



MEDIA RELEASE

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Home Buyers look for the Green Edge

Home buyers are looking for the 'green edge' of open space, reduced traffic and interaction with nature when choosing a location to build a new home.

Paul Phillips Land Sales Manager of Sandhurst Club said: "Research carried out with Sandhurst residents on important factors in the decision to purchase clearly showed people had strong concerns over quality of environment, lifestyle facilities, investment potential and having a prestigious address.

"Many people who move to Sandhurst are leaving residential suburbs which are now being overrun with medium density housing and apartment blocks."

Mr Phillips said that whilst Sandhurst is a premier suburb it is also affordable with home buyers being able to establish a new home at Sandhurst Club from \$340,000.

"This is extremely competitive when compared with average residential prices of between \$400,000 and \$500,000, in many middle ring suburbs for older homes which often need renovation.

"The big difference for residents who trade up to Sandhurst Club from traditional suburbs is the high quality facilities including the \$12 million prestigious Clubhouse including a Health Club featuring a heated indoor swimming pool, gymnasium, personal fitness facilities and tennis courts.

"The amount of open space at Sandhurst has been nominated as the number one reason for choosing to build a new home on the prestigious project, which has become recognised as Victoria's lifestyle suburb."

The master planned 310 hectare golfing residential suburb commenced just four years ago at Skye in the City of Frankston with **over fifty per cent of its area allocated to open green space**, walking and cycling paths, parks, extensive wetlands and lakes, has now also become Victoria's most sustainable suburb.

Mr Phillips said, the decision to make Sandhurst Club the first drought proof suburb in Victoria by recycling water to ensure a green environment, even during water restrictions, has been an overwhelming environmental and financial success which has added considerable value to every residential property.

"It is one of major points of difference Sandhurst offers as no other suburb in Victoria can guarantee its residents - a lush green environment maintained to a high standard even in a drought.

"The vast amount of open space, the physical appearance of the suburb and its unique club facilities and services offers residents a relaxed country club style living within forty minutes of the central business district of Melbourne and within twenty minutes to other suburban activity centres such as Dandenong, Frankston and Moorabbin. The opening of EastLink also places Sandhurst within easy driving of the eastern and south eastern suburbs including Ringwood and Knox.

Other Sandhurst advantages include an optic fibre cable that delivers a state of the art communications system to every property including hi speed internet access and cheap telephone calls allowing thirty minutes to any capital city for just sixty cents, providing a major advantage for any residents running a home business or home office.

Sandhurst Club Concierge service through ClubLINKS provides all residents with access to a range of services including gardening, home maintenance, cleaning, catering, dog washing, interior decorating, baby sitting and special prices on items such as home insurance and communications.



Mr Phillips said that as a suburb the dramatic difference Sandhurst offers residents is that it is privately managed with a range of services and facilities that protect the lifestyle and importantly the value of their investment.

“The private management of Sandhurst is unique as it provides residents with certainty as the entire suburb has been master planned for a variety of housing options in clearly defined precincts removing any planning issues for residents in the future.”

Snapshot

- 1850 residential lots ranging in size from 300m² to 100m² with 135 island lots
- Two 18 hole Peter Thomson designed Championship Golf Courses
- Golf and Residents Clubhouse
- Golf driving range and PGA Academy
- PGA National Headquarters - Home of the PGA
- Health Club with indoor swimming pool, aerobics room and gymnasium.
- Tennis Courts
- Up to 50km of golf buggy, walking and cycling tracks integrated with residential housing and series of connected recreational parks.
- Twenty four hour home monitoring security
- Restaurant and club bar

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