

# WINTER 2016 NEWSLETTER



Ken and June

## GREAT MOVE FROM MELBOURNE TO WARRAGUL

Ken and June moved to Waterford Rise in late 2015 and are loving every element of their new home and the friendly lifestyle at the estate.

They left Bayswater for the peace and quiet of the “well planned” estate and are big fans of regional living.

Frequent visitors to Melbourne, they find the freeway convenient and use the train when they head to events in the city.

The couple bought an Environment block that required the house to be built on stumps. The result is amazing views from their deck, kitchen and living room over Warragul and across to the Strzelecki Ranges.

*See their video on the Waterford Rise Facebook page.*

It's a similar story for Tatyana and Denys who wanted to build their first home together. They looked in Pakenham and Cranbourne but were not impressed by the small blocks and very high prices.

When they came to Waterford Rise they fell in love with the open space and low prices.

Tatyana said a 400 sqm block in Cranbourne was around \$250,000 while a similar block in Pakenham was \$190,000.

“We bought our block for \$135,000 and saved even more money on construction and site costs,” Tatyana said.

They find the “peace and quiet” of Waterford Rise much better than the “big city” and will be commuting to their jobs in Dandenong.

The average sized land at Waterford Rise is 618m<sup>2</sup> and the average price is \$149,000 (\$241m<sup>2</sup>) compared to Casey which has an average of \$595m<sup>2</sup>.



Tatyana and Denys

COUNCIL / SHIRE	MEDIAN LAND PRICE	MEDIAN LAND AREA
Cranbourne	\$257,000	512m <sup>2</sup>
Clyde	\$240,000	512m <sup>2</sup>
Pakenham	\$207,000	512m <sup>2</sup>
Officer	\$262,000	512m <sup>2</sup>

\*Source Oliver Hume

[waterfordrise.com.au](http://waterfordrise.com.au) 1300 737 094



## CHOOSE YOUR NEIGHBOURS AND RECEIVE \$1,000\*

How would you like to share the Waterford Rise experience with your family and friends?

Two lucky residents recommended the estate and were handed the \$1,000 bonus from the Waterford Rise "Refer A Friend" program.

Kayla Taranto and Eleanor Brewer, called by the Sales Centre to collect their prizes.



CONTACT  
THE LAND SALES  
CENTRE FOR MORE  
INFORMATION  
1300 737 094



## KESTLE PARK RELEASE 3

*Kestle Park Release 3 is now selling with titles expected in October 2016*

These lots will feature the usual high-quality benching, concrete retaining walls and fencing synonymous with Waterford Rise, as well as outstanding vistas into Kestle Park.

Ten lots already sold in a short amount of time reflects the demand for land in Waterford Rise by locals and a growing number of Melbourne buyers.

The lots range in sizes from 527m<sup>2</sup> to 760m<sup>2</sup> and prices from \$125,000 to \$184,000.

facebook

## RESIDENT'S PAGE

If you would like to join the resident's Facebook page then email **Ann Maree** and she will have you added.

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



## DEVELOPER UPDATE

There's an incredible amount of construction work presently going on at Waterford Rise.

On the development front, no sooner had *Kestle Park Release 2* and the adjacent parkland been completed, our civil contractors moved immediately onto construction of *Kestle Park Release 3*.

Although the weather has started to turn, making some rain delays inevitable, we fully expect this new release to title on schedule around October this year.

Keen observers will also have noticed some footpath and landscaping works we've carried out around the Tarwin Street Wetlands and roadworks to Tarwin Street itself.

In terms of house construction, all the tradies from near and far are being kept busy in *Kestle Park Release 1* where we already have 16 houses underway and it only titled in February!

The recently constructed *Kestle Park* is about to have the finishing touches applied by Flemings Landscaping, including an abundance of native shrubs, trees and grassland to complement the existing features such as the Shelter and BBQ facilities, seating, sculpture, half basketball court and playground equipment.

## COMMUNITY GROUP UPDATE

The Waterford Rise Residents' Group met again in May for its quarterly meeting at the Sales Centre.

Attended by around 40 people, the group heard from convenor Dave Morison on matters of general interest, including 50km speed signs, the installation of a Post Box on the Estate and the proposed new Bus Shelter.

Guest speaker for the evening was David Setiady, Chief Executive of CNT Corp, whose subsidiary RedTrain Networks provides the Estate's fibre optic infrastructure.

Also in attendance was Rahul Hemdev representing FuzeNet, the latest Retail Service Provider to provide internet and voice services to the Estate.

## ESTATE FAST FACTS

338  
LOTS SOLD

31 LOTS  
AVAILABLE

271  
HOUSES  
CONSTRUCTED

650  
RESIDENTS



## BLOCK OF THE MONTH

Lot 2608 is an amazing option for people looking for views and proximity to Kestle Park.

The 693m<sup>2</sup> block is far larger than anything available in the Clyde and Cranbourne region for the price and is a perfect site for a family home.

Red Bluff, Green Design and Eco Options have created Home and Land Packages for the block priced from \$360,100.



Green Design Homes Package

**Only \$360,100** Bed 3 | Bath 2 | Car 2



Eco Option Homes Package

**Only \$379,000** Bed 3 | Bath 2 | Car 2



Red Bluff Homes Package

**Only \$406,900** Bed 3 | Bath 2 | Car 2



## HARKNESS PARK CONSTRUCTION HAS STARTED

If you were wondering why the workers were cutting down the old willow trees on Princes Way this month it's to make way for the third major park at Waterford Rise.

Harkness Park is a 3 hectare oasis on either side of the Two Towns Trail that will see the creek revitalised and extensive native planting replacing the imported trees.

It joins Kestle Park with its amazing playground in the centre of Waterford

Rise and Penaluna Park with its wetlands and wildlife that is perfect for picnics.

The wonderful green park will be built in 2 stages. Stage 1 to be built in conjunction with Stages 20 & 21 and due for completion January 2017.

Waterford Rise has committed many hectares to parkland and reclaimed waterways to ensure a green and living environment for its residents.

## NEW ARTWORK IN KESTLE PARK

*Stellar* (a celestial star), is a piece of sculpture designed and constructed by local artist Rex Greenland. It certainly brightens up the park and we're sure it will be a talking point for years to come.



[waterfordrise.com.au](http://waterfordrise.com.au) 1300 737 094 CROLE DRIVE (OFF PRINCES WAY), WARRAGUL MEL REF 628 B7

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