

Leafy location for modern home

Nestled at the end of a quiet court in Drouin, this three bedroom contemporary home has a leafy backdrop of natural gum trees which creates a delightful environment.

This is also a very family friendly setting with parkland, walking tracks, schools and the Drouin town centre, only a few minutes away.

Open planning characterises the living zone with the kitchen, dining and expansive family room accessing, at the rear, an alfresco which

takes advantage of the tranquility and peace of the leafy backdrop.

This also offers an ideal set up for young children with full fencing around the covered alfresco and gates opening to the low maintenance rear yard – excellent for supervision.

Laminate cabinets and stainless appliances complete the functional kitchen and the flooring in the entire living area is tile – a practical choice.

Gas ducted heating is installed throughout and a split system in



The exterior offers great street appeal incorporating a smart combination of render, tile, timber and stunning windows, all of which are further enhanced by the leafy backdrop.

Offering excellent buying, this quality home is priced at \$309,000 and

is highly recommended for inspection.

Contact Anthony Clark 0438 748 181, Dean Macfarlane 0412 829 552 or the Clark First National Drouin office 5625 1671, for more details or to arrange your personal inspection.



the family area provides year round comfort.

The main bedroom enjoys a private ensuite and walk in robe and the two additional bedrooms are well appointed rooms with carpet and built in storage.

Contemporary colours, fixtures and tile decorate the main bathroom and laundry.

Outside also finds a large Colorbond shed accessed via side gates and the remote double garage, which is URL, has an additional rear roller door accessing the yard.



Ready to build stage 42 & 43 blocks selling fast – priced from only \$139,000



Waterford Rise Display Village 2 civil works are finished, with the site now ready for the construction of 21 brand new display homes.

Site costs can be a significant hidden cost when buying land on which to build your home. Waterford Rise has neutralised that concern by making every block 'ready-to-build.'

This means every block is made level, with concrete retaining walls installed where required and ready for a builder to start construction, saving purchasers thousands of dollars in unforeseen costs – this is the Waterford Rise Advantage.

General Manager of Waterford Rise, Mr Glenn Sanford, said more and more buyers were recognizing the Waterford Rise Advantage.

"For instance, after less than five weeks on the market, all nine home sites on offer as part of our Stage 41 land release were snapped up by buyers in the lead up to Christmas," said Glenn.

"This strong demand lead us to bring forward our Stage 42 & 43 releases which consist of 25 spacious lots, of which 12 remain. These Lots range in size from 570m2 to 735m2 and command spectacular views across the Warragul township and with prices starting from as low as \$139,000 buyers will need to be quick!" said Glenn.

In addition, a number of great blocks from previous releases at Waterford Rise are also still currently available including the premium The Rise release, Stage 9, Stage 8 and the recently constructed Stage 40.

"Home buyers choose Waterford Rise for a number of other reasons, such as its close proximity to the Warragul CBD, the authentic community feel and the range of lifestyle features that are already up and running," said Glenn.

"When you buy at Waterford

Rise you get more than just a block of land," he said. "What you're really buying into is an established, thriving, master-planned community."

"We have more than 130 families who already call Waterford Rise home, dozens of new homes presently under construction and our residents enjoy a laid-back, country lifestyle with fantastic views of rolling hills and surrounding farmland."

"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 1km from the Warragul CBD," he said.

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

	Rural & Farm Sales		Residential & Development Sales		Property Sales		Property Sales		Property Management	
	Vince Di Grazia Lic. Estate Agent 0433 921 581		Dale Atkin 0402 717 891		Rosa Marsili 0488 330 131		Jules Bouchard 0438 409 405		Kimberley Forrest 0433 933 504	

*Photo ID required at all OFIs 75 Princes Way, DROUIN PH: 5625 1033 www.southeastrealestate.com.au



DROUIN AUCTION

STEP INTO THE V.I.P. CLUB!

This large home on one acre is perfect for the family or those wanting comfort and space in a peaceful setting. The house comprises 3 bedrooms plus study, two bathrooms, open kitchen/dining/family zone, separate lounge, ducted heating and double URL garage. Outside is a large elevated open deck with sunken spa, covered alfresco overlooking the yard which is divided into 3 small paddocks with day shelters, accessory shedding and a cubby house for the kids.

AUCTION: SATURDAY 11th APRIL AT 3.30PM
OFI: Saturday 3.00 - 3.30pm
 10 Millennium Court, DROUIN
 Dale Atkin 0402 717 891



DROUIN AUCTION

A HOME TO FIT YOUR NEEDS

This quality property will take the whole family or the discerning couple looking to downsize to a brand new level of comfort! The home features four bedrooms, study, three bathrooms, three separate living areas, open plan kitchen / dining / family area, studio with kitchenette and paved entertainment area. Outside the 1.5 acres is lightly landscaped with ample room for a large shed or pool.

AUCTION: SATURDAY 11th APRIL at 2.30pm
OFI: Saturday 2.00 - 2.30pm
 53 Wellwood Road, DROUIN
 Dale Atkin 0402 717 891



WARRAGUL NEGOTIABLE OVER \$360,000

DESIGN AND QUALITY!

Situated on a 1,128m2 block; this family home offers five big bedrooms, two bathrooms, formal lounge room, user friendly kitchen and open plan family living zone, ducted heating, reverse cycle A/C, double garage, rotunda with BBQ facilities, enclosed Jacuzzi hot tub and established gardens.

OFI: Saturday 11.00 - 11.30am
 11 Ellen Close, WARRAGUL
 Rosa Marsili 0488 330 131