



MID-YEAR 2015 NEWSLETTER

KESTLE PARK NOW ON SALE PARKSIDE LIVING AT ITS FINEST

Our latest Stage 16 land release offers home buyers a range of outstanding features, in particular its unique location directly adjacent to the development's proposed flagship parkland precinct - Kestle Park.

As with all Waterford Rise lots, value for money is once again a core theme for Stage 16 - which is also known as *Kestle Park* and features big blocks up to 895m² and

a price range between \$142,000 and \$154,000. Less than half an hour's drive from the south-eastern suburbs, these home sites offer the kind of 'bang for your buck' that you won't get from metropolitan developments.

Kestle Park is synonymous with the laid back lifestyle afforded by premium parkside living, without mentioning the bonus amenity

of sheltered picnic and BBQ facilities, half-court basketball, extensive walking paths and meticulously landscaped native vegetation.

Since its January release *Kestle Park* has hit a nerve with both local and metro buyers so if you're interested you had better be quick!

For more information on the *Kestle Park* as well as our wide range of other available home sites turn to page 4.





FOLLOW US ON FACEBOOK!

GET SOCIAL, STAY INFORMED AND CONNECT WITH YOUR COMMUNITY!

The *Waterford Rise Warragul* Facebook page is a vital source of fast, easy and up to date information on our growing new community for everyone from current and future residents, to potential homebuyers and members of the broader community.

It's your one-stop shop for regular updates on all the latest promotional offers at Waterford Rise, as well as new land releases, great photos, progress on civil and residential construction timeframes, community strengthening initiatives, competitions, giveaways and meeting notes from of the Waterford Rise Community Group.

So if you call Waterford Rise home or hope to in the near future, next time you're online be sure to like our page to stay updated on everything that's happening at Warragul's premier address.



FIND US [facebook.com/waterfordrisewarragul](https://www.facebook.com/waterfordrisewarragul)

STAY TUNED FOR FREE FAMILY FUN THIS SPRING

BRAND NEW DISPLAY VILLAGE SET FOR SPRINGTIME LAUNCH

The brand new \$13 million Waterford Rise Display Village 2 is nearing completion with many of the new state-of-the-art display homes set to commence fit out works in coming weeks.

The new Display Village will showcase all the latest trends in construction and interior design for local and metropolitan homebuyers seeking cutting-edge ideas and new inspiration for their next home.

Featuring 20 display homes from 11 local and national builders, it will be one of the largest of its kind in regional Victoria and the most current in both West Gippsland and Melbourne's south-eastern suburbs by more than 12 months.

Waterford Rise is planning a huge day of free family fun to mark the launch of the new Village in late spring – keep an eye on the local papers, our website and the Waterford Rise Warragul Facebook page for more details over the coming months.

The new Display Village will encompass the many features that combine to create the 'Waterford Rise Advantage,' including fully benched, leveled and fenced lots, ultra-fast fibre-optic broadband, spectacular views, meticulously landscaped open-space, wetlands and parkland.



COMMUNITY GROUP

COME ALONG AND HAVE YOUR SAY!

The Waterford Rise Community Group was formed in early 2014 with the purpose of connecting residents, promoting social interaction and supporting improved safety within our local community.

The Group provides a forum for residents to get together to discuss a range of topics of common interest including social activities and groups, community events and a range of other ways to make Waterford Rise an even better place to live.

For anyone who is keen to contribute to the strength and success of our local community, come along to this month's quarterly meeting. If you can't make it this time round, notes from the meeting will be published on the Waterford Rise Facebook page.

All current and future residents welcome.

If you would like to help make Waterford Rise an even stronger community come down and have your say!

Meetings are held at the Waterford Rise Sales Office, Crole Drive, Warragul.

Keep an eye on the Waterford Rise Warragul Facebook page for details on the next meeting, which is set to take place in October.

FRESH AIR & FIBRE (TO THE HOME)

GET THE BEST OF BOTH WORLDS AT WATERFORD RISE



The Swan family.

A curious combination of traditionally opposing lifestyles has a new cohort of homebuyers leaving the suburbs to enjoy laid-back country living without leaving behind their gadgets or sacrificing internet speeds.

After almost two decades based in Melbourne's South-East, Kathy and Tim Swan decided to sell their Narre Warren family home and head down the highway to start a safer and more relaxed life in Warragul.

Their decision was driven by a desire for more room to move with Narre Warren and surrounding suburbs

experiencing an extraordinary transformation from a quiet, green and sleepy area to one of Australia's fastest developing growth corridors.

"When we first moved in two decades ago our house backed onto empty paddocks – now it's houses as far as the eye can see!"

Kathy said the 100mbps ultra-fast broadband connection at the Waterford Rise residential development in Warragul made the choice of exactly where in town to buy a no brainer.

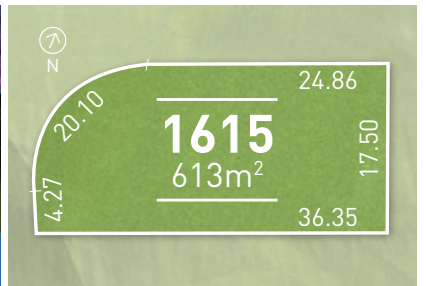
FOR MORE INFO
visit our Land Sales
Centre on Crole Drive,
or call our friendly
Estate Manager
Ann Maree Mailer
on 1300 737 094.



HOUSE AND LAND PACKAGE OF THE WEEK

FIXED PRICE INCLUDES
OVER \$8,000

IN **Colorbond**
ROOF UPGRADES



BUILD NOW OR BUY SOME TIME

WATERFORD RISE HAS A BLOCK TO SUIT EVERY BUYER'S TIME FRAME

Whether you want to get started on building your dream home right now or lock in your land purchase and then take your time throughout the construction process, Waterford Rise's wide range of lots offers a solution to fit in with every homebuyer's schedule.

If time is of the essence, Waterford Rise has already titled, ready to build lots ranging from 526m² to 707m² and priced from only \$130,000. In addition,

3-bedroom, 2-bathroom house and land packages start from an amazing \$288,000.

On the other hand, land within the premium *Kestle Park* is expected to title in February; a perfect situation for those who need a bit of extra time to make the big move.

Upgrade buyers who want to secure the sale of their current home prior to settlement can lock in today's prices

and avoid the risk of a rise due to the currently booming Victorian property market.

At the same time, first home buyers presently renting can avoid breaking their lease and those living with the folks have the luxury of enjoying a few more of mum's home cooked meals while boosting the savings account.

waterfordrise.com.au 1300 737 094

CROLE DRIVE (OFF PRINCES WAY),
WARRAGUL MEL REF 628 B7

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