

New Nagambie resort attracts interest



ELLOURA, a new 300-lot lifestyle community on the banks of the Nagambie Lake, is attracting buyers from all over Melbourne and northern Victoria.

The resort, which will feature an extensive range of facilities including a beach, extensive gardens, a residents' recreation club comprising tennis court and pool, function rooms and a hotel and convention centre, is attracting the attention of water-sport loving holiday-makers from Melbourne, semi-retirees from Melbourne and also those from nearby regional areas looking for a lifestyle change without having to move too far from the area they know and love.

Development Director Vince Loccisano from Lockland Group said Elloura, along with exciting plans to be implemented by the local Council, would bring an influx of new faces into the town and breathe new life into the area.

"This is an exciting time for Nagambie," said Mr Loccisano.

"The area has so much enjoyment to offer, including the beautiful lake, the golf course and well known wineries – and all within a 1.5 hour commute from Melbourne, making it popular with those who still need access to the city for

business or family commitments.

"For some, Nagambie has been a long-time holiday destination – for others, it's a new discovery and an opportunity to be part of a growing town that will offer residents more and more over the coming years."

With all but three of the 20 waterfront home sites sold, Elloura has now launched The Shores release, located at the banks of Lake Nagambie and offering a limited opportunity to secure a prime lake side position.

Blocks at The Shores range in size from 575 square metres to 392 square metres and are located within the beach precinct with some lots actually located opposite the beach. Prices start from \$225,000.

Those interested in moving into the region can also choose lots priced from \$99,500, with house and land packages also available from under \$250,000.

For more information visit <www.elloura.com.au> or call in at the on-site sales office or Shop 3, 317 High Street, Nagambie.

Victorian buyers flock to the country

CRAVING a quiet and relaxed lifestyle, more buyers than ever are now selling up their inner-city Melbourne homes in favour of tranquil sanctuaries in Victoria's regional and rural areas.

The number of "tree-changers" has significantly increased over the past decade since it was first labelled as a trend in the late 1990s.

Although the Global Financial Crisis did slow numbers somewhat, attractive rural destinations within one to two hours' drive of Melbourne CBD continue to attract a great number of people who are looking for a significant change in lifestyle.

Through his work in real estate and property, Brent Pullar, Chief Executive Officer of Harcourts Victoria, has noticed that over the past decade more home buyers are seeking properties in Victoria's regional and rural centres.

"The business owners and sales consultants in our regional and rural offices have been reporting increased sales figures over the past 10 years as more and more Victorian's are now favouring the countryside over the bustling inner city," said Mr Pullar.

From Mr Pullar's observations, some of the most popular tree-change destinations are areas such as Echuca in the north, Kilmore, Alexandra and Walhalla in the north-east, Maldon and Castlemaine in the Goldfields, Bacchus Marsh and Inverleigh in the west, as well as Ceres and Bannockburn in the Geelong region, and towns past Pakenham in the south-east.

"The most popular regional and rural destinations are usually within an hour's drive of the outskirts of Melbourne and are generally picturesque, leafy towns with appealing cafes and shops," said Mr Pullar.

According to Mr Pullar, the demographics of "tree-changers" are now shifting as technology and society advances.

"This trend used to capture people within an older age bracket – people who were retired or just working part time. With broadband internet and a more flexible and transient workforce, a lot of younger people are now moving away from the city and are choosing to work from home in the countryside," said Mr Pullar.

"As Melbourne's population continues to grow and the city becomes busier, I think we'll be seeing even more people trading in urban life for a relaxed, rural existence," continued Mr Pullar.

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KILMORE — 51 Melbourne Street — \$300 per week
Rare Four bedroom! Attention all families!! Comprising our generous bedrooms with built in robes, ensuite to main bedroom, central main bathroom, large carpeted lounge room, kitchen with electric stove & an abundance of bench space!! Extra's include ducted heating, air-conditioning, single carport accessible from Chapel Street, Kilmore & a large fully fenced backyard for the kids to play! **Avail: Now.**

KILMORE — 3 Maple crt — \$420 per week
Something For The Whole Family!! Large 3 bedroom plus study home in a great neighborhood available NOW!! Comprising 3 generously sized bedrooms, main with walk in robe & ensuite, remaining with built in robes, large carpeted lounge room, kitchen with plenty of bench space overlooking the tiled meals area. The main bathroom offers a bath separate to shower. Extra's include a large functional laundry, gas ducted heating, an undercover entertaining area and leaving the best till last all this is available on a massive 2250 m2 (approx) block making this property a must see!! **Avail: Now**

KILMORE — 140 Powlett Street — \$280 per week
Large four bedroom home! This home offers 4 good size bedrooms with built in robes, ensuite & study to main bedroom, central main bathroom with shower separate to bath, large formal lounge & dining area, kitchen overlooking family room!! Extra's include ducted heating, large easy to maintain yard, double carport and garden shed. **Avail: Now.**

KILMORE — 70 White Street — \$230 per week
Close to Schools! 3 bedroom home in the heart of Kilmore. Only a short walk to the local schools, this property comprises 3 generous bedrooms, large lounge room with coonara heater, kitchen with plenty of cupboard space and a pantry, main bathroom with shower separate to bath. Extra's include a large backyard with and large shed. **Avail: Now.**

WALLAN — Unit 6 Fellow Crt — \$290.00 per week
Brand New! Offered for the first time, this brand new two bedroom unit will be ready for you to move straight in. From the moment you enter you will be struck by open feel this unit has to offer with high ceilings and heaps of natural light. Both bedrooms offer built in robes and easy access to the bathroom. The entertainers kitchen is immaculate featuring plenty of pantry and bench top space. **Not available until January. Please call to register interest.**

Wallas — Unit 4 Fellow Crt Wallan — \$290 per week
Easy Style for Easy Living. Currently under construction and nearing completion, this spacious open plan unit is sure to impress. In a central location close to schools shopping centre & cafes. Offering 2 spacious bedrooms with built in robes, open plan kitchen with gas appliances and ample cupboard space, two way bathroom, laundry. Additional features include, central heating secure single car garage & small court yard. **Avail: Now.**

WALLAN — Units 2 - 141 Windham St — \$315 per week
 3 bedroom townhouses. Large open plan living area downstairs with study and powder room. Internal access to garage. Upstairs 3 large bedrooms master with ensuite. Ducted Heating and Cooling. Inspection by appointment only. **Avail: Now.**

HIDDEN VALLEY — 5 Arno Crt — \$490 per week
Luxury Living. This classically designed home has everything a large family could desire. Featuring 5 bedrooms, 3 bathrooms, 3 separate living areas, GDH and evaporating cooling will cater for all year round comfort. All this on a large 3.5 acre allotment in one of hidden Valleys most sought after addresses. **Avail: Now**

HIDDEN VALLEY — 11 Lakeside Dve — \$420 per week
LUXURY ON THE LAKE. Quality finishes, the luxury of space and the perfect resort style setting make this home ideal for any family or couple looking for something special. Comprising of 3 large bedrooms with ensuites Roomy living areas both upstairs and downstairs will give everyone the time they need to do their own thing. Gas ducted heating & cooling, double car garage with remote and rear access, undercover entertaining area overlooking the lake. This home ticks all the boxes. Inspection a must as this won't last long. **Avail: Now.**

WALLAN — 2/5 Bluelake Drive — \$320 per week
Willara Waters. Brand New! Brick veneer, 2 bedrooms 2 bathrooms Double Garage. Please call to register interest **Avail: Late January 2011.**

REEDY CREEK — P.O.A
Tranquility At Its Best. Set up high on the block this large 4 bedroom house takes the views of the surrounding hills. Wood heating and split system heating and cooling. Large decked areas at front and rear of home. Please note this property is not suitable for horses etc. **Avail Now**

WALLAN — 2 Lithgow Street — \$420 per week
 5.49 Acres. A rare opportunity to secure this substantial allotment in an excellent location. The corner allotment of 5.49 acres is located adjacent to the popular "Mandalay" residential estate in Beveridge. Added to this, the barn style residence offers three bedrooms, large open plan living and double car accommodation. **Avail: Now**

Professional Suites — \$180 per week
 Good sized modern professional suite with adjoining storage cupboard & fitted with hand basin. Perfect for specialists. Plus ducted heating, & evaporative cooling. Laundry Facilities, Staff bathroom, Shared Reception, Public Toilets & Staff kitchen included, plus 10 shared car spaces. **Avail: Now**

Elders elderskilmore.com.au
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RESIDENTIAL PROPERTIES
KILMORE — Northern Highway — \$275 per week.
 3 Bedroom 3 Bathrooms Lounge Upstairs Family Room Wood and Electric heating with Carpet Set on 1/4 acre south of Kilmore. **Bond: \$1192 Avail: Now.**

KILMORE — 10 Pontsford Court — \$380 per week.
 3 Bedroom plus Study 2 Bathrooms Double Garage Air Conditioning/ Ducted heating solar hot water, Built in robes Internal Laundry. **Bond: \$1646. Avail: Now.**

COMMERCIAL PROPERTIES FOR LEASE
KILMORE — 2/3 Maher Street — \$325 per week
 324 square metres, three-phase power, containing kitchen office toilets. Ideal for manufacturing/fabrication, storage, motor repair etc. **Available now!**

KILMORE — 61 Sydney Street — \$300 per week.
Business Opportunity. Main street frontage 47 square metres. Kitchenette and toilet facilities. Ideal for men's barber, boot repairer key cutting, engraver. **Avail Now!**

KILMORE — 119 Northern Hwy
Northern Highway Frontage Prominent premises located on the Northern Highway in Kilmore. Incorporating three air-conditioned and heated offices, lunch room, male and female toilets. Drive-through facility with exit to front (Northern Highway Service Road), fully fenced. Ideal for warehousing, plumbing supplies, farm merchandise, hardware, nursery, industrial hydraulic hose service etc. The possibilities are endless. \$45,000 per annum plus GST and outgoings. **Available Now.**

LJ Hooker

WALLAN — (03) 5783 3399

WALLAN — 2/138 Dudley Street — \$275 per week.
Very neat 2 bedroom unit with split air-cond. system, single garage. Close to schools and shops. **Avail Now.**

WALLAN — 27 Wedding Drive — \$320 per week.
 Spacious 4 bedroom home with rumpus room, lounge, kitchen/meals areas. Generous sized back yard, double garage. Close to schools and shops. **Available Now.**