

# Waterford Rise Stage 40 released to the public

Waterford Rise's latest Stage 40 land release has hit the market, designed to offer homebuyers amazing value for money, particularly for those looking to get a foothold on the property ladder. Mr Glenn Sanford, General Manager at

Waterford Rise, said the release features 13 blocks ranging in size from 582m<sup>2</sup> to 867 m<sup>2</sup>, with prices starting from an extremely affordable \$139,000. "Located on the crest of the estate on Crole Drive, these lots offer sensational views in every direction and like all lots at Waterford

Rise, they come levelled, fully-fenced and ready to build on," said Glenn. "The development's careful landscaping and beautiful parkland are set against impressive views of the Baw Baw Ranges to the north, the Strzelecki Ranges to the east and hundreds of acres of

beautiful green paddocks in between." Waterford Rise is currently experiencing an unprecedented phase of construction with 28 houses presently being built on the estate and on completion, will take the number of homes constructed since the Estate's inception to around 160.

"The amount of work being generated for local tradespeople is significant and a welcome boon to the local economy and it means we are really starting to see our terrific community here at Waterford Rise really take shape," said Mr Glenn. *Continued on page 14*

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**WARRAGUL**

**NEW LISTING**

**SMART 2 BEDROOM UNIT**

- 2 Good sized bedrooms with BIR
- Spacious lounge and kitchen area
- Undercover parking
- Private enclosed courtyard
- Great location
- Small complex of 4

PRICE GUIDE OVER \$179,000  
 Inspect: By appointment  
 Contact: Carla Brightwell 0402 656 557

**GARFIELD**

**NEW LISTING**

**GREAT LOCATION IN GARFIELD**

- 3 bedrooms with BIRs, 1 bathroom
- Double garage
- Great location
- Functional kitchen
- Separate living/dining areas
- 880m<sup>2</sup> allotment

PRICE GUIDE \$275,000  
 Inspect: By appointment  
 Contact: John Patterson 0413 565 408

**WARRAGUL**

**NEW LISTING**

**COMFORT AND AFFORDABLE**

- 2 bedrooms with BIRs, 1 bathroom
- Tidy kitchen and meals area
- Single garage with private yard
- Great location
- Small complex of 3
- Fantastic investment

PRICE GUIDE \$198,000  
 Inspect: Sat 9th & Sun 10th Aug 10.30-11.00am  
 2/3 Windsor Avenue  
 Contact: Carla Brightwell 0402 656 557

**WARRAGUL**

**NEW LISTING**

**PRESTIGE CHESTERFIELD PARK ADDRESS**

- 890m<sup>2</sup> allotment
- Large flat block
- Underground power and high speed broadband
- All services available
- Build your dream home

PRICE GUIDE \$173,500  
 Inspect: By appointment  
 Contact: Bruno Persico 0409 429 730

**POOWONG NORTH**

**SUPERIOR HOLDING KNOWN AS BRAYFIELD**

- Fully renovated 1918 homestead, 45sq URL
- 4 large bedrooms all with BIRs
- Spacious living areas with views
- Extensive outbuildings and cattle facilities
- 30 paddocks serviced by laneway, great fencing
- Productive 166 acres

PRICE GUIDE OVER \$1.7 MILLION  
 Inspect: By appointment  
 Contact: John Patterson 0413 565 408

**ATHLONE**

**PRESTIGE PRIVATE PROPERTY**

- Superb 50sq URL quality 4 BR home, open plan living
- Well appointed Blackwood kitchen with granite bench tops
- Full verandah and large outdoor entertainment area
- Great balance of quality pastures and native bush, ample water
- Outstanding shedding and yarding facilities

PRICE GUIDE OVER \$1 MILLION  
 Inspect: By appointment  
 Contact: John Patterson 0413 565 408

**YARRAGON**

**SOUGHT AFTER 50 ACRE GRAZING PROPERTY**

- 5 good sized paddocks with central laneway.
- Dam and creek water.
- Working steel cattle yards and small shed.

PRICE GUIDE \$425,000  
 Inspect: By appointment  
 Contact: Bruno Persico 0409 429 730

**LONGWARRY**

**SOUGHT AFTER 24 ACRES - VENDOR RETIRING!**

- Good fencing, water supply, steel cattle yards
- 40 X 25 steel garage and 30 X 30 garage
- 40 X 20 hayshed and sundry shedding
- 20,000 fresh water supply and landscaped gardens

PRICE GUIDE \$565,000  
 Inspect: Contact office  
 Contact: Bruno Persico 0409 429 730

**WARRAGUL**

**BUILD YOUR DREAM**

- 975 m<sup>2</sup> residential block
- High side of the road
- Build the home you've always wanted
- 5 minutes to central Warragul.
- North of Warragul
- Great views

PRICE GUIDE \$155,000  
 Inspect: By appointment  
 Contact: Bruno Persico 0409 429 730