

Star

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NORTHERN

Property **NEWS**



Promenade in the land of Plenty

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Promenade in the **land of Plenty**

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Developers of Promenade, the Plenty Valley's new residential community, have released its last remaining lots with titles released for every stage, and the estate's earth and road construction has been completed.

Having outsold every development in the Plenty growth region in the month of June, Promenade has just 49 of its 300 allotments remaining, suggesting this may be buyers' last chance to get a slice of some of the region's finest real estate.

A joint venture development by award winning project managers Villawood Properties and renowned Queensland developers Comiskey Corporation, Promenade was launched in 2004 to a throng of activity and buyers sleeping out nights in advance to secure their chosen lot.

Located on Yan Yean Road, Doreen, in prime Plenty Valley position, Promenade adjoins the beautiful natural surrounds of the Yarrambat National Park protected by Parks Victoria ensuring the park will be there forever.

Working together with Parks Victoria, the developers have ensured the view to and from the park will be retained and enhanced by a series of swale drains and low-level plants.

Award winning landscape architects Chris Dance Land Design designed and implemented a landscape design to enhance the interface between the park and estate providing residents with an attractive integrated environment.

The interface works included the retention of all of the area's original trees along the stretch enhancing the maturity and natural effect of the planting which ultimately works to divide the park from the Promenade community.

Promenade also includes an intricate wetland system known as The Glades.

The wetland system features water treatment methods that purify storm water run off and extract impurities before water leaves the development boundary.

The wetlands comprise five large interlinked ponds and grasslands across approximately 1.2 hectares of land within the heart of the Promenade development.

In an effort to raise the standard of sustainable living at Promenade, the developers have introduced the Promenade Green Guide, an easy to read guide to help buyers increase their home's level of energy and water efficiency.

The guide incorporates a rebate program that rewards residents that take on the sustainable challenge helping to look after the environment.

Villawood Properties managing director Rory Costelloe



lo said the project has sold exceptionally well which is testimony to the estate's quality, position, lifestyle and overall design.

"The market has slowed and buyers are becoming more astute, seeking bargains and better prices but at Promenade we have outsold every project in the corridor for the past two months, proving that location is paramount to buyers in the region," Mr Costelloe said.

"We are very proud of what we have achieved at Promenade.

"We have certainly raised the standard of development in the region and included a range of unique development initiatives that will help Promenade stand apart from the crowd for years to come.

"Our commitment to developing residential communities that offer a relaxing lifestyle, plenty of room for children to play in a safe and secure environment, while still close to ample amenity such as schools and shops, has

been embraced by buyers," Mr Costelloe said.

Comiskey Corporation managing director Steve Comiskey said with spring just around the corner and prices on the rise in other projects around the region, buyers would be wise to consider moving quickly to get in on the ground level.

"Buyers at Promenade also benefit from quick settlements with titles released in the short term allowing builders quick access to commence construction on homes," Mr Comiskey said.

Conventional allotments range in size from 512sqm to 703sqm and are priced from \$150,000 to \$175,000.

Waterfront lots from 560sqm to 600sqm are priced from \$178,000 to \$182,000.

For further sales information contact Oliver Hume Real Estate sales agent Cindy Jenkins on 9717 3233.

The estate can also be viewed online at www.promenadedoreen.com.au.

Agent Oliver Hume
Real Estate

Price From \$150,000

Location Doreen

Inspect By appointment

Phone 9717 3233