

SPRING 2018 NEWSLETTER



Bec and Tim are first home buyers at Waterford Rise who bought for the "value for money" and larger blocks at the estate. See their story at <http://www.waterfordrise.com.au/testimonials/>

FIRST HOME BUYERS BOOMING AT WATERFORD RISE

A combination of affordability, location and large lots sizes attracted 95 first home buyers (FHB) to Waterford Rise in the 12 months to August 2018. That is 43% of all home buyers over the period and a rising trend at the estate.

More than a third of those purchasers were taking a leap of faith claiming "little knowledge" of Warragul, attracted no doubt by the cheaper lot prices and the prospect of a more relaxed lifestyle.

Significantly, more than 60% of the FHB were moving from metro Melbourne with Pakenham and Berwick topping the list, followed by Cranbourne, Narre Warren and Officer. Dandenong and Hampton Park also continues to feature strongly on Waterford Rise's list of places of origin.

40% of FHB's planned to spend \$200,000-\$300,000 on their home which, when combined with the lower land prices, make Waterford Rise far more affordable than the outer Melbourne competition.

A further 10% planned to spend \$300,000 + on their house, reflecting the upgraded home able to be built with the money saved on land prices – and the larger space for backyards and gardens.

Interestingly, 56% of the FHB were aged 35-49, presumably renting families who have been priced out of the Melbourne market and now able to afford a brand new home in a luxury estate and just a short trip to Melbourne's south-east. By contrast, the traditional under-35 FHB made up 27% of sales during the period.

"We are also seeing strong price growth for established houses on the estate as local population growth feeds into more overall demand for homes," he said.

Mr Sanford said the population growth was also fuelling greater participation in locals sports and demand for, entertainment and retailing to cater for the influx of people. Warragul has been earmarked by the Victorian Government as a growth centre due to its public transport and freeway services that place it much closer to Melbourne than many people realise.

THE WHEELS ON THE BUS

Waterford Rise resident Eric Clough has been driving Bus Route 85 through the estate since May.

The bus stop is opposite the ELC and goes from Warragul CBD and railway station to the Drouin station in a big loop.

Eric lives up on Highvale Rise and says the bus takes 5-6 mins to drop passengers off from Waterford Rise to the centre of town.

He said he loves the neighbourly atmosphere of Waterford Rise and the quietness of the estates. One of his favourite locations is the Country Club where he regularly heads with 6-8 of his new friends.

Eric's wife Natalie is also a local worker with a job in the ELC and she gets to wave to Eric out the window every hour as he comes through.

Natalie was previously working in a supermarket in Glen Iris, driving in every day for 6 months.



LOCAL KINDER ENROLMENTS FOR 2019

The Waterford Rise Early Learning Centre (ELC) is having an Open Day on November 10.

There will be staff members in every room to talk to prospective parents and children to let them know how the centre operates and plenty of fun activities for the kids to do with mum and dad. Enrolment packs will be available and there are vacancies for 2019. To coincide with the Open Day the CFA will be holding a sausage sizzle fund raiser and there will be a Car Park Market with people selling all sorts of goodies outside the Centre. Open Day hours 9am - Midday.

Address: 1 Crole Dr, Warragul VIC 3820. Hours: 6.30am – 6.30pm



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

1281
RESIDENTS
LIVING ONSITE



534
HOMES
BUILT



802
LOTS SOLD



9 SALE
LOTS FOR SALE



HOW DOES YOUR GARDEN GROW?

THE 2018 WATERFORD RISE GARDEN COMPETITION

With 25 hectares of parklands, waterways and open space connected to the tree lined boulevards of Waterford Rise, what better way to increase property values and street appeal than enriching your front garden – For your chance to win a \$500 (first place), \$200 (second place) and \$100 (third place) Bunnings voucher!

Other great prizes also on offer. So, join our community gardening spirit!

To participate, please speak with Ann Maree in the land sales office to register your garden for judging. Award-winning horticulturalists, Flemings Nurseries, will select the finalists and judge the winner in November 2018.

For full details on how to participate and a list of terms and condition speak to Ann Maree in the sales office or call her on 1300 737 094.

Registrations close November 6, 2018.

www.waterfordrise.com.au/termsandconditions



Last years winner Norm and Lilian Nelsen, on Cole Drive

LANDSCAPING TIPS

Every stage of Waterford Rise bears the hallmarks of Wes Fleming who created the original masterplan that has led to the spectacular garden environment.

If you want to integrate your garden into the Waterford Rise landscape here are some of the major plantings on the estate including shrubs and street trees.

See all of the tips at: <http://www.waterfordrise.com.au/blog/>

DEVELOPER UPDATE

Construction works are in full swing in Stages 46 & 47, with completion expected just prior to Christmas and settlements in late January / early February 2019.

Preliminary earthworks have started in Stages 48 & 49. Stages 50 & 51, 52 & 53, 54 & 55 are all progressing within the final engineering/permit/tender phase.

Progress on all Stages can be monitored via regular updates on our website at www.waterfordrise.com.au.



RESIDENT FEATURE

Edson and Marie purchased Lot 23 Sunnybrook Avenue in September 2017 and have now settled on their land.

They plan to build a Carlisle family home of 300 sqm with four bedrooms starting next month. Originally from Mauritius, they moved out of a rental property in Hallam saving thousands on their new home. Edson works in Leongatha as a French teacher and Marie is relocating from her job in a childcare centre in the city.



How can you tell a happy resident!

If inviting friends is the key to success, then Waterford Rise has a truly happy cohort of residents as well as record sales.

Oliver Hume Research reports that in the past 12 months over a third of buyers purchased on the recommendation of family and friends.

This is evident in the fact that almost 70% of buyers had a good understanding of Warragul and many of them were quitting the Melbourne "rat race" for a more peaceful lifestyle in Warragul.

More than 50% of buyers are families of 4-5 people taking advantage of the quality local education options. Their decision was also made based on these leading reasons location, affordability and lot size.

It is clear the message is getting through to disillusioned buyers tired or unable, to pay the soaring Metro prices that have reached the highest levels ever.

That's why 55% of buyers came from metro Melbourne with 31% of those from Pakenham and the Dandenong area. With more than 750 lots sold already, Waterford Rise is going from strength to strength.

LOT OF THE MONTH - LOT 5703

Based in Tambo Release 1 this large 506m² lot overlooks beautiful natural parklands.

Ideal for the retiree or the home buyer who requires a great sized property. Would suit the caravan enthusiast or the purchaser that wants to overlook a natural bush type setting. The lot is flat, within the elevated section of the Waterford Rise estate, the freeway and all amenities including schools and shops. Anticipated to title in Feb 2020.

AREA	LOT	POSITION	PRICED AT ONLY
506m²	5703	Northern precinct	\$188,000