

elloura

LAKE NAGAMBIE RESORT

ELLOURA NEWSLETTER - SEPTEMBER 2009

ELLOURA – A BUILDER’S PERSPECTIVE



It’s no surprise Scott Hutchison has a keen interest in Elloura. His company The Complete Housing Group, based in Shepparton, is one of the approved builders with exclusive rights to design and build the first homes to be constructed within the \$250 million lifestyle project.

In his day Scott has seen quite a number of residential developments come and go, but he has experienced nothing to date quite like Elloura.

“When discussions with Lockland Group (Elloura’s developer) first began and I was shown the plan I couldn’t quite get my head around the enormity of it all. At that time, apart from the water, there wasn’t a whole lot to get excited about in Nagambie. Many of the shops in the main street were closed, it had all the hallmarks of a town in decline. Then someone tells you how they’re going to build a development which pretty much doubles the size of the town and turns it into a cutting edge lifestyle and tourist location. It took me some time to digest the idea”

Fast forward to today and how the world has changed as Scott explains.

“Nagambie today is a town with a sense of purpose and of future. Its state of the art spa complex, a vibrant real estate market, expanding main street businesses and an ever increasing number of visitors make it a very exciting

place to be involved in. And it’s all largely due to Elloura providing an impetus and vision for the town”

Asked about customer enquiry from those looking to purchase at Elloura, Scott is equally effusive:

“We’re receiving an ever increasing number of enquiries from people looking for a good quality yet affordable, low maintenance home. They want a calm, relaxing and peaceful community. Elloura seems to tick all the right boxes with its natural beauty, resort facilities and access to surrounding major towns and of course Melbourne”

“The typical request is for a 3 bedroom, 2 bathroom home with cathedral ceilings. We have a range of options readily available but we’re also happy to sit down and custom design a home to suit people’s specific requirements”

With the Stage 1 civil works nearly complete Scott is soon to begin building for Elloura’s first residents. He can’t wait and is sure that when others come to see what Elloura offers, it will be the start of an ongoing flood of interest.



A NEW ACCREDITED BUILDER FOR ELLOURA

Welcome aboard to SouthernVale Homes, a Shepparton based builder which has been accredited as an authorised builder on Elloura. SouthernVale has extensive experience as a custom builder to build specifically to clients requirements. Check out www.southernvalehomes.com.au or contact Gaetano Ceravolo on 0428 778 007.



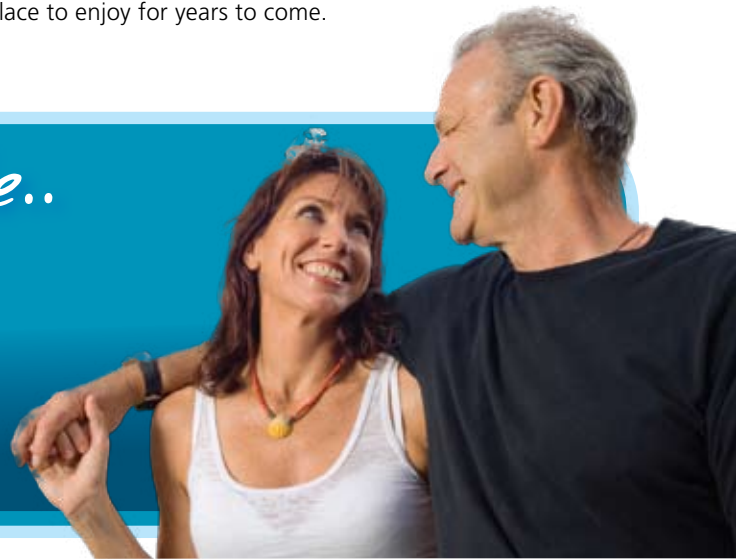
DID YOU KNOW?

Nearly all of Elloura's 365 homes will have no rear neighbour. This is due to careful planning which means that each and every home will have access to, and views across, their rear fences to extensive tracts of parkland and/or waterways. These common areas will be fully maintained to an exceptional standard by the Elloura Owners Corporation to ensure Elloura remains an attractive and peaceful place to enjoy for years to come.

Investors take note..

In what is a strictly limited offer, 5 house and land packages priced from \$295,000 are being offered with a guaranteed rental return of \$300 per week. These 3 bed, 2 bath, double garage homes include everything for a hassle free investor return.

This is an ideal opportunity to invest in a growing real estate market via a guaranteed rental return direct from the developer.



ONLY \$183,500...BUT DON'T DELAY!

Yes that's all an eligible first home buyer needs to pay to purchase a house and land package at Elloura. This is courtesy of a range of government grants available to first home buyers of up to \$36,500, but only until the end of September after which time the grants will be reduced.

This is an unbelievable price to not only get into the housing market, but to live a resort lifestyle in one of Victoria's most beautiful locations. Don't miss out on this unique opportunity!



SSST! RUMOUR HAS IT...

That Lake Nagambie will be playing host to an expanding range of watersports in 2010 and beyond. This makes the Elloura shoreline the best place to be to view all the action on the water. Stay tuned!

WANT TO KNOW MORE?

Elloura's on site sales and information centre on Blayney Lane is open weekends from midday to 4pm. Come visit, inspect the Elloura site and ask any and all questions you may have. Alternately visit www.elloura.com.au or contact Tony de Pasquale on either 9347 3320 or on 0418 349 811.

