

# Waterhaven NEWS

## WHERE IS THE BEST PLACE TO BUILD YOUR HOME?

**This family  
found the answer  
when it went  
searching for a  
large block with  
full community  
services!**



# How do you find land with all amenities from \$200k?

**First-class blocks only 20km from CBD offer all community services!**



**Are you trying to find a residential block of land in a great location that offers all the amenities you need now – not five years down the track?**

In this special report, Melbourne Homes Guide looks at how you can buy a vacant block from \$200,000 that is only 20 kilometres from the CBD and offers immediate access to the freeway plus all amenities including shopping, schools and medical facilities.

Waterhaven development is only one kilometre from the urban centre of Point Cook, with its wide range of shopping outlets, sports and recreation facilities, new schools and excellent community services.

However, Waterhaven is not only renowned for its location and access to amenities but also the high quality of the design by the developers, Hallmarc.

Among other things, it includes 18 hectares of open space, with six hectares reserved for wetlands that teem with wildlife, providing a quality of lifestyle second to none in Melbourne's western region.

The Managing Director of Hallmarc, Michael Loccisano, said Waterhaven offered an opportunity for people to buy a block of land on which to build their dream home from only \$200,000.

"Whether it's their first, second or third property, they can build at Waterhaven for what is still a very affordable price," Michael said.

**"Housing affordability is a major issue, but many people don't realise it's still possible to buy land at a reasonable price only 20 kilometres from Melbourne's CBD. An equivalent block in other parts of Australia would cost far more."**

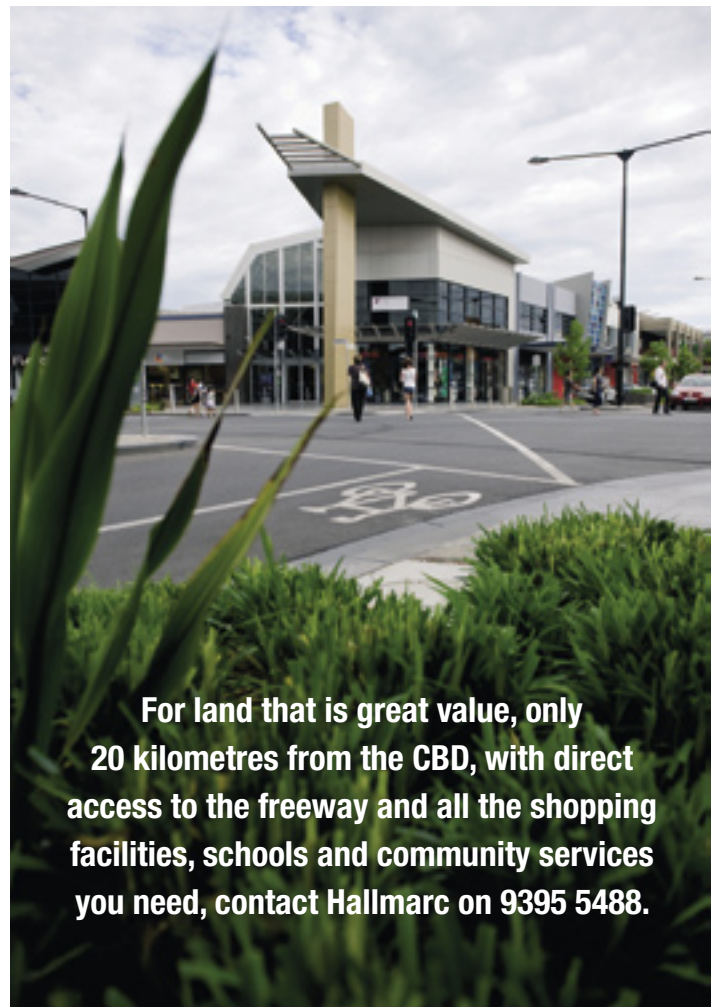
"Similar lots in Brisbane sell for about \$300,000 - \$100,000 more than at Waterhaven. In that respect we can see why people are choosing to go for this area in droves. It still offers good value for money," he said.



Michael said you could see the value when you compared the cost of buying an established home in Melbourne that was a similar distance from the CBD.

"It would cost you at least \$600,000. However, at Waterhaven you can still buy house and land packages from the low to mid \$400,000 price range. That's a big difference, especially when you remember it's for a brand new house plus all the infrastructure you need: shopping centres; schools; and transport facilities.

"Waterhaven purchasers don't need to wait five years for the infrastructure to be built. It's already available."



**For land that is great value, only 20 kilometres from the CBD, with direct access to the freeway and all the shopping facilities, schools and community services you need, contact Hallmarc on 9395 5488.**

# Do you need a great location to build your home?

This development offers the best in living plus the chance to secure your family's future!



**How do you find a great place to raise your family and the chance to buy an investment property that will lay the foundations for their future?**

Vicken Medzoian, a 34-year-old financial controller, found the answer when he and his wife Daniele decided to check out the Waterhaven development at Point Cook.

"We had been living in Altona for about six years when we decided we needed a larger house to raise our family. We also wanted to live in an area where there were other young couples like us; people raising a family.

"Altona is a great suburb but there are a lot of older people and we wanted to be among people our own age," Vicken said.

"So, we visited Waterhaven last year and found the ideal block. It was about 878 square metres, which is just what we wanted. A large block with plenty of room for the kids.

"We had been to other estates in the area but none of them measured up to the Waterhaven development and none of them offered blocks that suited us. We bought the biggest block we could find."

Asked what else attracted them to Waterhaven, Vicken said: "It's a unique development. The wetlands and bridge really make it stand out from the other estates and give you a sense of freedom. It's most attractive and as well as offering a great lifestyle it's close to the freeway

which is most important for me. I work in Campbellfield, so I will be using the freeway everyday to get to work.

**"On top of that it's within easy walking distance of Point Cook town centre, which is beaut for the family. We want the kids to go to school locally and there is a good choice of both public and private schools in Point Cook."**

Vicken said that as a financial controller he was well aware of how important it was to secure his family's financial future and he was pleased to find that as well as being able to buy an ideal block of land he and Daniele had been able to buy an investment property in the development.

"Immediately behind our block, Waterhaven's developers, Hallmarc, have been building a group of villas. Altogether, they built 21 units. Some of them were three bedroom villas, others had two bedrooms and a few were one bedroom properties," Vicken said.

"All the three and two-bedroom properties were sold within three weeks and the remaining four one-bedroom units are expected to be sold shortly.

"We bought off the plan, which saved us a lot of money. Hallmarc handle everything for you when you buy one of their investment homes, including arranging a tenant. We expect to be earning at least 4 per cent net from the property which is an excellent return."

***If you want the ideal place to raise your family, visit Waterhaven or telephone 9395 5488.***

***Hallmarc's expert team of consultants will explain to you all the advantages of buying in the development.***



# Stunning waterfront lots attract strong buyer attention!

**Premium land offers all amenities and superb lifestyle!**

**Where can you find land set in a great location, offering full community services plus a superb waterfront outlook?**

Such opportunities are rare but a Point Cook development is offering just that: a first-class location only one kilometre from the town with all its shopping facilities, schools and community services; plus a beautiful vista overlooking wetlands.

The Managing Director of Hallmarc, Michael Loccisano, said the company's Waterhaven development had won strong support not just from first homebuyers but also from purchasers upgrading from existing homes.

"There's no doubt Waterhaven is preferred by people upgrading, especially from those who built in Point Cook perhaps 10 to 15 years ago. Many of them appreciate the high quality of the development, particularly the 18 hectares of open space and wetlands," Michael said.

"In establishing Waterhaven we tried to set a benchmark for quality development in the area, focusing strongly on the waterfront opportunities.

"Waterhaven offers a higher proportion of waterfront lots than most estates. Some of them might have a few waterfront blocks,

but because of the extensive frontage Waterhaven has to Skeleton Creek - plus the additional six hectares of wetlands - we have far more waterfront sites than any other development in the area."

Michael said Hallmarc was now building a bridge to connect the two parts of the estate which were separated by Skelton Creek. He explained it would link the southern stages of the development with the two islands on the other side of the creek.

"Eventually there will be more than 300 blocks for sale on the islands," he said.



"Stage 7, which comprises 34 lots, will be the next stage to go on sale and it will include the first release of waterfront lots. Purchasers can register their interest in Stage 7 online but anybody who is interested should be quick. Every stage that has gone on sale so far has sold out rapidly.

Strong interest for waterfront lots has been shown by second and third home buyers, both from within Point Cook and from other surrounding suburbs. This is because of the exclusive location, with the waterhaven estate overlooking hectares of parks and wetlands.

The much anticipated waterfront lots will soon be released as the construction of the parks, wetlands and bridge nears completion.

**If you are interested in buying land at Waterhaven, register your interest in Stage 7 online at [www.waterhaven.net.au](http://www.waterhaven.net.au) or ring 9395 5488.**



**Waterhaven is at the heart of everything Point Cook has to offer.**

For further information please contact our sales centre:  
Waterhaven Boulevard, Point Cook (off Dunnings Road).

Mel Ref: 207 C3

Phone Angelo on  
9395 5488

[www.waterhaven.net.au](http://www.waterhaven.net.au)

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