

## WINTER 2018 NEWSLETTER



## LUCKY WINNERS OF THE LAND BALLOT

On Saturday 2 June Waterford Rise held a ballot for the sale of four of its largest blocks.

This unusual sales method was selected after very strong interest in the four blocks that ranged in size from 1125 sqm to 1756 sqm.

The Sunnybrook Avenue location, close to the wetlands and in a quiet pocket of the estate, attracted 20 expressions of interest and 8 registrants.

Each of the bidders was given a number and the numbers were placed into a barrel and drawn at random by Oliver Hume's Ryan Davis. The successful buyers at the ballot paid from \$290,000 to \$340,000 for the lots.

Waterford Rise spokesman Mr Glenn Sanford said the decision to hold the ballot was a fair way for everybody interested to have a chance to purchase such a rare offering.

"It is unusual for an estate like Waterford Rise to have such large lots and we knew quite a lot of people had been asking for the lots that are double the size of our average lot.

"Once we found out the level of demand was so high we thought it was only fair that everybody had the same chance to secure their coveted lot," he said.



## FIRST HOME BUYERS ARE FLOCKING TO WATERFORD RISE

Waterford Rise is seeing a boom of First Home Buyers (FHB), with many of them attracted to the region by affordable land prices and backed by generous State Government Grants.

In total, 179 FHB have purchased since 2010 and since 2016 more than 100 FHB buyers; many of them seeking a new, stress free lifestyle in Warragul and have settled in the luxury garden estate.

This recent rise in people taking their first step to home ownership in Waterford Rise coincides with the introduction of the First Home Owners Regional Grant that increases their buying power by \$20,000.



## THE IMPORTANCE OF EDUCATION

One of the questions we get from the many people looking at Waterford Rise from Melbourne is about the education options.

They are sometimes surprised when they discover Waterford Rise is so well serviced by schools.

In the immediate region we have three primary and three secondary schools plus there are four preschools in the region. The closest schools to the estate are the Warragul and St Joseph's primary schools while the secondary education options nearby are Warragul Regional College and Marist Sion.

Your kids can generally walk or ride their bikes to these education institutions with the Two Towns Trail providing a handy and safe path for most of the journey.

If you want to find out more about schools in Warragul then follow this link to the Good Schools Guide – you can even compare the schools and gather information for an “educated” choice.

<https://www.goodschools.com.au/compare-schools/in-warragul-3820>

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)

**FAST FACTS**

**1126**  
RESIDENTS  
LIVING ONSITE

**469**  
HOMES  
BUILT

**754**  
LOTS SOLD

**8** SALE  
LOTS FOR SALE

**A SPORTING OPPORTUNITY**

Waterford Rise is a proud sponsor of the Warragul Football and Netball Club.

As well as being a bronze sponsor, we also sponsor the scoreboard signage. Warragul football club president Chris Blackwood said the football and netball club was having a good season with plenty of community support for their teams.

The club has teams in the u13, u15 and u17 netball competition as well as two senior teams supported by u16 and u18 youth squads. Warragul FC is affiliated with three other local clubs to support junior football with teams in the u10, u12 and u14 leagues.

In addition, there is an Auskick club that runs for 10 weeks through term two and this year had 120 boys and girls participate.

**Sportsman's night**

If you would like to support the Warragul Football Club there is a sportsman's night on 30 June featuring former Warragul players including Bob Murphy, Gary Ayres and Trent Hotton. For information email [chris@lvsands.com.au](mailto:chris@lvsands.com.au).



**ARTS FOR WARRAGUL'S SAKE**

The \$13.4 million Arts Centre redevelopment is expected to be completed in late 2018 providing a much-needed expansion of the popular community facility. This will include increasing the seating capacity of the 36 year old building from 510 to 760.

It will also involve reorienting the centre and café space so that it takes advantage of the beautiful outlook provided by Civic Park, new meeting spaces for hosting major regional conferences and improvements to accommodate larger scale productions. To find out more go to West Gippsland Arts Centre.





## DEVELOPER UPDATE

Our construction team is nearing the completion of the 39 new Lots in Stage 30 on Tarwin Street and in doing so, will complete the all-important final linkage between the estate and downtown Warragul.

The designers of the estate always envisaged that we'd start in the west and work eastward to this spot. It's a terrific milestone achievement in the life of the estate and has taken the construction of 627 Lots to get here!



Stage 30 combines a number of outstanding features which come together to make it a unique place to live – the close proximity to town, the connecting pathways linking the estate with Warragul and the Two Towns Trail, the boardwalks and adjacent wetlands and the neighbouring sporting fields.

If ever there was location, location, location – this is it!

From this point, we head back to the western boundary and start the journey eastwards once again!



### New Warragul Kinda coming

Baw Baw Shire Council is building a new \$3.2 million Early Learning Centre to be co-located at the Warragul Primary School. Once constructed, the new facility will contain multi-use rooms tailored for kindergarten and play group use during school hours, allied health and early childhood intervention services during the day and with the ability to provide a community hub outside of these times.

When completed in 2019 the Warragul Early Learning Centre (ELC) project will provide an additional 132 kindergarten places. The ELC is much needed as the population is booming with many new families coming into the city in recent years.



## LOT OF THE MONTH - LOT 4608

Based in Kendal Release 1 this large 697m<sup>2</sup> lot overlooks beautiful natural parklands with water and bird life 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.

LOT  
**4608**

OPPOSITE  
**PARK**

**697m<sup>2</sup>**

PRICED AT ONLY  
**\$224,000**