

SUMMER 2017 NEWSLETTER



NEXT RELEASE NORTHERN PRECINCT LAUNCHED

Waterford Rise has just launched the first stage of the Northern Precinct that will add 500 lots to the estate almost doubling it in size.

The Northern Precinct is the final stages of the estate and when completed will house more than 1200 people.

The lots on offer will have slightly elevated views and be levelled, fenced and integrated into the existing road and paths network.

This new area being opened up is past the Sales Centre on Willandra Circuit and to the north of Fieldstone Ave.

The first stage, launched mid November, has already sold strongly with the 19 lots priced from around \$170,000 in high demand.

The lots range in size from 380 sqm to 978 sqm offering "something for everyone".

Waterford Rise general manager Mr. Glenn Sanford said the opening up of the new 36 hectare subdivision was a significant milestone in the history of the estate.

He said the southern area's 640 lots were virtually all sold and will be fully constructed by the end of 2018.

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

FAST FACTS

974
RESIDENTS
LIVING ONSITE



406
HOMES
BUILT



612
LOTS SOLD



2 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 RESULTS

The winner of the 2017 Waterford Rise Garden Competition is Norm & Lilian Nelsen on Cole Drive.

This beautiful garden was selected by Wes Fleming as the standout from more than twenty (20) entries in this year's competition.



In his judgement on the home, Mr. Fleming said selecting the winner was very difficult with such a variety of colours and plantings.

Winners Norm & Lilian Nelsen said their garden gives them a great deal of pleasure and was the result of several years of fun-filled labour.

Second prize went to Gloria & Ray Newton and third prize to Lynette Henderson.

"Fleming's Nurseries were very impressed by the standard of all entrants of the Waterford Rise Garden Competition. These gardens compliment the great community atmosphere and the beautiful open spaces at Waterford Rise. You can really see that each resident is proud of their home and garden and work hard to make it look fantastic".

RESEARCH A CLOSE LOOK

Metropolitan buyers are increasingly moving to Waterford Rise to take advantage of the lower prices and Warragul's attractive lifestyle.

Oliver Hume Research data shows at June 2017 the Warragul and Drouin buyers made up 33% of sales while buyers from Pakenham (12%), Narre Warren (7%), Officer (4%) and other SE suburbs made about 66% of the other sales over the previous 12 months.

The other notable change has occurred in the last quarter with international migrants from 9 countries – including the UK, India, Sri Lanka and Mauritius - accounting for 20% of sales in the period up from 13%.

"Waterford Rise's masterplanned community offers large blocks and reasonable prices allowing for family homes and easy access to services.

"The Australian dream is alive and well here while metro buyers are being squeezed onto smaller and smaller blocks," said Glenn Sanford. "We offer twice the land for the half price and the \$20,000 regional first home buyers grant for people starting out".

He said first home buyers had been quick to capitalise on the \$10,000 bonus to build in Warragul.



SUMMER ARRIVES AT WATERFORD RISE



The Waterford Rise newest display village will open with a community carnival on Saturday 17th March 2018 from 12.00 noon till 3.00pm.

Featuring free helicopter rides, a jumping castle, giant Ferris wheel, petting zoo and heaps of food, the event is a celebration of a new milestone in the development of the master planned estate.

Waterford Rise General Manager Mr. Glenn Sanford said the event was free for everybody in the community and residents.

“The opening of the Display Village will see 12 builders throw open the doors to 18 new homes in a specially designed precinct on Highvale Rise,” he said.

Mr. Sanford said the free helicopter rides, running throughout the afternoon, were hugely popular at the two previous openings and more than 100 seats would be available.

Mr. Sanford said the majority of the builders have been part of the first and second Display Villages and were keen to continue their presence in what is the largest new home expo in Gippsland. New builders to the Village include GJ Gardner Homes, Elara Homes and Kialla Homes.

Each home will be designed and decorated in the latest contemporary styles, providing new home makers with some great ideas on how to decorate and furnish their new homes.

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



SALES CENTRE'S FIRST ENGAGEMENT

There were surprises all round when Michael Zinner dropped down on one knee and proposed to Emma Dagget in the Waterford Rise Sales Centre after they successfully purchased Lot 3010.

Emma said yes and they became the first couple to get engaged at the sign up. Not only were they celebrating their love for each other, but they were both happy to be qualifying for the \$20,000 Regional First Home Buyer Grant.

Both Michael and Emma are dance teachers in Pakenham and selected Waterford Rise for its highly competitive prices and great proximity to their work. Their dance studio is called Upstaged Dance and Performance Studio, Tel.: (03) 5940 4737.

The land titles around August next year and the happy couple have already started talking with a couple of builders.



DEVELOPER UPDATE

There's exciting times ahead for the 31 proud new owners who have just taken possession of their Lots in the recently titled Stages 22 & 44.

Like all Lots at Waterford Rise, they're in a great location just minutes from the Warragul CBD as well as having ready access to the freeway etc.. Our major contractor AusCivil once again managed to deliver the Lots on time, despite what is often a difficult construction period over the winter months.



ARTIST IMPRESSION

Our next round of titles will be for Stages 45 & 27, with 38 Lots on track for settlements happening in January.

It's great to also see the new oval on Tarwin Street nearing completion. This will be a terrific addition to the existing sports precinct and adds to the extensive Reserve areas in and around the Estate. The next piece of the puzzle will be Stages 2 & 3 of the adjacent wetlands, where construction has just commenced and is due to finish in May 2018.

RESIDENTS MEETING NEWS 28 OCTOBER 2017

Attendance: 13 residents plus Developer representative, Glenn Sanford.

Re in statement of the local TV channel/s by Red Train

Glenn advised that additional equipment has been ordered through RedTrain to increase the capacity of TV channels via the optic fibre, to reinstate the local/regional TV channels missing such as PRIME and WIN.

Internet

The meeting discussed RedTrain's imminent transfer of backhaul supply from VicTrak to Telstra. Glenn confirmed that Waterford Rise has a standing relationship, disclosed in all contracts, for the provision of optic fibre infrastructure throughout the Estate. It was noted that speeds have declined significantly at peak times through at least some of the RSP's over the past several months and everyone looks forward to the matter being resolved quickly. Glenn advised that three new RSP's are being accredited by RedTrain as part of the change.

Internal 50k signs

Glenn advised the Shire has taken the matter up with VicRoads on the Estate's behalf, with a view to a number of 50km speed signs being installed along Crole Drive and Highvale Rise.

Update from the developers

Glenn took the meeting through the current construction works underway, as well as builder progress with the new Display Village and discussion on the recently titled Stages.

Christmas Party

The meeting discussed potential dates and catering options for this year's get together. Sunday 3rd December from 12.00 noon in Kestle Park was decided, with BYO lunch. Waterford Rise to provide drinks, lollies and also invite Santa to make an appearance once again. Residents need to RSVP and attend to be in the running for a spot prize on the day.

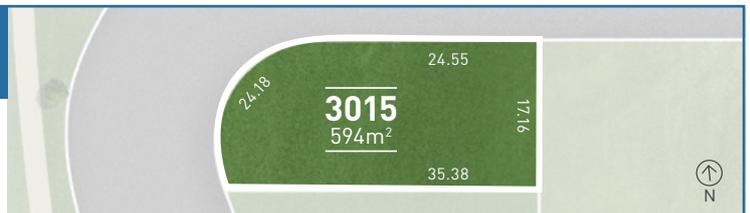
Dave Morrison - assistance

The meeting discussed Dave's request for assistance to help co-ordinate meetings etc. in his absence. It was decided the matter be discussed further when Dave is next in attendance and in the meantime, Residents give consideration to how they may assist.

Next meeting: 19 January 2018

LOT OF THE MONTH

- Wetlands frontage
- Close to Warragul and sporting precinct
- Level block, fully fenced



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