

# Stamp duty Christmas present for homebuyers

After less than five weeks on the market all nine home sites on offer as part of the Waterford Rise Stage 41 land release have already been snapped up by homebuyers.

But if you have your heart set on purchasing at Warragul's premier address before Christmas the good news is significant stamp duty savings are up for grabs for anyone who purchases any of the five remaining blocks in the estate's popular Stage 8 release.

"Ideally located along Golden Avenue and offering fantastic views, the last remaining parcels of land in Stage 8 range in size from 592 m<sup>2</sup> to 629 m<sup>2</sup>, with prices starting from as low as \$146,000," said Glenn Sanford, Waterford Rise General Manager.

"And as an added bonus, if you settle before 31 December 2014, Waterford Rise will pay your stamp duty for you."

Importantly, all land in Stage 8 is level, fenced and serviced, meaning buyers can save thousands in site costs and start building immediately after the purchase is settled.

Glenn said 2014 represented another significant year for Waterford Rise with strong sales and many new families moving into the estate.

"Our first residents were connected to the ultra-fast broadband network in January and now enjoy lightening fast internet speeds and the Waterford Rise Early Learning Centre opened in February, providing a valuable and convenient resource for the estate's working families.

"In August, the Mayor was on hand to officially launch civil construction works on the second Waterford Rise Display Village which will open to the public in September 2015.

"Even our facebook page celebrated a major milestone, with more than 1,000 residents, potential home buyers and local community members now liking the page, making it one of the most popular social media pages for any residential development in Victoria!" he said.

In addition, a wide range of great blocks from previous releases are also currently available including the premium The Rise release, Stage 9 and the recently constructed Stage 40.

For more information visit [www.waterfordrise.com.au](http://www.waterfordrise.com.au) or call Estate Manager Ann Maree Mailer on 1300 737 094 to stay updated.



## SMART & STYLISH \$390,000



Beautifully presented brick veneer residence in quiet street. Extensively landscaped elevated 1014m<sup>2</sup> block. Four bedrooms, ensuite and WIR to master. Rumpus/homework area between bedrooms two and three. Study with built in timber desk. Modern kitchen features quality stainless steel appliances. Adjoining family areas, opens to the under roofline alfresco area, enjoying a northerly aspect. Split system and ducted gas heating. Double garage has internal access. Extras parking.

Call Rob Trewern 0418 311 089.

5 Kensington Square, Drouin

## Property Management

Selena will:

- ✓ Thoroughly screen and shortlist prospective tenants
- ✓ Provide you with inspection reports within 24 hours
- ✓ Regularly update you and provide recommendations on rent increases, lease renewals and maintenance
- ✓ Have zero tolerance on rent arrears
- ✓ Be proactive in marketing your property, ensuring a maximum occupancy rate

Take the fuss out of your investment!

Contact Selena: 5622 2580 [selena@heywooddavies.com](mailto:selena@heywooddavies.com)



## BEAUTIFULLY PRESERVED \$360,000



Commanding an elevated street presence on an allotment of 936m<sup>2</sup>. This early 1970s home is beautifully preserved with the character of its era. A wonderful home offering three bedrooms with built in robes all serviced by a large central bathroom, wide front hall, a formal lounge, dining area adjoining the updated kitchen, with lots of drawers and bench space. Features include built in storage, drying cupboard, hydronic heating, split system, huge brick garage/workshop, covered outdoor area and manicured landscaped gardens. Inspection highly recommended.

21 Rangeview Street, Warragul



Barb: 0448 805 896

44 Albert Street Warragul 56 222 580

[www.heywooddavies.com](http://www.heywooddavies.com)



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EMILY HODGE  
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**DROUIN \$289,000**

OFI: 2/76 McNeilly Street. Sat 10 - 10.30am

- ROOM TO MOVE** 3 bedrooms, 2 bathrooms, 1 car
- High glossy laminex kitchen with vinyl wrap cupboards, dishwasher, gas hotplates and electric wall oven plus a double pantry
  - Quality drapes throughout
  - Internal access from the garage
  - Undercover alfresco
  - Fully enclosed yard
  - Room to store your caravan
  - Ducted heating and A/C

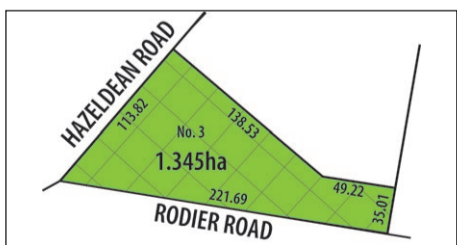
**WARRAGUL \$275,000**

OFI: 199 Albert Road Saturday 11 - 11.30am

- AFFORDABLE QUALITY NEW UNIT**
- 3 units in total
  - 2 bedrooms all with BIRs completely fitted out
  - Kitchen with stone benchtops, D/W and microwave space
  - 2 bathrooms, master has the ensuite
  - Gas ducted heating
  - Reverse cycle A/C
  - Private courtyard
  - Extra built-in storage in the garage
  - Refreshing floor plan and modern colours
  - Concrete driveways and all fully landscaped
- Quality finish in a great location for quick access onto the highway

**AUCTION Sat, 13th Dec at 11am on site**

**42 Hazeldean Road, Yarragon**



**WELL POSITIONED 3.3 ACRES**

**2 Homes adjoining Residential Development**

- 1.345ha (3.3 acres) adjoining a residential estate
  - 2 houses under the one roof line
  - Double carport between the dwellings
  - Potential future residential development site (STCA)
  - Town gas and water plus water tanks
  - General Residential Zone 1
  - Extensive shedding.
- Terms: 10% deposit, balance 30/60 days

**WARRAGUL \$235,000**

- ADORABLE AND AFFORDABLE!** 2 bedrooms, 1 bathroom, 1 car
- 2 bedroom townhouse
  - Open plan living
  - Facing north
  - Reverse cycle air conditioner
  - Gas cooking
  - Ideal for retiree
  - Single garage
  - Walk to town

**WARRAGUL \$255,000**

- A LITTLE GEM** 3 bedrooms, 1 bathroom, 1 car
- 3 bedroom - brick veneer
  - Laminate kitchen
  - 2 living areas
  - 2 showers
  - 1 modern bathroom
  - Gas heating
  - 985m<sup>2</sup> block
  - Single lock up garage
  - Garden shed
- Perfect for 1st home buyer/investor

**WARRAGUL BUYERS OVER \$745,000**

OFI: 1/92 Bowen Street. Sat 12 - 12.30pm

- "THE HOME YOU HAVE ALWAYS ADMIRER!"** 5 bedrooms, 2 bathrooms, 4 cars
- 3 living areas
  - Plenty of heating and cooling throughout
  - Well appointed kitchen with granite benchtops
  - Vanities in both bathrooms are marble
  - Private courtyard with a relaxing outdoor spa
  - Undercover entertaining area

**WARRAGUL \$505,000**

- FAMILY APPROVED - 1.25 ACRES** 3 bedrooms, 2 bathrooms, 4 cars
- 3 living areas
  - Ducted gas heating
  - Air conditioning
  - Solid fuel heating
  - Double garage with internal access
  - Excellent shedding
  - 3 water tanks plus town water
  - Fruit tree and veggie garden
  - Lovely views
  - Close to town