

SPRING 2017 NEWSLETTER



ARTIST IMPRESSION

WETLANDS COMING TO LIFE AT WATERFORD RISE

The magnificent wetlands at Waterford Rise are coming to life and 25 lucky residents will have views directly over the gorgeous lakes and parklands that extend along Sunnybrook Avenue and from Tarwin Street.

With just a handful of wetlands blocks on the western side remaining, buyers need to act quickly to secure one of these premium locations that will offer unrivalled views over the wetlands.

In addition, there will be a number of blocks with partial views of the wetlands that also allow access to this unique lifestyle opportunity in Warragul.

When completed, as the illustration shows, the new Oval that is now under construction will link to create a 2 hectare precinct surrounded by gardens and areas to relax and enjoy the wildlife that is being attracted back to the area.

The Oval and the Retarding basin wall are being built by the Baw Baw Shire on land provided by the Waterford Rise developers and will be responsible for its ongoing maintenance.

Waterford Rise is responsible for the completing landscaping including paths, trees, shrubs, wetlands plants, seats, boardwalk, lighting, etc. that will blend into the network of 25 hectares of parks and open space throughout the estate.

Architect for the approved Landscape Plan is Beveridge Williams' Sarah Stevens.

Construction of the wetlands is expected to occur from December 2017 to May 2018 and landscaping is expected to be completed in Spring 2018.

For details on available blocks, please call Ann-Maree Mailer on 1300 737 094.

FAST FACTS

924
RESIDENTS
LIVING ONSITE



385
HOMES
BUILT



573
LOTS SOLD



5 SALE
LOTS FOR SALE



Find us on
facebook

Stay in the loop with everything happening at Waterford Rise and the surrounds by following our Facebook page.

You can also join our Residents Group. Contact Ann-Maree to find out more.

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

WATERFORD RISE GARDEN COMPETITION



To recognise the pride so many residents have in their gardens, we have organised an estate-wide competition for green thumbs.

A flyer about how to enter the competition has been distributed to all households on the Estate and is also available from the Sales Centre.

The competition will be judged by international award winning Fleming's Nurseries who have been an integral part of creating the amazing public spaces at Waterford Rise.

Company founder Wes Fleming will be judging the winner.

Terms and conditions are attached to upload to the website and include the prize and dates suggested.

PROGRAM

AUGUST 11	Competition opens. Entry forms delivered.
OCTOBER 31	Entries close.
NOVEMBER 21	Wes Fleming to judge winning gardens
DECEMBER 1	Winning gardens announced.

RESEARCH

Land in Waterford Rise has continued to lead the Melbourne fringe development push in terms of both price and size according to Oliver Hume Research.

It found Waterford Rise had the largest blocks (648m² median) and the lowest median price at \$166,000.

Research compared Warragul with Greater Geelong, Wallan and Bacchus Marsh that are the major non-metropolitan growth areas.

As a result, Waterford Rise was one of the top selling estates in the region with buyers flocking to Warragul to live in an affordable, master planned community in a thriving regional centre so close to Melbourne.

By comparison the median size for Geelong is 448m² with a price tag of \$189,000 while Wallan is 448m² with a median price of \$156,000.

Waterford Rise spokesman Glenn Sanford said most Melbourne buyers were coming to the estate from Narre Warren, Pakenham and Officer.

"These buyers are cashing in on the huge jumps in value in metro Melbourne and buying a new house and land with money to spare to top up their retirement savings or spend on travelling," he said.

Waterford Rise is also popular because it's close to the freeway and an easy drive for friends and family.

COMMUNITY DESIGNS



Waterford Rise has recently featured on the Channel 31 program Community Designs. If you would like to view the program, visit the Waterford Rise Facebook page.

CHRISTMAS IN JULY

Christmas came early for our renowned maintenance man Neville Olsson when we took delivery in July of a new Kubota mower from Vin Rowe Farm Machinery.

Neville is a familiar face around the Estate, maintaining all our grassed areas and Reserves in order to present Waterford Rise in the best possible condition throughout the seasons.

Neville is delighted with the new purchase and loves in particular his upgraded air-suspension seat!



THE TARWIN RELEASE COMING SOON

The Tarwin Release will be the next major stage to launch at Waterford Rise.

It will consist of 39 lots to be released progressively over a series of stages in the lead up to Christmas. The blocks will be from 390m² up to 610m². Pricing is being finalised with the first lots to come onto the market in September.

THE GREENDALE RELEASE

LATEST STAGE RELEASE

Just two Lots remain at the premium Greendale Release.

The super-premium Lot 4518 at the head of the Court is priced at \$236,000 and commands outstanding views across the Wetlands and surroundings areas to the new Oval and onto Tarwin Street. Being the highest point in the release and coupled with the quiet court location, this Lot will attract strong interest from families looking to build a substantial home. The 863m² block has a 19.59m frontage and is one of the largest Lots in this exclusive location.

Lot 4519 is also available and is featured as the Block of the Month on page 4. For further information call Ann-Maree on 1300 737 094.



DEVELOPER UPDATE

Lot construction continues to power ahead to keep up with sales demand. Our construction team presently has around 129 Lots in various stages of completion and has just finished Stage 25 ahead of schedule, consisting of 12 Lots in Gemstone Court and adjacent to the new Harkness Park on Princes Way.

The new intersection of Highvale Rise and Princes Way is now open to the public and provides the most convenient point of access to the Estate from Warragul.

Stage 23, being the site of our new Display Village, has now been titled and building activity has already started for the new Display Homes. The Display Village will feature 18 homes from 12 different builders, as well as two carparks and a playground.



RESIDENTS MEETING NEWS

July 28, 2017

Attendance: 9 residents plus Developer representative, Glenn Sanford.

Reinstatement of the local TV channels following the introduction of Melbourne channels: Whilst the Estate now has reception for all the Melbourne TV channels, some residents are keen to have the local channels such as PRIME and WIN reinstated. The Developer is working with RedTrain to resolve the issue.

The local bus service routed through the estate: The Developer confirmed the Estate has now been included in the new Route 85 local service operating regularly between Warragul, Drouin and surrounds. The bus

stop and shelter at the entrance to the Estate is now being used by school students and the public. The possibility of the bus passing through the Estate now that the second entrance is open has been discussed, although it's a matter for PTV and its scheduling.

50k signs on Crole Drive: The Developer has taken the matter up with BBSC, who in turn will speak to VicRoads

Update from the developers: The Developer took the meeting through the current construction works underway, as well as construction and timing for the new Display Village, recently titled Stages and comment on the continuing strong sales growth. The Developer also presented the latest drone video and answered various queries from residents about the Estate.

Next meeting: 7pm, Friday 27th October, Waterford Rise Sales Centre.

LOT OF THE MONTH

LOT 4519

- Level block - fully fenced
- Overlooking parkland
- Big block for a big backyard
- Close to all the amenities of Warragul
- Close to parks and wetlands

