village of Neerim South with all facilities you are likely to need. Call Graham to arrange an inspection of this charming home in a great location.

**29 BURTONWOOD COURT, NEERIM SOUTH**  
**GRAHAM FAIRWEATHER 0418 329 608**

**DROUIN - \$595,000**



**What An Opportunity!**

Set amongst lovely mature trees & gardens on 1.8 acres this spacious four bedroom home is a delight. The formal lounge room has lovely polished floors, 9ft ceilings & overlooks the front garden. The open plan family/meals/kitchen area enjoys both the front & back gardens and opens onto a large rear verandah. Features include, ducted heating, ducted vac, woodheater, security system & dishwasher. The drive winds past the house garage with remote door & internal access to a large Colorbond shed at the rear. Here the block has been divided to allow for a paddock with water trough suitable for livestock, holding yard and stock race. The chookshed and established vegie gardens complete the package.

**4 PEPPERELL DRIVE, DROUIN**  
**LYNNE MARTIN 0400 532 200**

[www.peterwilliamsre.com.au](http://www.peterwilliamsre.com.au)

**DROUIN - \$289,000**



PRICE REDUCED

O.F.I. SATURDAY 1.30 - 2.00PM

**Downsize To Beautiful Living**

Attractively presented, this lovely 2 bedroom unit is centrally located and is walking distance to shops, parkland and schools. Notable features include polished floorboards and downlights throughout, 2 living areas, 2 massive bedrooms, double garage with internal access and large open-plan kitchen with dishwasher. A very desirable property. So don't hesitate, book an inspection with Rob today!

**1/49 VICTORIA ST, DROUIN**  
**ROB DEBNAM 0412 514 102**

**NEERIM SOUTH - \$595,000**



**CBD Location!**

Great opportunity to live in the Centre of a charming country town with a main street shop front to run your business from or lease out for extra income in a highly desirable rural township. Neerim South is well equipped with Schools, Supermarket, Hardware, Post Office, Cafes, Bakery, Butcher, Medical Clinic & Hospital. Behind the shop is a very comfortable 3 bedroom residence with rear access for off street parking and a secure backyard. The business currently runs from the location and would be available to the successful purchaser should they wish to continue operating the business by negotiation. Please call Graham to arrange an inspection to secure this rare opportunity.

**135-137 MAIN NEERIM RD, NEERIM SOUTH**  
**GRAHAM FAIRWEATHER 0418 329 608**  
**admin@peterwilliamsre.com.au**

PROPERTY MANAGERS  
 Elise Davidson - 0419 380 183  
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29-31 Princes Way  
 DROUIN  
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**PETER WILLIAMS**  
 REAL ESTATE

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These are the amazing views available to homebuyers as part of Waterford Rise's new 'The Rise Release' homesites.

**Rising to the top**

Waterford Rise has released its premium The Rise Release Stage 7 homesites offering buyers a range of fantastic value, high end land options with amazing views and direct access to parkland.

The highly anticipated The Rise Release features 8 remaining parcels of land along the crest of Crole Drive, ranging in size from 674 sqm to 733 sqm, with prices starting from \$159,000.

Mr Glenn Sanford, Waterford Rise General Manager, said The Rise Release blocks were some of finest offered so far at the development, all boasting spectacular views of rolling hills and lush, green farmland, as well as direct access to parkland just across the road.

"With their fantastic views which can never be built out due to their elevation, as well as designated parkland right across the road, we expect these blocks to feature houses that really bring Waterford Rise's beautiful natural surrounds right into the home," Glenn said.

"In addition, as with all land at Waterford Rise, The Rise Release blocks are fenced, benched and serviced, which means they are 'ready to build' and buyers will incur no hidden costs associated with preparing their land for construction."

"Another extremely popular feature of our latest offering has been the depth of the blocks, which range from 38m to 45m, allowing for generous, north-facing backyards and further enhancing The Rise Release's attractiveness to buyers who can't get

enough of the great outdoors," he said.

Waterford Rise's big, affordable and ready-to-build blocks have been a real drawcard for both first home buyers and upgrade buyers such as young families who want to spread their wings and have a little bit more space to entertain or for the kids to play in the back yard.

"Waterford Rise's big blocks and great value for money offer a type of lifestyle that is not available to many homebuyers in the city, but at the same time all that Melbourne has to offer is just over an hour away by car or train," Glenn said.

"Our residents enjoy a laid-back country lifestyle with all the amenities of city-living, great schools and comprehensive healthcare services, but without the prohibitive costs associated with Melbourne's property prices," he said.

Waterford Rise will be home to approx. 4000 - 5000 people when completed and will feature extensive wetlands and parkland, a proposed neighbourhood shopping centre, as well as the Waterford Rise Early Learning Centre, which opened in January.

The estate is also offering affordable and spacious blocks as part of its Stage 8 release, with land prices start at \$134,500 and house and land packages from \$283,000.

You can visit the Waterford Rise display village at Silverwood Drive, or for further information please visit [www.waterfordrise.com.au](http://www.waterfordrise.com.au) or call our friendly estate manager Ann Maree on 1300 737 094.



**Waterford Rise Display Home NOW OPEN**



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 easy living

local builders

SUSTAINABLE  
 LIVING SPECIALISTS



Sales enquiries: 0475 205 928 [www.vivaeasyliving.com.au](http://www.vivaeasyliving.com.au)