

SPRING 2016 NEWSLETTER



BUYERS QUEUED TO SECURE LAND IN HARKNESS PARK RELEASE

The launch of the *Harkness Park Release* at the beginning of August was a huge success.

People were queueing before the doors opened and eight blocks were sold on the opening weekend.

Metro buyers are starting to wake up to the amazing value at Waterford Rise, with big demand for blocks in the 600-650m² range at the top of the shopping list.

These blocks represent a saving of \$100,000-\$120,000 over the prices paid in the Clyde area, and tempted a number of buyers from Pakenham and Berwick.

The top price was \$198,000 for a 985m² block (that's nearly a quarter of an acre) while the best price was \$126,000 for a prime block of 453m².

Estate Manager Ann-Maree Mailer said buyers comprised of families and downsizers, many of whom have reserved blocks after discussing their options with the builders.

The 22 home Display Village at Waterford Rise is the biggest in Gippsland and offers a breadth of housing styles and on-site builders who can package to suit each block.

Find us on
facebook

Stay in the loop with everything happening at Waterford Rise and the surrounds by following our Facebook page. If you would like to be an active member of Waterford Rise contact Ann-Maree to join our Residents Group.

facebook.com/waterfordrisewarragul

FAST FACTS

356
LOTS SOLD

287
HOMES BUILT

33
BLOCKS
FOR SALE

690
RESIDENTS



MEET YOUR NEIGHBOURS

In early May, just as winter was setting in, there was a "Meet Your Neighbour" event at the local coffee shop to celebrate settling *Kestle Park Release 2*.

A few locals arrived for the event and enjoyed coffee and cake in the café while the sun struggled to break through. Afterwards we had a local photographer take a family snap of the new purchasers as a memento of their historic purchase.

With *Kestle Park Release 3* settling soon, another Meet Your Neighbour coffee and photo event will be held in mid-October around settlement time.

Watch out for an email from Ann-Maree next month with the date and time.

THE \$250 SURVEY VOUCHER WINNER

Waterford Rise was keen to find out residents' thoughts about living in Warragul's best estate so we did a survey and found out some amazing facts, such as the most popular reason for moving to Waterford Rise.

The winner of "What three things do you like best about living in Waterford Rise?", Neil Boughey, won a \$250 voucher with these great responses:

1. The great facilities and ambience the estate has to offer.
2. Great environment to bring up children and for young families.
3. Country feeling with close proximity to town.

If you are a resident and would like to complete the survey, it will be open until mid-September. Please check your email.



DEVELOPER UPDATE

NO SOONER DOES ONE STAGE FINISH THAN THE NEXT ONE BEGINS

Another successful Stage construction has taken place at Waterford Rise with *Kestle Park Release 3* being delivered on time, with final fencing about to wrap things up. Titles are expected mid-October for the 20 or so buyers who have secured a Lot.

Our construction team has already moved onto the adjacent *Harkness Park Release* where we have a total of 33 lots already selling beside our latest reserve called Harkness Park, which will be connected via new paths and a pedestrian ramp.

Harkness Park runs between Waterford Rise and Princess Way and incorporates the renowned Two Towns Trail. The Park will be constructed in two stages and feature extensive tree, shrub and native grass plantings, the creek and ponds and in time a Kokoda Memorial involving the local RSL. This section of the Two Towns Trail will come alive with the new natural habitat and should be a delight to the many users of the Trail.

WARRAGUL-DROUIN JOINS

TOP 50

Fastest growing regions

Warragul-Drouin is one of Australia's fastest growing regions with a five year population expansion of more than 14.2% (4,155) according to researchers ID.

This makes Warragul the fifth fastest growing centre in Australia over five years and the fourth fastest growing centre over 12 months. It is also the fastest growing major centre in Victoria after Melton (4.8%)

In the past 12 months the township has grown by 2.1% (700) to 33,386 and is on track to maintain its growth. Warragul is now the 45th largest centre in Australia above Devonport, Mt Gambier and Alice Springs. It should overtake Traralgon-Morwell with 41,000 people (0% growth 12 months) in the next 5-10 years at current growth rates.



COMMUNITY GROUP UPDATE

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

Convenor Dave Morison led discussion on a range of matters of interest to residents including the installation of the new bus shelter. Gary Tomasetti, representing the Developer, also updated the meeting on the status of stage construction on the estate, the planned works for the latest reserve called Harkness Park and plans for an official opening of the recently completed Kestle Park.

BLOCK OF THE MONTH LOT 1905

A great position at a great price!

Lot 1905 is situated right across the road from the recently finished Kestle Park and adjacent to the new Harness Park, due for completion mid-2017.

With uninterrupted park views to the north and west, as well as pathway access right next door onto the Two Towns Trail, this Lot is an ideal site for any family situation.



WATERFORD RISE FAMILY HOME UP TO \$175,000 CHEAPER THAN PAKENHAM

Did you know that a typical family home in Waterford Rise can be up to \$175,000 cheaper than the same house on land in Pakenham, and up to \$83,000 cheaper than Cranbourne?

Oliver Hume Research compared the cost of a House and Land Package in Waterford Rise with the two major suburbs in the South East. The four bedroom, two bathroom, two garage home selected average just \$326,800 in Waterford Rise compared to \$409,453 in Cranbourne and \$502,700 in Pakenham.

Not only that but the land is larger, there's room to move and the lovely gentle hills provide spectacular views over Warragul and the ranges.

WATERFORD RISE HOUSE & LAND PACKAGE COMPARISONS

Based On 4 Bedroom, 2 Bathroom, 2 Garage - 3 Packages Per Suburb/Area

WATERFORD RISE

CHEAPEST PACKAGE	\$318,619
HIGHEST PACKAGE	\$332,862
AVERAGE PRICE	\$326,800

CRANBOURNE \$82,653 more than Waterford Rise (on average)

CHEAPEST PACKAGE	\$371,400
HIGHEST PACKAGE	\$430,380
AVERAGE PRICE	\$409,453

PAKENHAM \$174,900 more than Waterford Rise (on average)

CHEAPEST PACKAGE	\$334,900
HIGHEST PACKAGE	\$593,800
AVERAGE PRICE	\$501,700



H5 UP

Lot 1905 Silkwood Drive

Bed 4 | Bath 2 | Car 2



\$329,595



COMO

Lot 1905 Silkwood Drive

Bed 3 | Bath 2 | Car 2



\$372,065