

Plenty on offer in serene valley

Developer Oliver Hume has released the last remaining lots in Plenty Valley's Promenade estate.

Having outsold every development in the region in June, Promenade has just 49 of its 300 allotments remaining, suggesting this may be the last chance to buy in 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 and is in Yan Yean Road, Doreen. It's a prime Plenty Valley position with beautiful natural surrounds of the Yarrambat National Park.

Working together with Parks Victoria, the developers have ensured the view from the park will be retained and enhanced by a series of 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 original trees to divide the park from the Promenade community.

Promenade also includes an intricate wetland system known as 'The Glades', which features water treatment methods that purify stormwater run-off and extract impurities before water leaves the development boundary.

The wetlands comprise five large interlinked ponds and grasslands across



about 1.2 hectares of land in the heart of the 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 who take on the challenge to look after the environment.

Buyers at Promenade can benefit from

quick settlements with titles released in the short term, allowing builders quick access to start construction on houses.

Allotments range in size from 512 square metres to 703 square metres and are priced from \$150,000 to \$175,000. Waterfront lots from 560 square metres to 600 square metres are priced from \$178,000 to \$182,000.

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