



Bountiful harvest

Words Andrew Brasier

Photography Chris Groenhout

IMC Metro Property Development believes good things can come in small packages. The developer says its range of compact block sizes at the 175-lot Orchard Grove estate has struck a chord with new-home and land buyers in the Mernda/Doreen growth corridor.

So far 65 lots have been sold to first and second homebuyers, mostly from nearby suburbs.

“One of Orchard Grove’s biggest selling points is its smaller lot sizes. These provide more affordable options for first-home buyers, second-home buyers and investors,” says Metro Property Development senior development manager David Steele.

“Lots are generally smaller than those at competing estates – with sizes starting from 300sqm and finishing at 521sqm,” David says.

He adds the estate’s closeness to existing housing and other amenities is another major plus for Orchard Grove.

“Having established houses is attractive to buyers who want to come into a semi-established community,” David says.

“Orchard Grove is virtually an in-fill (established area) site. We’ve been surprised by the sales rate, given the generally slow market, but we were always confident our price would appeal as well.”



SHOPPING & SERVICES

The Doreen general store is 1km from the estate, while a variety of shopping centres – in South Morang, Mill Park and at Laurimar estate – are within comfortable driving distance of Orchard Grove.

More shopping and services are expected to be established about 2km from the Orchard Grove development, in the proposed Mernda town centre.



EDUCATION

Mernda and Doreen already have a range of government and private schools, including the Plenty campus of Ivanhoe Grammar, Mernda Primary School, Mernda Central Primary School, St Joseph’s Catholic Primary School and Doreen Primary School.

The nearby Laurimar estate also has a state primary school. And there are plans to establish a government primary school at the adjoining Plenty River estate within the next few years.



RECREATION

Sporting enthusiasts and lovers of the great outdoors will like what’s on offer in the wider Mernda, Doreen and



Nearby golf links include the Yarrambat and Growling Frog public golf courses. There are also local archery, football, cricket, basketball and netball clubs.

And Orchard Grove is very close to the Plenty Gorge Park with its walking trails, picnic areas and bountiful flora and fauna.

Eventually residents also will have access to a small park at the estate. The latter is due to be built early in 2012.



TRANSPORT

Orchard Grove residents will have access to regular bus services, travelling to Greensborough, South Morang and Epping

from Yan Yean and Bridge Inn roads.

Local bus services connect with train services to the city. And work is well underway on the extension of the Epping train line to South Morang.

The South Morang train service is scheduled to start in mid-2012, and will bring a major public transport boost to the Plenty Valley corridor.

"A bus stop with a direct route to the brand-new South Morang train station is being planned for the Mernda town centre," David says.

Motorists can reach the city within about 40 minutes in non-peak periods.



Above left The local general store Above One of Orchard Grove's selling points is its location, close to established services

contacts

some essential resources in the area

council

Whittlesea Council, 25 Ferres Blvd, South Morang. Phone 9217 2170 or see www.whittlesea.vic.gov.au.

library

Mill Park Library, 394 Plenty Rd, Mill Park. Phone 9437 8189. The Yarra Plenty Regional Library service also has a mobile library. For details, see www.yprl.vic.gov.au/libraries.

hospitals

Northpark Private Hospital (Bundoora), cnr Plenty and Greenhills roads, Bundoora, phone 9467 6022. Northern Hospital, 185 Cooper St, Epping, phone 8405 8000.

maternal & child health

110 Hazel Glen Drive, Doreen. See www.whittlesea.vic.gov.au.

sports clubs

Laurimar Thunder Basketball Club, see www.laurimarthunder.com.au. Diamond Valley Archers, see www.dva.asn.au. Mernda Football Club, see www.merndaafc.com.au.



ORCHARD GROVE

www.orchardgroveland.com.au

DEVELOPER	Metro Property Development
BLOCK SIZES	From 315sqm to 521sqm
PRICE RANGE	From \$175,000 to \$217,000
SALES OFFICE	60 Orchard Rd, Doreen
MELWAY	184 E1
OPEN	Daily, 11am-5pm
PHONE	9684 8126 or 0401 141 381



3 GREAT REASONS

Senior development manager David Steele believes landbuyers will take to Orchard Grove because:

- People can see what's on offer at the site.
- It's an affordable estate.
- The estate offers flat building sites.



Nature abounds in this area



