

Local buyers flock to Warragul's premier address

Over the past 12 months, the proportion of buyers at Waterford Rise coming from within the local community has more than doubled, as the estate continues to evolve from a grand plan into a fully-fledged community.

Mr Glenn Sanford, General Manager at

Waterford Rise, said that over the past 12 months the proportion of buyers coming from either Warragul or Drouin leapt from 30% to 61%, evidence of Waterford Rise's burgeoning reputation within the local community.

"2013 was a landmark year in the evolution of Waterford Rise, with the completion of West

Gippsland's largest display village, the on-site early Learning Centre opening for business and the connection of households to the ultra-fast broadband network," he said.

"So it's no coincidence that interest from the local community, as well as sales in general, has significantly increased over this period."

"Over the past year or so, local residents who drive past the estate have seen it transform right in front of their eyes – the display village is fully complete and landscaped, new homes are being completed every week and new families are moving in, giving the place a real community feel."

Glenn said the range of young families look-

ing for better value land prices, fantastic local amenities and a healthy and secure country lifestyle are finding their new home at Warragul's premier master-planned community.

"According to recent data from Oliver Hume Real Estate, 78% per cent of buyers at Waterford Rise are families or couples, while approx. two-thirds of owner-occupier buyers are non-first homebuyers looking to upgrade," said Glenn.

"The big, ready-to-build blocks on offer have been a real drawcard for upgrade buyers who want to spread their wings and have a little bit more space to entertain or for the kids to play in the backyard," said Glenn.

He also said that Waterford Rise had remained popular with metropolitan Melbourne "tree-changers," with about a third of all buyers coming from suburbs on Melbourne's south-eastern fringe such as Berwick, Cranbourne and Narre Warren.

"Waterford Rise offers a 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's drive away."

"It also takes less than five minutes to get to Warragul's town centre, and it's a comfortable drive to the beach, the Gippsland Lakes, Mt Baw Baw and beautiful Walhalla – it's a bit over an hour to just about

everything really."

"In fact, 80% per cent of buyers identified Waterford Rise's location, great land sizes or affordability as their primary reason for purchasing at the estate," said Glenn.

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 or call 1300 737 094.

AUCTION - SATURDAY 3RD MAY, 11.00AM



Historic Family Home (circa 1914)

Step back in time when you enter this imposing 5 bedroom character home with 13ft ceilings and many original period features. The country kitchen opens out to family dining area which in turn overlooks the undercover alfresco space with café curtain blinds for year round comfort. The bedrooms are a generous size with the master having a WI robe & ensuite. A separate lounge would be ideal for the parents to enjoy a bit of peace & quiet after a busy day. Verandahs & decking surround the home & offer protection during the hot summer days. An inground pool with solar heating & salt chlorination is the perfect place to unwind & cool off. 3.5 acres of land would allow you to keep a couple of horses, cows or sheep to keep the grass down. A lock-up work shop plus 5 car carport complete what is truly a unique property rarely seen in the area. Call Graham to arrange an inspection to avoid disappointment.

Terms 10% deposit. Balance 18/7/2014
OFI Saturdays 10.30 - 11am
335 LONGWARRY-DROUIN RD,
LONGWARRY
GRAHAM FAIRWEATHER 0418 329 608

AUCTION - SATURDAY 3RD MAY, 1.00PM



Highly Regarded Robin Hood Estate

- 4 bedrooms, 3 living areas
- Double garage with internal access
- 5216m² land size
- Ducted heating & evap cooling
- 9ft ceilings, 27 sq living
- Beautiful established gardens
- Easy access to M1 freeway

Terms 10% deposit. Balance 30/60 days
Inspect Saturdays 11.15 - 11.45am
7 NOTTINGHAM CRT, DROUIN
GRAHAM FAIRWEATHER 0418 329 608

DROUIN - \$229,000



O.F.I. SATURDAY 10.30 - 11.00AM

Give Me A Home Amongst The Gum Trees

Beautifully presented and exceptionally affordable, this quaint 3 bedroom brick unit has been very well looked after. Located just minutes from the main street, features of this great investment opportunity include reverse cycle air-conditioning, carpet throughout, kitchen with dishwasher and open plan dining room, 3 bedrooms (WIR in the Master), spacious bathroom with bath and separate shower recess, double lockup garage and expansive private rear courtyard.

1/3 GUMLEAF PLACE, DROUIN
ROB DEBNAM 0412 514 102

DROUIN - \$680,000



O.F.I. SATURDAY 1.30 - 2.00PM

Grand home on 4800M²

Located just 3 minutes from Drouin's CBD this stunning 40sq URL home has everything for the growing family! Some of the many features include: • Polished Floorboards • Country Style Kitchen • Large Alfresco Area • 4 Generous Bedrooms with BIR's • Private Study • Rumpus/Play Room • Beautiful 1.18 Acre property • Baw Baw Views • Oversized Double Garage • In-Ground Solar Heated Pool. A property of this size, quality and location is simply hard to find, book an inspection today!

3A WADDELL ROAD, DROUIN
ROB DEBNAM 0412 514 102

www.peterwilliamsre.com.au

DROUIN - \$207,000



O.F.I. SATURDAY 1.30 - 2.00PM

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 - \$289,000



The Best In The Court

This lovely 3 bedroom home is a must see. It is set in a quiet court within walking distance of the station, shops and Secondary College. Features include formal lounge with gas fire and mantle, formal dining, ducted heat, spa bath, two toilets, large family room, outdoor decked area all set on a 760m² block. Double carport under roofline plus fully lined and insulated garage/workshop. Inspection is a must. Currently leased at \$265 per week with a good tenant but is also available for vacant possession.

5 RONALDS COURT, DROUIN
LYNNE MARTIN 0400 532 200

admin@peterwilliamsre.com.au

PROPERTY MANAGERS
 Elise Davidson - 0419 380 183
 Christie Mills - 0410 417 410
propertymanager@peterwilliamsre.com.au

29-31 Princes Way
 DROUIN
 Ph: 5625 3911

PETER WILLIAMS REAL ESTATE



WILLIAMSON'S REAL ESTATE

Established 1933
 5625 1023 - 5625 1342

47 PRINCES WAY, DROUIN. Phone 5625 1342 all hrs
williamsonsrealestate.net
 Terry Williamson: Mobile 0499 776 815;
 Christine or Terry Williamson: AH 5625 1023
 Tom Williamson: 0400 925 226

YARRAGON

Great little 3 bedroom brick veneer home on level block in the trendy town of Yarragon. Single lockup garage, polished timber floors throughout. New gas wall heater, electric cooking. Neat paved BBQ area spacious low-maintenance backyard with side access wide enough for the caravan or boat. Perfect for investors looking for an immediate rental or for someone who looking to update & improve a house at an affordable price.

\$275,000 Make an offer
 Open for inspection this Sunday 11:30am-12noon
 60 Loch St Yarragon

LONGWARRY

20.8 Acres. 3 bedroom + study house. Ash timber kitchen, slate floors, quality electric appliances. 4 bay machinery shed, large hay shed and dam. Well grassed and well fenced. Only 2kms to Longwarry town centre.

Reduced to sell \$610,000
 Open for inspection this Saturday 11:30am-12noon
 44 McHugh Rd Longwarry

DROUIN

2 bedroom weatherboard home, rewired, restumped, polished timber floors, painted throughout with modern kitchen and bathroom. On large block (approx. 950m²) with steel lockup shed and large carport. Externally painted and restored as well.

\$275,000 Make an offer

JACKSON'S VIEW - DROUIN

- Corner block, 539m², situated on popular Jackson Dve.
 - Level block, 800m², top of the hill on prestigious Bexley Blvd.
- Both blocks have a great outlook and have all services including high speed internet plus the exclusive country club access.

Make an offer on either block

Opportunity to secure high exposure position.

Excellent commercial property with Princes Way & Commercial Place frontage. Current planning permit to upgrade into 4 multi-level shops. Approx 429m² in total block size with current shop ground floor area of 130m². Also has upstairs 14 sq 3BR residence.

Now on the market for \$775,000