

Construction on 21-home village underway with doors set to open by September 2015



With the turn of a key Mayor Murray Cook fired up an industrial excavator and went to work breaking ground on the new Waterford Rise Display Village on Tuesday, formally launching a project that will bolster the Warragul economy and provide a valuable local resource for homebuyers.

With an end value of approx. \$13 million, the Display Village's 12-month civil and residential construction schedule represents a substantial injection of capital into the local Warragul community, providing a boost for local construction businesses and associated industries.

Mr. Glenn Sanford, Waterford Rise General Manager, said early construction works had now begun on the new Display Village, which will showcase all the latest trends in construction and interior design for homebuyers

seeking cutting-edge new ideas and inspiration for their homes.

"The new Display Village, which will be one of the largest in regional Victoria, will feature 21 display homes from more than 10 local and national builders," Glenn said.

"This will ensure a wide range of choice and provide an opportunity to see and touch all the finishes, fixtures and fittings available to help homebuyers create their dream home."

"Importantly, at least 90% of the new display sites will be occupied by builders with a presence in the development's original Display Village.

We see this as a significant vote of confidence in the future of Warragul's premier master-planned community," said Glenn.

The new Display Village, expected to open to the public by September 2015, will sit in a prime position on elevated land overlooking the newly named "Penaluna Park," a tran-

quil outdoor public resource incorporating the first-stage wetlands established in 2011, native vegetation reserves and extensive walking tracks.

It will also encompass the many features Waterford Rise offers, including fully benched, leveled and fenced lots, ultra-fast fibre-optic broadband, spectacular views and meticulously landscaped open-space, wetlands and parkland.

Waterford Rise will be home to approx. 4,000 - 5,000 people when fully completed and will feature extensive natural wetlands and parkland, a proposed neighbourhood shopping centre, as well as the thriving Waterford Rise Early Learning Centre, which

opened in January 2014.

The development's latest land releases include the highly anticipated The Rise Release (Stage 7) featuring six remaining parcels of land along the crest of Crole Drive ranging from 674 sqm to 733 sqm, with prices starting from \$159,000.

Stage 40, released last month, features 7 remaining blocks from 582 m2 to 867 m2 with prices starting from only \$139,000.

You can still visit the existing Waterford Rise Display Village at Silverwood Drive, Warragul, or for further information go to www.waterfordrise.com.au or call estate manager Ann-Maree Mailer on 1300 737 094.



Last chance to live the 'green dream' at Jackson's View

Only one Green Design ready-built home still on the market!

Do you have your heart set on the lifestyle on offer that Drouin's premier master-planned community but don't want to wait around while your new home is built? Jackson's View has the solution but you had better be quick!

Jackson's View recently released four highly-anticipated turnkey homes for environmentally conscious home buyers who want to move in right away, with three already snapped up by buyers.

Thoughtfully designed and constructed by Drouin-based builders Green Design Homes, the ready-built homes have given buyers a rare opportunity to move into their new home immediately and in the process avoid the hassle of building while maintaining a busy family and working life.

Mr Peter Green, Project Manager at Green Design Homes, said his company had leapt at the opportunity to build the turnkey homes at Jackson's View due to the estate's spectacular views, generous open space parkland and rustic natural beauty, which fits perfectly with

their ethos of environmentally sustainable design.

"Jackson's View is set against a stunning backdrop of rolling hills and offers a range of north-facing home sites with fantastic views," Peter said.

"The estate is located on a beautiful and ideally-located parcel of land on the edge of Drouin and offers a safe, secure and healthy country lifestyle a little over an hour drive from Melbourne's CBD," he said.

Peter said all Green Design Homes' projects are designed to complement their surrounding environment.

"We believe that many buyers are drawn to the estate's natural beauty and that those people want to live in homes that are built with a focus on environmental sustainability and energy efficient principles," said Peter.

Located on a 760 sqm block on McNeilly Road and priced at \$379,000, the last remaining 6-star energy rated turnkey home features four bedrooms, two bathrooms and a two-car garage, as well as a spacious rear deck facing the Baw Baw Ranges.

"Lot 103 also features a range of energy effi-

cient principles, such as north-facing living areas and solar boosted gas hot water," said Peter.

"Our thoughtful design principals are also reflected in the quality of the finish.

Particular attention has been paid to blending the homes into the surrounding environment while at the same time providing modern facades incorporating rendered finishes featuring CSR Hebel concrete panels."

"Designed to take advantage of the natural slope of the land, the homes have been positioned to provide a pleasant feel and enhance and activate the streetscape," he said.

For more information on Jackson's View's Green Design Homes turnkey products please contact Kirsten Robinson on 1300 645 433 or visit jacksonsview.com.au/turnkey-homes

The Jackson's View Sales and Information Centre is located at the corner of Albert and McNeilly Roads in Drouin and is open from 11am - 5pm, Saturday to Thursday (closed Friday).

www.jacksonsview.com.au



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WARRAGUL

AUCTION

DROUIN

\$325,000

DROUIN

\$140,000 - \$154,000



MULTIPLE DEVELOPMENT OPPORTUNITY

Attention developers, a unique opportunity to purchase an 11.5 acre parcel of land with a planning permit to subdivide into two residential 1 zone super lots in the heart of Warragul. This exceptional site has many options and can be subdivided into Residential or Low Density blocks (STCA). The property has proposed drawings for 37 residential lots and a 15 unit multisite. With strong enquiry for low maintenance housing in this area, the astute developer will see the exceptional value and investment return.

AUCTION: Friday 5th September 2014 at 1.00pm on site

16 Dawson Drive, WARRAGUL
Dale Atkin 0402 717 891



MODERN APPEAL

Ideal for the investor or home occupier, this two year old home is perfect for family living with three bedrooms, two bathrooms, separate lounge room, open plan kitchen and generous family zone plus heating and cooling. Double garage, great size block and room for that trailer, boat or caravan.

O.F.I. Saturday 12.00-12.30pm
7 Bronte Court, DROUIN
Vince Di Grazia 0433 921 581



AFFORDABLE UNIT CLOSE TO TOWN

Ideal home or investment property, this double brick unit offers two bedrooms, main bathroom, open plan kitchen and living zone, heating & cooling, single carport plus good size backyard. Centrally located a short distance from the train station, local kindergarten and day-care centre, secondary school and sporting grounds.

1-43 Lampard Road, DROUIN
Vince Di Grazia 0433 921 581

