



Value, location and lifestyle in an established community

Waterford Rise has just launched its latest Stage 41 land release and it's already selling fast, with six of the nine lots on offer already snapped up by buyers.

Stage 41 features a number of elevated home sites ranging in size from 583m² to 737m² at the junction of Sunridge Avenue and Crole Drive, with prices starting from as low as \$139,000.

Waterford Rise General Manager, Mr Glenn Sanford, said residents chose the development because of its authentic community feel, wide selection of titled blocks and suite of lifestyle features that are already up and running.

"When you buy at Waterford Rise you get more than just a block of land," Glenn said. "What you're really buying into is an established, thriving new community."

"More than 130 families that already call Waterford Rise home, 28 new homes are

currently under construction and our residents enjoy a laid-back, country lifestyle with fantastic views of rolling hills and surrounding farmlands, all on Warragul's doorstep."

"Residents also have access to 25 hectares of parkland and waterways within the estate, ultra-fast broadband and cable TV to every lot, as well as an on-site café and early learning centre, all just 1 km from the Warragul CBD," 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 offers 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.

A wide range of blocks is currently available at Waterford Rise including the premium The Rise release, Stages 8 and 9 and recently constructed Stage 40.

For more information visit www.waterfordrise.com.au or call Estate Manager Ann Maree Mailer on 1300 737 094.



AUCTION: SATURDAY 8TH NOVEMBER, 11 AM

THIS SATURDAY



O.F.I. SATURDAYS 10.30 - 11 AM OR BY APPOINTMENT

Dual Accommodation With Views!

- Solid brick construction
- 3 bedrooms, study + self-contained unit
- 3.6 acres approx.
- 6 minutes to Warragul
- Easy access to M1 Freeway
- 6m x 14m shed + 5 bay machinery shed
- Views to Baw Baws
- Northerly aspect
- Town water
- Fully renovated

TERMS 10% DEPOSIT
BALANCE 90 DAYS

938 OLD SALE ROAD, BULN BULN
GRAHAM FAIRWEATHER
0418 329 608

AUCTION: SATURDAY 8TH NOVEMBER, 1 PM

THIS SATURDAY



O.F.I. SATURDAY 11.00 - 11.30AM

Unpolished Gem

Situated only a short flat stroll to the town centre with lovely south facing views & loads of potential is this solid brick veneer residence. Boasting 3 spacious robed bedrooms, separate study, huge main living area featuring high ceilings and ornate cornices which then adjoins the enclosed sunroom. The large 950m² (approx) allotment provides great privacy in the old world gardens, single lockup garage and the added bonus of rear access via a road reserve. Unleash the potential within!!

TERMS 10% DEPOSIT
BALANCE 30-60-90 DAYS

11 FRANCIS AVENUE, DROUIN
ELISE DAVIDSON
0419 380 183

DROUIN - \$529,000



Ideal Family Home

Just a few minutes from the freeway and a short drive into Drouin this lovely spacious home has many features: - 4333m² approx - 3 b/room + study - Two separate living areas - 8'6" ceilings throughout - Double garage with internal access - Large shed with own access - Quality furnishings

10B FAIRWAY DRIVE, DROUIN
LYNNE MARTIN 0400 532 200

DROUIN - \$329,950



Privacy & Peace In Claudia

Situated in a quiet Crescent close to high school, kindergarten and a flat walk to the town centre, this well thought out three bedroom residence offers great privacy and security. Boasting formal lounge with ornate drapes, open kitchen and meals area, study or extra dining, separate rumpus room and the master offers walk in robe and ensuite. Easy access is provided to the home via the double garage with remote door and through access to the landscaped back yard, which provides lovely gazebo, garden shed and sml water tank.

10 CLAUDIA CRES, DROUIN
ELISE DAVIDSON 0419 380 183

NEERIM SOUTH - \$319,000



O.F.I. SATURDAY 12.15PM - 12.45PM

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

TRAFALGAR - \$339,000



Great For Extended Family

Rare opportunity to secure a very versatile 3 bed family home. Plus a self-contained unit consisting of 1 bedroom, ensuite & kitchenette/ living area. Located in a quiet street within walking distance of the Centre of Town, Schools, transport & easy access to the M1 freeway. The home features a renovated kitchen & bathroom, 9ft ceilings, 2 bathrooms open plan living, well maintained & ready to move into. The accommodation would suit a family plus inlaw or teenage retreat. The large backyard would be great for children to play safely and for you to grow your own vegies. Call Graham to arrange an inspection.

46 SUMMERLEA ST, TRAFALGAR
GRAHAM FAIRWEATHER 0418 329 608

admin@peterwilliamsre.com.au

www.peterwilliamsre.com.au

29-31 Princes Way
DROUIN
Ph: 5625 3911

PETER WILLIAMS
REAL ESTATE

D00217EU



The spectacular views from the elevated lots available as part of the Stage 41 release.

Affordable family luxury at Jackson's View

Jackson's View has fast tracked its latest land release, Stage 11, to the market before Christmas to give local families a chance to spread their wings in a luxurious master-planned community at a price that won't break the bank.

Mrs Shirley Burnell, Managing Director of Cartagen Properties Pty. Ltd., said the highly anticipated Stage 11 offered buyers real bang for their buck with a range of spacious blocks in excess of 800m² and prices starting from as little as \$120,000.

"All 25 blocks in Stage 11 are ready to build on and ideally located in a beautiful, elevated pocket of land within the estate, with views of rolling hills set against the spectacular backdrop of the Strzelecki Ranges," Shirley said.

"When you combine the prices attached to our latest land release with current record low interest rates, there's never been a better time to buy and build your dream home at Jackson's View."

"Buyers who get in quick and snap up one of these bargains will enjoy the luxury of a brand new home while resting easy knowing they haven't overcommitted to a property with the potential for mortgage stress when interest rates, and repayments, inevitably rise."

"The estate's tranquil natural surrounds are not the only reason our residents sleep well at night!" Shirley said.

Just over an hour's drive from the CBD, West Gippsland's favourite new community offers first homebuyers a stress-free pathway to home ownership and growing families the option of more bedrooms, a bigger back yard and over 10 hectares of parkland for the kids to explore.

Jackson's View has been designed to enhance everyday life. It offers an established village community with a range of lifestyle features including award-winning wetlands, the art-inspired McNeilly Park, ultra-fast broadband, cable TV and a residents-only Country Club.

"We think our growing community is something really special," Shirley said. "Once buyers visit Jackson's View and experience first hand its unique features and terrific family-friendly lifestyle, the place pretty much sells itself."

"Our residents enjoy all the advantages of country living, with extra-generous blocks up to 1817m², an abundance of open space, established walking and bike-riding trails, as well as an architecturally landscaped, sensory adventure playground for the kids."

"To top it all off the exclusive Jackson's View Country Club gives residents private access to a 25m solar heated pool, spa and gymnasium, as well as the chance to book private functions and take advantage of the Club's entertaining facilities," she said.

To find out more, or for a guided tour of the estate, call our Estate Manager Kirsten Robinson on 1300 645 433. The 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

