

A slice of haven

WATERHAVEN

www.waterhaven.net.au

DEVELOPER Hallmarc

BLOCK SIZES From 412sqm to 1270sqm

PRICE RANGE From \$285,000 to \$750,000

SALES OFFICE Waterhaven Blvd, Point Cook

MELWAY 207 C3

OPEN Sat-Thur, noon-5pm

PHONE 9395 5488

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Photography Chris Groenhout

Melbourne homebuyers' love affair with Point Cook shows no sign of abating.

While the steep block-price increases that occurred generally in the new-house-and-land market in the first seven months of this year have eased, popular demand is continuing to push up land values at Point Cook estates.

But developer Hallmarc says blocks at the 700-lot Waterhaven estate still represent good value when compared to lots in Brisbane and Sydney.

Hallmarc managing director Michael Loccisano points out that homebuyers can purchase a 416sqm block for \$285,000 at Waterhaven, which is only about 22km from the city.



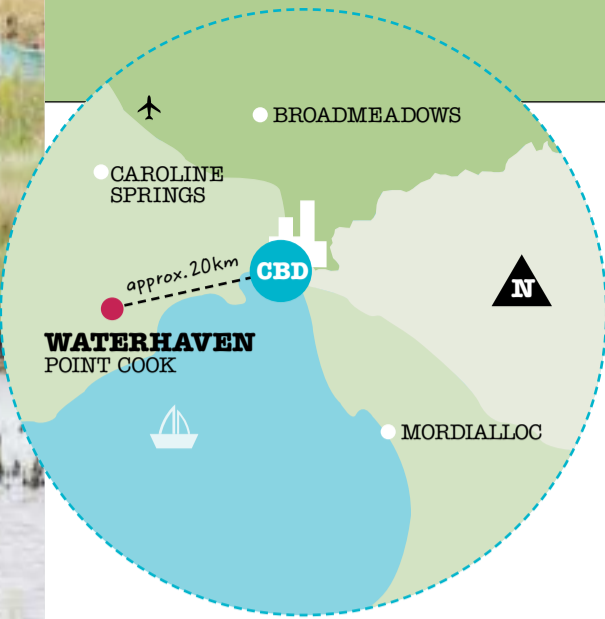
Check it out
The Skeleton Creek wetlands are thriving

He says similar blocks in outer Brisbane and Sydney are located much further out from the CBD and will cost about the same or more.

"There is still strong demand, and this recent release (stage three) has some of the largest lots in Point Cook; up to 1270sqm," Michael says. "The stage three Skeleton Creek/wetlands-facing lots are set in their own little enclave." As well as wetlands/watercourse-



Business is booming in Point Cook



other Point Cook services such as sporting facilities and childcare/medical centres. Waterhaven, which kicked off several years ago, already has established homes and streetscapes, so it's virtually an 'in-fill (established) site'.

RECREATION
Work on improving the creek and its surroundings, as well as the construction of a bridge linking the estate's two land islands, is close to being completed. All up, Waterhaven will offer 18ha of parkland and wetlands, with walkways and cycling paths that run alongside Skeleton Creek. >>

facing blocks, there are 'regular' lots. Michael says buyers like the estate's relative closeness to the city and established infrastructure such as shops, services and schools, as well as Point Cook Coastal Park. He says it helps that Waterhaven already has established housing and streetscapes. The Hallmarc chief maintains the estate has a secluded and tranquil vibe, but is still close to services and shops. "At Waterhaven, it's all about convenience, comfort and most importantly location," Michael says.

SHOPPING/SERVICES
Prospective Waterhaven residents will note they are only about 900m from the Point Cook town centre, which offers community services, specialty shops, restaurants and supermarkets. In total there are 130 shops/outlets. Michael says Waterhaven also is close to

3 GREAT REASONS

Hallmarc managing director Michael Loccisano says buyers will love Waterhaven estate because:

- It is arguably the best location in Point Cook, and is close to the town centre, schools and community centre.
- It offers outstanding waterfront lots with panoramic views over 18ha of parks and wetlands.
- It is good value for money.

contacts

some essential resources in the area

- council**
Wyndham City Council, 45 Princes Highway, Werribee. Phone 9742 0777 or see www.wyndham.vic.gov.au.
- library**
Point Cook Library, 1-21 Cheetham St, Point Cook. Phone 9395 7966.
- hospitals**
Western General Hospital, Gordon St, Footscray. Phone 8345 6666. Mercy Werribee Hospital, 300 Princes Highway, Werribee. Phone 9216 8888.
- maternal & child health**
Point Cook Maternal and Child Health Care, 1-21 Cheetham St, Point Cook. Phone 9395 7233.
- sports clubs**
Point Cook Football Club, Boardwalk Reserve, Dunnings Rd, Point Cook. See pointcookfc.com.au. Point Cook Tennis and Netball Club, Jamieson Way Community Centre, 59 Jamieson Way, Point Cook. See www.ptcnc.org.au.

2Seater
\$1650
SAVE \$210

HARRINGTON AUSTRALIAN MADE FABRIC 2 SEATER SOFA WAS \$1860
Australian Made fabric sofas featuring a sprung base & available to order in many fabric choices. Styled with a high skirt, cording on all cushions & arms. 3 seater \$2540 now \$2250.

5pc
\$2800
SAVE \$410

P732 EXTENSION 5PCE DINING SETTING WAS \$3210

Italian round extension table stained col walnut (Diam120 closed/L160cm extended), & 4x upholstered chairs with walnut stained frame. Table \$1250 now \$1100ea. Chairs \$490ea now \$425ea

JULIE wing chair
\$1520 now \$1350

Living In Style SALE
CATALOGUE IN STORE NOW

Sortino

3 Seater
\$2450
SAVE \$340

BALMORAL CHESTERFIELD 3 STR SOFA WAS \$2790 100% cowhide leather with coil innerspring cushions.

Footstool \$450 now \$390, Wing chair \$1590 now \$1390, Armchair \$1490 now \$1290

3pc
\$3990
SAVE \$860

ROMA 3PCE ITALIAN LOUNGE SUITE 3/1/1 WAS \$4850

Italian imported lounge suite upholstered in 100% cowhide leather, featuring a decorative timber trim stained colour walnut. Available in limited colours.

Offer Available on catalogue items until end of November 2010

CLAYTON, 2055 Dandenong Rd (03) 9543 1211 | MITCHAM, 619 Maroondah Hwy (03) 9874 1922 | TAYLORS LAKES, 460 Melton Hwy (03) 8390 9522 | www.sortino.com.au | Affordable Living, Quality Lifestyle

WATERHAVEN POINT COOK

Panorama Precinct
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EXCLUSIVE WATERFRONT RELEASE LAND FROM \$285,000 NOW SELLING

Your once in a lifetime opportunity awaits to secure a premium homesite with panoramic views of 18 hectares of natural waterways, parks and wetlands! Situated in a private enclave, Panorama Precinct is one of Waterhaven's best kept secrets with extra large homesites up to 1270sqm.

House and land packages from some of Victoria's premier builders are also on offer. Don't miss this never to be repeated opportunity at Waterhaven!

To register your interest contact
Angelo D'Addazio 9395 5488
Sales Centre Open Sat - Thurs 12-5pm
Waterhaven Blvd, Point Cook
(off Dunning Rd) Mel. Ref 207 C3
www.waterhaven.net.au

Disclaimer. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. Pricing relates to lot 416 at Waterhaven and is correct at the time of printing.

What's on around Melbourne estates

SOUTHEAST

● **Berwick Recycled Clothing Market**, third Sunday of the month (next one November 21), 9am-2pm, Berwick Leisure Centre, 79 Manuka Rd. Come along and update your wardrobe with vintage clothing, or buy recycled craft homewares. See www.casey.vic.gov.au.

NORTH

● **Eltham Community Craft & Produce Market**, Sunday, November 21, 8.30am-1pm, Panther Place, Eltham. Eat tasty food, buy a gift, buy fresh fruit and veg, or listen to good music. See www.nillumbik.vic.gov.au.

WEST

● **Family Fun Day**, Saturday, November 27, 10am-2pm, ICA College, cnr Gourlay Rd and Lancefield Drive, Caroline Springs. Rides, barbecue, entertainment, food and drink, stalls and Santa. For details, see www.melton.vic.gov.au.

✉ **Keep us posted: home@hwt.com.au**



EDUCATION

In addition to established shops and community services, Waterhaven is close to a number of government and Catholic primary and secondary schools. They include Emmanuel Catholic Secondary College and Carranballac (prep to year 9 Boardwalk and Jamieson Way campuses), Point Cook North (prep to year 9) state school, Stella Maris Catholic Primary School, Point Cook Secondary College (year 10 to year 12), Lumen Christi Catholic Primary School. A new state school – Point Cook South (prep to year 9) – also is in the pipeline for the district.

TRANSPORT

Michael says Waterhaven “is right next to the freeway, providing easy and direct access to the city and the coast”. Commuters can drive to the city via Boardwalk Blvd and the Princes Freeway, or catch a train from Aircraft station. Work on a train station at nearby Williams Landing has started and should be finished by 2012.

● A variety of buyers from across Melbourne are purchasing blocks at Waterhaven, but Michael says established Point Cook residents also are showing significant interest at the chance to upgrade. 🏠

Above left
Many locals
are upgrading
to second and
third homes
at Waterhaven
Above right
The gateway
to the estate

SLOPING SITES? LOTS OF FALL?

TALK TO OUR SLOPING BLOCK SPECIALIST!
BEN HUPPERT 0433 895 583

NATIONAL BUILDERS GROUP OFFERS AFFORDABLE AND HASSLE FREE
FIXED SITE COSTS FOR SLOPING SITES!



- ✓ AFFORDABLE SPLIT LEVEL HOMES WITH ALL INCLUSIVE PRICE.
- ✓ PRICING IS INCLUSIVE OF ALL TYPICAL SITE COSTS ASSOCIATED WITH SLOPING BLOCKS UP TO 4 METERS FALL.
- ✓ OUR SPLIT LEVEL DESIGN WORKS WITH THE FALL OF THE LAND TO MINIMIZE COST.



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