

SUNDAY PROPERTY NEW COMMUNITIES

» SYDNEY » HUNTER » HIGHLANDS » SOUTH COAST



Sarah Verheyen with Max, 4, and James, 2, in their backyard that has a chook run, vegie patch and plenty of play space Pictures: Rohan Kelly



Services deliver a lifestyle package

SALLY MACMILLAN

WHEN major urban and rural developments began, residents often found themselves isolated from established neighbourhoods, their dream patch lacking much infrastructure beyond the basics.

There was little in on-site transport, services or facilities. Getting to work, school or shopping was a slog.

Fast-track to today and developers have listened to the people, with master-planned suburbs and estates becoming lifestyle community hubs, incorporating extensive communal facilities, including community and business centres and village greens, recreational amenities such as waterways, golf courses, sports ovals, playgrounds, barbecue and picnic nooks, parklands and hike and bike paths.

Along with the physical infrastructure has come interaction of community social planning, with neighbourhood get-togethers and a 12-month calendar of events.

Most developments today are a re-invention of the neighbourhoods of yesteryear — with value add ons.

Here's some of the stand-outs offering a new dawn of community across Sydney and beyond.

HARRINGTON GROVE

Where Forestgrove Dr, Harrington Park
Developer Harrington Park Development Team
Details 4631 3200;
www.harringtongrove.com.au

THIS exclusive bushland enclave — the Lady (Mary) Fairfax-owned Harrington Grove at Camden — will have 1400 homesites along with a host of five-star resort facilities.

These include the up and running Country Club with four tennis courts, two swimming pools, a fitness centre,

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There's room to run free

SARAH and Rick Verheyen had been yearning for a place where their children could grow up as they did — with bush surrounds, creeks to muck about in, space for a vegie patch and some chooks.

Nothing took their fancy as they fanned out on forays from their Stanhope Gardens home.

Then they found The Ponds, fell in love with the estate and camped out for four days and nights to secure their block.

"We wanted the kids to have somewhere where they could run free in safety and for us to be with like-minded families who have the same values we do," said the mum of three.

"I grew up around the back of Castle Hill and this reminds me of the bush and creeks there. We also wanted a real community for us as a family."

The couple didn't get the block they wanted, but happily settled for their second choice next door.

"We've got bush surrounds, a park out in front, the creek across the road, and the primary school is just a 15-minute walk away," Mrs Verheyen said.

The couple bought a 593sq m lot and built a

four-bedroom Metricon home, with home theatre, open plan kitchen, dining and living areas leading to an outdoor entertainer area with barbecue.

"We made it as wide as possible so the kids would have a big backyard to run around in and we could fit in a pool — and, of course, the vegie patch and the chook run," Mrs Verheyen said.

"We all love the bushland setting, the creek, the parks, the hike and bike trails and all the sustainable living features of The Ponds.

"It's pretty stunning that we can have all this in the middle of Sydney.

"I used to work at Frenchs Forest. When some friends there found out we'd bought here they said, 'Heavens, you need a passport to get out there'.

"But really, we're the ones who are so central to everything — we have great shops, services, schools, sports and recreation and we're between the city and the Blue Mountains.

"It doesn't get much better than this."

THE PONDS

Where Riverbank Drive, The Ponds
Developers Landcom and Australand
Details 9629 1212;
www.theponds.com.au

WRAPPED around an 80ha bush corridor, this vast 320ha master-planned community, now the fastest-growing suburb in Sydney's north-west, will eventually have about 3000 homes.

The nature corridor, when complete, will feature six ponds, a network of parks, gardens, reserves and sporting fields and more than 4km of hike and bike tracks.

More than 900 homes are now occupied in the evolving community.

What's on offer: Land from \$299,000 ranges in size from 390sq m to 626sq m. A new release of two-storey courtyard homes with three or four bedrooms, The Lifestyle Collection, are \$440,000 to \$530,000.

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Land now selling from \$205,000



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amphitheatre, restaurant and alfresco entertaining decks. The mixed community estate holds regular cocktail receptions and pool deck dining evenings at the country club.

More than half of the 485ha will remain as bushland, community forest, waterways and public reserve — the largest private conservation area in Sydney's southwest.

Its closest neighbour is Harrington Park, a multi-award winning estate offering a shopping centre, public school, childcare centres, lakes, parks and modern sporting facilities.

What's on offer: Home sites in the precinct of Araucaria from \$340,000; Maculata from \$320,000; Lomandra Rise from \$300,000; and the latest, Dianella, from \$280,000. Dianella is located close to the Campbell Neighbourhood Centre at Harrington Grove which, when built, will have a swimming pool and barbecue area.

GREENHILLS BEACH

Where Greenhills St, Greenhills Beach
Developer Australand
Details 13 38 38;
www.australand.com.au/greenhillsbeach

SYDNEY'S newest suburb, 2km from Cronulla, sold 95 per cent of its first 33 release lots ranging from \$775,000 to \$925,000 on the day they were released, and a further 35 lots ranging from 550sq m to 736sq m lots went up for sale yesterday.

Australand's precinct at Greenhills has 236 beach, lake, bay or coastal lots, from 550sq m to 736sq m.

Residents will have the use of 7km of bike and 4km of hike tracks, 10 sports and playing fields and 91ha of public open space, bushland, parks and reserves.

What's on offer: Any lots still available from the first two stages. Further lots will be progressively released as the land is developed.



Parkland abounds at Georges Fair

GEORGES FAIR

Where Cnr Nuwarra Rd and Maddecks Ave, Moorebank
Developer Investa Property Group
Details 9602 1701;
www.georgesfair.com.au

THIS new community in Sydney's southwest has appealed to young families, drawn to the estate by its parklands and the bushland recreational area by the banks of the Georges River and its location close to services and amenities.

When complete, houses, playgrounds and parks will be linked by hike and bike paths that will also meander through bushland down to the riverbanks.

Around 320 lots have been sold and this month the estate's third community park, Central Park, will be officially opened.

Located next to Moorebank, Georges Fair is within walking distance of four primary and two high schools, the local shopping centre and the New Brighton Golf Course.

Numerous bus routes are on the doorstep, with Liverpool and Hols-worthy train stations and Liverpool Westfield are five minutes drive away.



Tempted by the lifestyle

WHILE living at Tempe for 25 years, Michael Brodigan kept an eye on developments at Discovery Point before buying an investment apartment off the plan in Greenbank seven years ago.

Employed by Qantas, Mr Brodigan was familiar with the site from his time spent working in security there before Qantas sold the land to Australand.

Proximity to the city and the train station made the precinct popular with renters. His investment started to see great returns so he bought another apartment, in Verge, the second building, but this time a larger three-bedroom.

But when the building was complete, the apartment and views appealed so he moved in.

"The layout of the apartment suited me and my youngest daughter who lives with me," he said. "My eldest daughter also bought an apartment downstairs and after living there for a while is now renting it out."

"It was a relief to move in somewhere so clean and fresh and finished so beautifully."

"It's only one train stop to the airport and I can catch the train from my doorstep."

He loves the lifestyle, the outdoor activities around the Cooks River foreshore and the many neighbourhood parks.

Becoming an owner-occupier hasn't stunted his investment portfolio, either. He bought a third apartment off the plan in Vine, where residents are now moving in and has registered interest in buying an apartment at Arc, the next building to go up.

"Discovery Point represents a unique opportunity to buy into a new community with existing



Originally an investor, Michael Brodigan (left) now lives at Discovery Point (above) where his balcony has views towards the city (top)

Pictures: Rohan Kelly

infrastructure. I could see the developer's vision from the very start and I'm thrilled to have secured a future for myself and my family here."

DISCOVERY POINT
Where Brodie Spark Drive, Wollie Creek
Developer Australand
Details 13 38 38;
www.australand.com.au

THIS resort-style estate of residential towers is a blend of waterfront and green space and

offers a combination of modern and heritage architecture.

Just 12 minutes from the Sydney CBD, the pet-friendly development along the Cooks River foreshore has a range of apartment complexes, a train station, plans for a new neighbourhood shopping centre, commercial and retail precincts, restored heritage buildings and extensive parklands.

Facilities include a gym, heated pool, wading pool, sundeck, barbecue areas, playgrounds and the private Mount Olympus heritage gardens. Apartments have a range of

floor plans including loft, student, flexi-plan, parkview and some with large outdoor living areas.

What's on offer: Arc, the fifth residential apartment building at the estate, is about to be launched. The new release follows the sales success for Linc, released in May, which saw 102 out of 126 apartments sold off the plan in the first 24 hours.

Arc comprises 88, one-, two- and three-bedroom maisonette and single-level apartments with varied floor plans. One-bedroom apartments are from \$395,000.

LITTLE BAY COVE
Where Anzac Pde, Little Bay
Developers Charter Hall and TA Global Berhad
Details 1300 2036 2036;
www.littlebaycove.com.au

AT the southern end of the eastern suburbs, this new \$600 million development sits on 13.6ha of prime oceanfront land.

It will include around 570 architecturally designed apartments and courtyard homes, and vacant land lots will be available to build freestanding homes.

On-site features will include a central water feature, open parklands, hike and bike trails, coastal lookouts and tree-lined streets.

The site is immediately adjacent to

the Prince Henry development with four elite golf courses and Little Bay beach on the doorstep.

What's on offer: Releases from October, with prices to start from \$475,000 for apartments.

INGLEBURN GARDENS ESTATE

Where Campbelltown Rd, Bardia
Developer Monarch Investments Group
Details 9499 5066;
www.ingleburngardens.com

THIS master-planned residential development, covering 38ha and offering 258 land lots, is handily located at

the junction of the M5 and M7.

Macquarie Links Estate's international class golf course sits just across the road.

When complete, the estate will have a swimming and wading pool, hike and bike trails, 9ha of parklands, playground, meeting facilities, concierge service for residents and a childcare centre.

The lake area and playground are now complete, the corner store is open and construction has begun on the swimming and wading pools.

What's on offer: Two new land parcels have been released with prices starting at \$251,950 and ranging in size from 430sq m to 629sq m.

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New houses at Botanica blend in with heritage buildings from the days when it was the site of Lidcombe Hospital

2km from Lidcombe train station, and less than 8km by road from Rhodes shopping centre.

What's on offer: Ten residences within five buildings — five three-bedroom homes, three four-bedroom homes, one single-bedroom home and The Manor, the former superintendent's cottage. Prices have not been released, but the five three-bedroom residences are expected to be around \$850,000-plus.

BOTANICA

Where Cnr Botanica Dr and Magnolia Ave, Lidcombe
Developer Australand
Details 13 38 38;
www.australand.com.au

THE first release of homes in the heritage-listed The Gallery at Botanica is nearly completed, with expressions of interest now being taken and previews available by appointment.

Many of the original buildings in the unique precinct, based on the grounds of the former Lidcombe Hospital, were the work of some of Australia's leading architects since Victorian times, and in recent years the property is being adapted for today by leading architects Allen Jack and Collier.

Built around a village green, the Gallery forms part of the Botanica community, a 44ha estate about 14km from the Sydney CBD which will be home to about 1800 people when completed.

Botanica is close to schools and university campuses, just a short drive from Homebush and Olympic Park,

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ELIZABETH HILLS

Where Adjacent to Cecil Hills, on Sydney's southwest edge
Developers Mirvac and Landcom
Details 9607 2538;
www.elizabeth-hills.com

THIS new development will become home to about 650 families, offering low-maintenance lots to large blocks on Torrens title home sites.

The 45ha estate will have more than 12ha devoted to open space along Hinchinbrook Creek.

The plan incorporates a variety of options for buyers including bringing in your own builder or architect to build on your land and customise your home as much as you wish.

The companies and Connections Community Development to establish sporting and play groups, resident associations, festivals, school holiday programs and events.

What's on offer: Blocks 390sq m to 650sq m, starting from \$300,000.

GREGORY HILLS

Where McKenzie Boulevard, Gregory Hills
Developer Dart West Developments
Details 4648 5511;
www.gregoryhills.com.au

SITTING on 280ha, Gregory Hills looks over the surrounding suburbs of Camden, Narellan and Campbelltown with views to the Blue Mountains. When complete this community will have 2400 homesites, a primary school, shopping centre and an extensive network of parks.

The new Central Hills Business Park will be built on-site, providing employment close to home.

Close by are public and private primary and high schools, a University of Western Sydney campus and South Western Sydney TAFE.

Campbelltown rail station is a five

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Monika and Nick Moutos enjoy Breakfast Point's location and foreshore parklands (above right) Pictures: Rohan Kelly

Perfection on the foreshore

YOUNG and well travelled, Monika and Nick Moutos moved to Sydney four years ago from Adelaide, renting in Cabarita for about 12 months.

During that time they came to explore nearby Breakfast Point, loving the layout of the estate, the open space and foreshore walkways.

Work took them to Brisbane, but they missed Sydney and returned early, buying into the estate.

"It was just so unreal finding this wondrous place in inner Sydney," Mrs Moutos explained. "We love the family-oriented feel of the place and all the fabulous facilities."

In February they bought a two-bedroom apartment with two bathrooms and double parking with a big balcony in the Jacaranda building.

Mrs Moutos works on the international side for an energy company in the city and Mr Moutos works for the Canon camera company at Macquarie Park.

"One of the reasons we love Breakfast Point is that it's close to work for both of us. I can catch the express ferry to the city and Nick is just 15 minutes drive from his work," she said.

"And another reason is that when we get back from work, it doesn't feel like you're in the city. We go for evening walks along the foreshores. We love the open spaces and the centre with all the shopping needs and restaurants.

"The Village green is just gorgeous — on the weekends everyone is out picnicking."

The couple believe buying a big two-bedroom with good outdoor space was



serendipity for them. Mrs Moutos has just found out she's pregnant and can't wait to become a Breakfast Point mum.

"Our apartment is way big enough for that," she said. "We're both over the moon and so glad we bought here."

BREAKFAST POINT

Where Breakfast Point Blvd, Breakfast Point
Developer Rose
Details 1800 888 325;
www.breakfastpoint.com

THIS riverside community offers a broad range of lifestyle and property

choices to suit home buyers of all ages and backgrounds.

On a broad stretch of Parramatta River with 1.5km of waterfront and hectares of parklands, Breakfast Point has extensive community and recreational facilities.

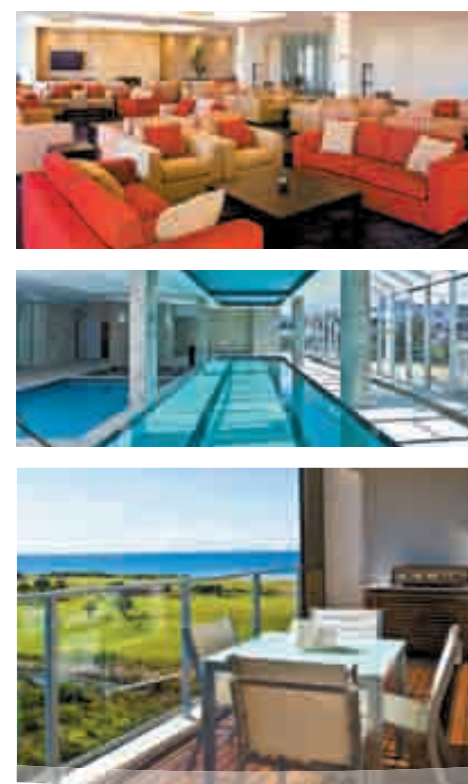
The Country Club is the hub of the community with a 25m heated lap pool; spa, sauna and steam room; gym; five tennis courts; large lagoon pool; exercise classes; kiosk; outdoor deck; indoor lounge and dining area; library and meeting room.

The Village Green, a full-sized sports oval, is where residents gather for big

outdoor events with seating, barbecue facilities and public amenities.

The Village Centre offers boutique shopping, an IGA supermarket, restaurant/cafe, pizzeria, a Thai restaurant, hair salon, day spa, dentist, optometrist, liquor store and the childcare centre.

What's on offer: Both ready-built and off-the-plan apartments, with prices starting from \$488,000 for a one-bedroom, from \$670,000 for two-bedrooms and from \$940,000 for three-bedrooms. Three-bedroom penthouse residences start at \$2.4 million.



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minute drive away, and it is 10 minutes to the M7 and the future Leppington rail station. There will also be a new bus route from Oran Park Town to Campbelltown that will pass through the development.

Gregory Hills has a display village featuring nine prominent builders and 18 single- and double-storey modern architecturally designed housing types.

What's on offer: Lots ranging in size from 375sq m to 650sq m, priced from \$240,000 to \$299,000; house and land packages from \$387,900.

ORAN PARK TOWN

Where Cobbitty Rd, Oran Park
Developer Landcom
Details 9043 7500;
www.oranparktown.com.au

EVENTUALLY this evolving suburb will be home to some 25,000 residents providing every service and facility right on the doorstep, including five schools, a major retail precinct, civic amenities and commercial services.

There are 43ha of open space including a dozen parks, playgrounds and recreation areas.

The sheer size of the development is attracting interest across the board, from first home buyers to people buying their second, third or even fourth home.

What's on offer: Land lots from 450sq m to \$674sq m priced from \$235,000 to \$285,500. The display village is the largest in Sydney's south west and features 43 designs from builders such as Eden Brae, Master-ton, Procorp and AV Jennings. Availability and prices for house and land packages on request.

VERMONT

Where Bona Vista Dr, Pitt Town
Developer Johnson Property Group
Details 1300 888 888;
www.johnsonpropertygroup.com.au

ON the banks of the Hawkesbury River, this semi-rural estate is starting to take shape as more lots are released for sale.

Just a walk from Pitt Town Village and 10 minutes' drive from Windsor, Vermont offers a range of lots and housing styles to suit established and growing families.

The estate will feature state-of-the-art sporting facilities, hike and bike trails, barbecue areas and extensive open parklands.

A large area within the community, Bona Vista Heritage Park, will pay tribute to yesteryear, combining English cottage-style gardens with a picnic area and a children's playground.

The development is close to schools, shops and golf clubs.

What's on offer: Bona Vista Stage 3 construction is now complete with only nine lots remaining, some opposite the proposed heritage park, 700sq m to 2000sq m, priced from \$378,000 to \$600,000.

HORIZONS

Where Hassall St, Parramatta
Developer Golden Land Development Group
Details 1300 886 899;
www.parramattahorizon.com.au

A STRIKING facade, resort facilities and landscaped grounds are benchmarks of this new development housed in two high-rise towers in the middle of cosmopolitan Parramatta.

Horizons will have 164 one-, two- and three-bedroom apartments, with



You don't have to live beside the seaside to enjoy the tranquility of waterside living, as here at Penrith's Waterside (top) and Vincentia's Bayswood (left). At Oran Park Town near Cobbitty, the cows get a guernsey in statue form (below) as a reminder that this was once dairy land.



a maximum of four on each level. All apartments are spacious, with open-plan kitchen dining and living opening out to large decks.

Many of the one-bedrooms do not have car spaces but this reduces the unit price, making it easier for first home buyers to get into the market.

The new community will be a walk away from Westfield, the Church St restaurant and cafe strip, transport interchange and the RiverCat.

One-bedrooms start at \$338,000; two-bedrooms at \$448,000 and three-bedrooms are from \$558,000.

WATERSIDE

Where Lakeview Dr, Cranebrook
Developer Stockland
Details 4729 4911;
www.stockland.com.au/waterside

THIS pretty residential community in the Penrith Valley's lakes district is five minutes from Penrith CBD and 50 minutes from central Sydney.

The estate of 595 lots set around 10ha of lakes and waterways is traversed by 6km of paths and boardwalks and surrounded by parkland.

It has a mix of lots for first home buyers, families and downsizers.

Many of these blocks overlook water and have good views of the Blue Mountains.

Community facilities include a 12m resort-style swimming pool, a tennis court, several sporting fields, a community hall, barbecues and a children's playground.

What's on offer: Blocks are priced from \$220,000 and range in size from 350sq m to 621sq m. House and land packages for three-bedroom homes with two bathrooms and double garage start at \$433,000.

THE POINTE

Where Edgewater Dr, Bella Vista Waters
Developer Norwest
Details 9836 2966;
www.bellavistawaters.com.au

THIS small enclave of 17 homes, all individually designed, sits at the northeast tip of the gated Bella Vista Waters estate in The Hills district.

Already 11 of the premium homes by award-winning architects Douglas Designs have been built and sold.

Each of the four-bedroom homes has 2.5 bathrooms, kitchens with stone benchtops and Miele appliances, undercover alfresco entertainment areas with stainless steel barbecue, two-car garage, some with saltwater in-ground plunge pools or water features, and landscaping.

The enclave has its own small internal park and a single access road with no through traffic, giving a feel of a small, intimate neighbourhood community.

Residents have full use of the 46ha estate's amenities, including lakeside restaurants and cafes, retail, childcare, medical and community facilities, parks, waterways and walking trails.

What's on offer: Residences are priced from \$1.125 million.

BAYSWOOD

Where Bayswood Ave, Vincentia
Developer Stockland
Details (02) 4443 2558;
www.stockland.com.au/bayswood

SET in the heart of Jervis Bay, Bayswood is a coastal bushland

community 2½ hours' drive south of Sydney, and five minutes from Vincentia's beach.

Fronting a national park, the village is near schools, an established leisure centre and the Vincentia shops.

About 10ha of the 114ha development is dedicated to parklands and open space, while 52ha has been retained as bushland.

Nearby are facilities such as tennis courts, swimming pools, cafes and restaurants. It's a community that caters for all life stages and ages, from young couples and families to empty-nesters and retirees.

On completion, the community will comprise about 600 houses.

Bayswood has eight display houses open to the public: Rivergum, Seabreeze and Culburra, by Barrington Homes; Kiarra and Balmain, by Hotondo; Bridgewater and Lord Howe, by GJ Gardner; and Sirocco by Masterton Homes.

What's on offer: House and land packages from \$299,900.

RENWICK

Where Renwick Dr, Renwick
Developer Landcom
Details (02) 4872 1688;
www.renwickliving.com.au

THE largest master-planned residential development in the Southern Highlands for a decade, Renwick has released its first land lots.

The 600-lot estate, northeast of Mittagong, will have a village centre and hike and bike paths, with a third of the 115ha site retained as open space or parks.

Construction has begun on nine display homes by six builders — Allworth, GJ Gardner Homes Southern Highlands, Hotondo Southern

Highlands, Marksman Homes, McDonald Jones and Procorp — which will be available to land buyers.

Eligible buyers can claim a Federal Government Housing Affordability Fund rebate of \$20,000. Classified as "easy building", these lots are near the proposed village centre and are within a walk of open woodlands and abundant areas of natural space.

What's on offer: A handful of blocks are left from the initial 19 released, ranging from \$210,000 to \$330,000. A second release will be announced soon. To reserve a lot, buyers are required to pay a \$300 deposit.

BINGARA GORGE

Where Pembroke Pde, Wilton
Developer Lend Lease Communities
Details 1300 246 4272;
www.bingaragorge.com.au

THIS prestigious lifestyle community is rapidly evolving as residents move in and new releases open up.

Framed by the dramatic gorges of the Nepean River and Allens Creek, Bingara Gorge is a series of distinct and individual villages around an 18-hole championship course designed by golfing champion Graham Marsh.

Sitting alongside 120ha of protected bushland at the foothills of the Southern Highlands, the estate will have a village centre, a primary school — now up and running — community services and facilities such as a leisure centre and pool.

The 450ha estate is attracting young families, drawn to the school, the safety aspect, community feel, golf course living, and 8ha of sports fields, nature reserves, parklands, walking trails and waterways. The first nine holes of the championship

course are due for completion next year, followed by the back nine 18 months later.

The proposed Country Club and Leisure Centre is expected to include a pro shop, cafe, bar and bistro, restaurant, gym, swimming pool and tennis courts, depending on planning approvals.

Bingara Gorge will eventually house some 3500 people in up to 1165 homes.

Bingara Gorge is just minutes from the Hume Highway, 20 minutes from Macarthur Square shopping centre and 25 minutes from Wollongong's fine beaches.

The latest village, the Highlands, goes on the market this month.

The Highlands consists of a very limited first release of 29 lots, 13 of which will be offered only to registered database subscribers in September.

Some of the lots will have views towards the Razorback Mountain, while others take in the 11th, 12th, 13th and 14th fairways of the golf course.

At the heart of the village, and on the highest vantage point, will be a central park, designed for people to share the views and beauty of the surroundings, enjoy a picnic or barbecue on a fine day or hold community events.

What's on offer: Lots in the village, from about 800sq m to 2000sq m, are priced from around \$270,000. Availability of other lots and house-and-land packages on request.

SOMERVIEW PARK

Where Somerset Dr and Yaldara Ave, Thornton
Developer Investa Property Group
Details (02) 4964 1042;
www.investa.com.au

CONSTRUCTION of the first homes is well under way at this new residential development set along the eastern edge of the Somerset Park community at Thornton.

Somerview Park will have 243 lots on a 120ha elevated site, overlooking reserve and wetlands, 15 minutes' drive from Maitland and 35 minutes from Newcastle.

The new community offers neighbourhood shops, Thornton Primary School, Francis Greenway High School and several pre-schools, with a university and TAFE and evening colleges nearby.

The F3, the New England Highway and Thornton train station are also within easy reach.

What's on offer: Availability and price range on request.

McKEACHIE'S RUN

Where Aberglasslyn Rd, Aberglasslyn
Developer Stockland
Details (02) 4932 1644;
www.mckeachie'srun.com.au

NOW home to more than 200 residents, this estate on 120ha offers a semi-rural lifestyle in the heart of the Hunter Valley's famous wine and food country.

McKeachie's Run, with views over parklands, open space and the Oakhampton wetlands, is 30 minutes from the city and beach attractions of Newcastle and not much more than two hours' drive of Sydney.

Amenities will include a sporting field with community building, cricket nets, hike and bike paths and proposed neighbourhood shops.

On completion in 2014, this community will include more than 650 homes.

McKeachie's Run has the largest display village in the Maitland area with 13 homes by MacDonald Jones, Clarendon, Eden Brae, AV Jennings, Cosmopolitan and Perry.

What's on offer: Blocks are priced from \$148,000 and house and land packages start from \$367,595.



Space to grow a family

KATIE and Nathan Dunn, both 24, weren't really looking for a home when they stumbled across Glenmore Ridge.

Nathan, a motor sales executive, and Katie, a high-school teacher, were happily renting while managing their investment properties.

"I'm from the local area so have to drive past the development each day on my way to work," Mr Dunn explained. "We weren't actually looking to buy when I first noticed the advertisements for the development — there was a lot of signage around and I guess it really just sparked my curiosity."

"We eventually went in to the sales office to ask a few questions and ended up buying the same day. It all happened very quickly."

The couple had looked at several existing properties but thought the value was much better in Glenmore Ridge, considering the cost of the land and being able to build their ideal home from scratch.



Hike and bike paths traverse parklands at Glenmore Ridge

The couple bought a 320sq m lot in January and hope to move into their Zen Homes single-storey, three-bedroom house in November.

"Zen offered us what's called a turn key package, which basically means that everything extra is done for you — driveway, landscaping and so on," Mr Dunn said.

"And that's great as it means there's not a lot that Katie and I have to organise ourselves."

A key factor in the Duns' decision to buy into Glenmore Ridge was the location — both grew up in Glenmore Park and wanted to stay in the area and raise a family.

Other factors included access to work, the facilities on-site and being in a community of other young couples and families.

"The concept of the development is particularly attractive to young people — the prices for the house-and-land packages were really appealing to us being a younger couple and looking to start a family down the track, so I imagine it would also appeal to others in a similar situation to myself and my wife," Mr Dunn said.

"Also the fact that there are plans for a second shopping centre for residents is great and the football fields will be handy for me."

"I'm an old footy tragic. I don't play for a club anymore but I enjoy a kick when I get a chance."

GLENMORE RIDGE

Where Ridgetop Drive (cnr Sandstone Ave), Glenmore Park
Developer Stockland
Details 13 52 63;
www.glenmoreridge.com.au

STOCKLAND is continuing its momentum at Glenmore Ridge, having recently gained development approval for its second precinct.

The western precinct will have 255 mixed dwellings, a shopping centre, space for a primary school and creek corridors and connections.

The evolving estate, just five minutes from the centre of Penrith, appeals to young couples, young



Nathan and Katie Dunn find Glenmore Ridge ideal

families and retirees. Glenmore Ridge, at the eastern end of Glenmore Park, sits on more than 58ha and will hold 530 new houses released in 16 stages over three years and due for completion in 2013.

The primary school will be built next to the playing fields.

Established schools, shops and a wide variety of sporting facilities are close by, and there's space for hike and bike paths.

Recently released blocks are within reach of Jacaranda Park, where the playground and picnic area was upgraded and more than

doubled in size. The new park was officially opened in July.

It is situated on sought-after elevated ground and Glenmore Ridge offers small and larger family-sized home sites, as well as house-and-land packages.

What's on offer: Currently selling in The Bluestone release, blocks ranging in size from 280sq m to 664sq m, priced from \$205,000 to \$290,000. House and land packages are from \$356,470 for a three-bedroom home with one bathroom and single garage.

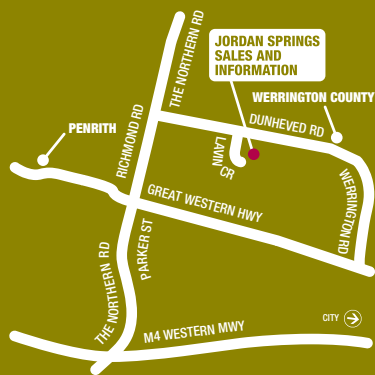


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