

# Location, space and features seal the deal

When the Wurlod Family decided to relocate from Moe to Warragul to be a little bit closer to Melbourne, their decision to buy at Waterford Rise was an easy one, motivated by the estate's great location, big, affordable blocks and long list of features. Owners of Moe-based

business Plug-A-Long Plumbing & Gasfitting, Casey and David Wurlod said they chose to move to Warragul because it's a growing community with fantastic economic credentials, that offers a safe, secure and healthy country lifestyle, close proximity to Melbourne and great local amenities, schools and entertainment options. "It takes less than five minutes to get to

Warragul's town centre from Waterford Rise, and it's a comfortable drive to the beach, the Gippsland Lakes, Mt Baw Baw and beautiful Walhalla – we're absolutely spoilt with choice when it comes to a day trip or weekend away," said Casey. She also said the large, affordable and ready to build blocks at Waterford Rise meant they could get started

right away on building the type of home she and David had always dreamt of. "The big, ready-to-build blocks on offer meant we had the opportunity to spread our wings and have a little bit more space, while the great value of the land on offer at the estate enabled us to spend a bit more on the construction of our house," said Casey.



The Wurlod family's impressive new double storey home built by Vartel Developments.

The Wurlods' spacious two storey home features four bedrooms all with ensuites, as well as an alfresco, outdoor dining area, large swimming pool, and was built by Vartel Developments. "Vartel were absolutely fantastic to deal with," said Casey. "The level of customer service they offered was fantastic and most importantly, the turnaround time for construction well and truly met our required timeframe and meant that we could move in straight from our previous residence." "Like all blocks at Waterford Rise, ours was already benched and fenced, which is really practical and meant we could get started on building our new home straight away without having to fork out for these extra costs, which would have added a significant amount onto the overall construction price," she said.

Casey also said that the estate's long list of features, such as access to the recently connected ultra-fast broadband network, on site café and beautiful park and wetlands, had been a real drawcard when deciding to buy at Waterford Rise. "Both David and I work in the construction industry, and we have undertaken projects at a wide range of residential developments in the West Gippsland region, so we know a quality development when we see it." "With its wide range of fantastic features, Waterford Rise is more like what you would see in a metropolitan development, however it still offers the safe, secure and healthy lifestyle you find in a regional community." "In our opinion no other estates in the area even come close to matching Waterford Rise in terms of quality and

value for money, and that's why it was an absolute 'no-brainer' for us to buy and build here." 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 currently offering affordable and spacious blocks as part of its Stage 8 release and is currently planning for the upcoming Stage 7 release. 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 comprehensive information please visit: [www.waterfordrise.com.au](http://www.waterfordrise.com.au) or call 1300 737 094.

## AUCTION - SATURDAY 5TH JULY, 11 AM



O.F.I. SATURDAY 12.00 - 12.30PM

### Comfortable Country Living

Located just 10 minutes from Drouin's CBD, this beautiful brick home has everything for the growing family including:

- 4 Generous Bedrooms with BIR's
- 7032m<sup>2</sup> Property
- Polished Floorboards & LED Downlights
- Private Study/Nursery
- Updated Kitchen (with S/S Appliances)
- Reverse Cycle A/C
- Coonara Wood Heating
- Rumpus/Games Room
- 13m x 8m Workshop
- Additional Sundry Shedding

Terms 10% deposit. Balance in 30/60 days  
**375 LARDNERS TRACK, WARRAGUL**  
**PETER WILLIAMS 0418 522 369**

## DROUIN- \$349,000



O.F.I. SATURDAY 11 - 11.30 AM

## NEERIM SOUTH - \$329,000



O.F.I. SATURDAY 12.30 - 1.00PM

### Desirable Location, Size & Lifestyle

Ideally positioned just minutes from the Drouin shopping hub, this beautiful brick unit is ready to move in today!  
Highlighted features of this much sought after property include;  
• 3 Spacious bedrooms • 9ft Ceilings & Downlights throughout  
• 2 Living areas • Single Garage w/automatic door  
• Private courtyard • Tiled open plan kitchen/meals area  
So please get in quick, book your inspection with Rob today!!!  
**1/19 BULN BULN ROAD, DROUIN**  
**ROB DEBNAM 0412 514 102**

## DROUIN - \$203,000



### Live In Or Let Out

This neat and tidy 2 bedroom unit is available as an investment property or with vacant possession at settlement. Currently leased at \$220 per week. The bedrooms are separated by the walk thru bathroom, kitchen/meals/family and lounge room complete the package. Features include: split system heat/cooling unit, gas hotplates, electric underbench oven, dishwasher and internal access to the single garage. Don't hesitate, book an inspection today.  
**8/6B HATFIELD DRIVE, DROUIN**  
**LYNNE MARTIN 0400 532 200**

## DROUIN - \$595,000



O.F.I. SATURDAY 2.00 - 2.30PM

### 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**

### 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 - \$539,000



O.F.I. SATURDAY 10.45 - 11.15AM

### Highly Regarded Robin Hood Estate

- 4 bedrooms, 3 living areas • 5216m<sup>2</sup> land size
  - 9ft ceilings, 24 sq living • Easy access to M1 freeway
  - Beautiful established gardens
  - Double garage with internal access
  - Ducted heating & evap cooling
- 7 NOTTINGHAM CRT, DROUIN**  
**GRAHAM FAIRWEATHER 0418 329 608**

## DROUIN - \$380,000



O.F.I. SATURDAY 12.00 - 12.30PM

### The Complete Package

Modern design, corner allotment and superlative finish, this beautiful 3BR family home has nothing left to do but MOVE IN. • 2 Living areas • 3 Bedrooms • Reverse Cycle A/C • URL Alfresco + Entertaining area • Side Gate/Yard Access • Double garage • Double Colorbond shed • Rain water tanks • Quiet Court Location • Close to parkland. This beautifully presented 3BR family home ticks all the boxes. So be quick to inspect, as this home will appeal to most!  
**4 MILLER CL, DROUIN**  
**ROB DEBNAM 0412 514 102**

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

[admin@peterwilliamsre.com.au](mailto:admin@peterwilliamsre.com.au)

PROPERTY MANAGERS  
Elise Davidson - 0419 380 183  
Christie Mills - 0410 417 410  
[propertymanager@peterwilliamsre.com.au](mailto:propertymanager@peterwilliamsre.com.au)

29-31 Princes Way  
DROUIN  
Ph: 5625 3911

**PETER WILLIAMS**  
REAL ESTATE

D00217DW

# Open for inspection

## Clark First National R/E

**DROUIN:** 3 Princes Ave. Sat 11.15 - 11.45am  
**DROUIN:** 4 Spring Pl. Sat 12 - 12.30pm  
**WARRAGUL:** 4 Meadow Crt. Sat 10 - 10.30am  
**WARRAGUL:** 18 Clifford St. Sat 2 - 2.30pm  
**WARRAGUL:** 6 Valley Vista. Sat 10 - 10.30am  
**WARRAGUL:** 17A Henrietta St. Sat 11 - 11.30am  
**DROUIN:** 8-10 Main Neerim Rd. Sat 12.45 - 1.15pm

## Graeme Arthurson R/E

**DROUIN:** 54 Cook St. Sat 11 - 11.30am

## Harcourts R/E - Drouin

**DROUIN:** 11 Tulloch St. Sat 10 - 10.30am  
**DROUIN:** 4 White Gum Crt. Sat 10.45 - 11.15am  
**DROUIN:** 28 Bennett St. Sat 11 - 11.30am  
**DROUIN:** 11 Sherwood Crt. Sat 11.30am - 12pm  
**DROUIN:** 20 Hatfield Drv. Sat 12 noon - 12.30pm  
**DROUIN:** 64 Kamanari Crt. Sat 12.15 - 12.45pm  
**LONGWARRY:** 57 Drouin Rd. Sat 1 - 1.30pm  
**DROUIN:** 3 Wallace Cres. Sat 1.30 - 2pm  
**BUNYIP:** 8 Mary St. Sat 2 - 2.30pm

## Harcourts R/E - Warragul

**BULN BULN:** 26 Old Sale Rd. Thur 4.45 - 5.15pm & Sat 2 - 2.30pm  
**WARRAGUL:** 3 Hasting Sq. Thur 5 - 5.30pm & Sat 11 - 11.30am  
**YARRAGON:** 46 Loch St. Fri 3.30 - 4pm  
**WARRAGUL:** 23 Boronia St. Sat 10 - 10.30am  
**WARRAGUL:** 4 North Rd. Sat 10 - 10.30am  
**WARRAGUL:** 31 North Rd. Sat 11 - 11.30am  
**TRAFALGAR:** 38 Davey Dve. Sat 12 - 12.30pm

## Heywood & Davies R/E

**TRAFALGAR:** 3 Ferguson Pl. Sat 11 - 11.30am

**LONGWARRY:** 30A Princes Ave. Sat 1 - 1.30pm

## Peter Williams R/E

**GARFIELD:** 1, 2, 4 & 5/34 Railway Ave. Wed 3 - 4pm & Sat 11am - 12pm  
**DROUIN:** 7 Nottingham Crt. Sat 10.45 - 11.15am  
**DROUIN:** 1/19 Buln Buln Rd. Sat 11 - 11.30am  
**DROUIN:** 2 Golfview Crt. Sat 11.30am - 12pm  
**DROUIN:** 4 Miller Cl. Sat 12 - 12.30pm  
**NEERIM SOUTH:** 29 Burtonwood Crt. Sat 12.30 - 1pm  
**DROUIN:** 74 McNeilly Rd. Sat 1 - 1.30pm  
**NEERIM SOUTH:** 2955 Main Neerim Rd. Sat 1.15 - 1.45pm  
**DROUIN:** 45 Longwarry Rd. Sat 1.30 - 2pm  
**DROUIN:** 4 Pepperell Dve. Sat 2 - 2.30pm  
**DROUIN:** 11A Church St. Sat 3 - 3.30pm  
**WARRAGUL:** 375 Lardners Tck. Sat 12 - 12.30pm

## Quirk R/E

**WARRAGUL:** 18 Church St. Sat 12 - 12.30pm  
**WARRAGUL:** 16 Kent St. Sat 12.30 - 1pm  
**YARRAGON:** Lot 28 Wisteria Dve. Sat 1 - 1.30pm

## South East R/E

**DROUIN:** 21 Shakespeare Crt. Fri 2 - 4pm  
**DROUIN:** 15 Longwarry Rd. Sat 11 - 11.30am  
**DROUIN:** 12 Toorongo St. Sat 11 - 11.30am  
**DROUIN:** 17 Kensington Sq. Sat 12 - 12.30pm  
**DROUIN:** 11 McClure St. Sat 12 - 12.30pm  
**DROUIN EAST:** 2 Beverley St. Sat 1 - 1.30pm  
**DROUIN:** 25 Summerhill Blvd. Sat 1 - 1.30pm  
**DROUIN:** 8 Pioneer St. Sat 2 - 2.30pm  
**DROUIN:** 2 Nottingham Crt. Sat 2 - 2.30pm