

January 23, 2012

FINAL ORCHARD GROVE HOMESITES TO SPARK STRONG BUYER INTEREST

DOREEN'S popular Orchard Grove community is expecting strong interest in the launch of its second and final residential stage as sales for the estate hit \$12 million.

It follows on from the success of Stage 1, which has already achieved 67 sales.

Metro Property Development's Senior Development Manager David Steele said Orchard Grove was popular with buyers because it offered a realistically-priced lifestyle.

"Stage 2 will give buyers one last opportunity to be part of a family-oriented community in one of Melbourne's fastest growing areas," he said.

"Stage 2's premium quality allotments also offer fantastic affordability, making it a popular choice for first home buyers keen to get into the property market. As this is the final stage, we anticipate there will be plenty of interest and we therefore ask interested buyers to make an appointment with one of our sales agent as soon as possible."

Orchard Grove's allotments are priced from \$175,000, with sizes ranging from 308-503sqm. Home and land packages are priced from \$296, 959 (price inclusive of the First Home Owners grants of \$20,000).

Located 25km north east of Melbourne, Orchard Grove will be built on eight hectares over two stages. The estate is expected to be completed by late 2012.

Orchard Grove is truly where the country meets the city - it has a host of natural attractions on its doorstep, as well as easy access to major shopping and employment centres, and transport facilities.

Residents will be able to make the most of the great outdoors. Nearby is Kinglake National Park, the largest national park close to Melbourne. With 22,000 hectares of dense bush and fern gullies, it's a great place to take the family for a weekend bushwalk.

The spectacular Plenty River Gorge is also a short drive away. The parklands around the gorge feature several picnic areas and there are extensive trails for walkers, cyclists and horse riders. Recreational facilities in the area include the Growling Frog golf course, one of Australia's top courses and the first in Victoria designed by Graham Marsh.

Residents will also appreciate the range of transport facilities available with the Western Ring Road providing excellent access to the Melbourne CBD, while a new dedicated busway stop with a direct route to the brand new South Morang Train Station is being planned for the Mernda Town Centre.

There are already 12 government and independent schools in the area, including prestigious Ivanhoe Grammar. There are also four tertiary campuses nearby.

Metro Property Development was created in early 2010 by Devine Limited founder David Devine and business partner Ken Woodley before merging with Luke Hartman's Hartman Corporation. The company currently has a portfolio of projects concentrating on quality, affordable residential high rise projects and broad acre land development in Queensland and Victoria.

For sales enquiries call (03) 9684 8126 or visit the sales office, located at 60 Orchard Road, Doreen, which is open seven days a week from 11am to 5pm.

ENDS: Media enquiries to David Steele on (03) 9804 5049 or 0401 141 381.