

AUTUMN 2018 NEWSLETTER



DISPLAY VILLAGE 3 NOW OPEN!

The opening of Waterford Rise's newest Display Village took place on Saturday 17th March 2018 and was an overwhelming success.

A crowd in excess of 1,000 people enjoyed the carnival atmosphere created from the wide range of entertainment attractions and food offerings, all provided free by Waterford Rise and its Display Village builder partners.

Waterford Rise General Manager Mr. Glenn Sanford said "the event was a fantastic way to showcase the latest styles and designs in home building from the area's leading builders.

Each of the 19 homes have been 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, as well as providing new options for indoor and alfresco living and new kitchen and bathroom designs that are amazing."

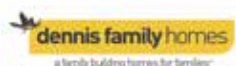
Videos of the homes and the opening event have been posted on the Waterford Rise Facebook page and on the website at www.waterfordrise.com.au.



metricon



CHEVIOT HOMES



G.J. Gardner. HOMES




FAST FACTS

1037
RESIDENTS
LIVING ONSITE



432
HOMES
BUILT



699
LOTS SOLD



32 SALE
LOTS FOR SALE



WATERFORD RISE REMAINS AMAZING VALUE

Land at Waterford Rise continues to be much more affordable than equivalent blocks in metro Melbourne.

Oliver Hume Research (OHR) found average pricing across Cardinia/Casey rose 28% in 2017, and while prices grew strongly in Waterford Rise, lots here were still more than \$200,000 cheaper than an equivalent lot in some regions.

In fact, a purchaser at Waterford Rise can buy a house and land package for about the same price as a block in Casey/Cardinia.

For example Lot 4179 has a Simonds package for a 206 sqm home on a 617 sqm block offering three bedrooms, two bathrooms and two cars for \$404,590.

OHR found Waterford Rise is \$218,000 under the average 500 sqm lot price in Pakenham, Officer and Clyde

with the Cardinia/Casey 500 sqm lot averaging \$400,000, while compared to the Waterford Rise average of just \$182,000.

At the same time the average land size at Waterford Rise is 580 sqm compared to Cardinia/Casey at 450 sqm. This huge price difference is being recognised by the market with land at the estate now selling within three weeks of release.

Another compelling rationale for buying in Waterford Rise is that land is less than half the price per square metre of competing Local Government Areas yet the median size is 64-156 sqm larger.

A 573 sqm block in Waterford Rise averages \$191,000 compared to \$325,000 for a 536 sqm lot in Cardinia and \$366,648 for a 436 sqm lot in Casey.

APOLLO AND RUBY ARE HAPPY WITH THEIR NEW LIVES – AND SO IS CRAIG

Local photographer and historian **Craig Johnson** is revelling in his new home in Waterford Rise.

Craig moved from the congestion of Point Cook to Warragul in mid 2017 and hasn't looked back.

"As soon as we saw Waterford Rise we thought it was fantastic. It fits beautifully between the two towns and is beautifully laid out with nice parks, and the lifestyle here is fantastic," Craig said.



Many of you will have seen him walking his two cattle dogs around the parks since his arrival.

Craig has jumped into the local lifestyle with alacrity and is a freelance photographer for the Warragul News and specialises in landscapes. More recently his work has encompassed portraits of people and families in and around Warragul.

Perhaps his most high-profile work is contributing historic photos to the Drouin, Warragul and Surrounds Facebook page as well as his FURcasters page that features photos of his beloved dogs.

See our interview with Craig on the Waterford Rise Facebook page.

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

Broadgreen

PREMIER RELEASE

Live a Larger Life.

LAND 1,125m² TO 1,756m²



- Broadgreen Release
- Future Residential
- On-site Early Learning Centre
- Existing Residential
- Display Village 3
- Sales Centre & Car Park

DEVELOPER UPDATE

In the previous Newsletter, we were able to announce that 31 proud new owners had just taken possession of their Lots in Stages 22 & 44.

For this Newsletter, it's the turn of the 38 new owners in Stages 45 & 27. These Lots front the new wetlands and Strachan Park, which will feature boardwalk access to the new Oval on Tarwin Street, as well as an extensive path network, seats, lighting, trees and shrubs.



What an outlook, so close to town!

Speaking of wetlands, Stages 2 & 3 have now been constructed and are undergoing planting. In no time at all they will integrate with Stage 1 and quickly become home to the local birdlife.



Warragul Bowls Club – Waterford Rise Open Pairs

On Monday 5th February 2018, the Waterford Rise Open Pairs event took place at the Warragul Bowls Club.

This keenly contested event saw 22 teams and 44 bowlers vie for the title, in what is our 5th year of sponsorship. The winners were Paul Simmons and Terry Sullivan who are pictured with Oliver Hume Estate Manager Ann-Maree Clarke.



LOT OF THE MONTH - LOT 4608

Based in Kendal Release 1 this large 697m² lot overlooks beautiful natural parklands with water and birdlife views.

Ideal for the retiree or the home buyer who requires a bigger frontage than the norm. Would suit the caravan enthusiast or the purchaser that wants to overlook a natural bush type setting.

The lot is flat, close to the entrance of the Waterford Rise estate, the freeway and all amenities including schools and shops.

Titling in Dec 2018.

