



Media Release

Victoria's First Official Private Suburb

Sandhurst Club has been officially granted suburb status making it Victoria's first and only privately managed suburb.

The 310 acre project developed by Links Living already has three hundred homes completed and a further two hundred under construction and will have 1850 residences when completed.

Managing Director of Links Living Stephen Head said: "The suburb of Sandhurst was the only suburb in Australia where fifty per cent of the total area was open green space featuring two championship golf courses, fifty kilometres of walking paths and vast areas of lakes and wetlands."

'It was the only suburb in Victoria with optic fibre cable which delivered a state of the art communications system to every property including high speed internet and cheap telephone calls which provided thirty minutes to any capital city for just sixty cents providing a major advantage for any residents running a home business or home office.'

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

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

"The private management of Sandhurst as a suburb is unique as it provides residents with certainty as the entire suburb has been master planned in the beginning with areas from apartments, town houses and single dwellings clearly designated."

This means that home buyers investing and building at Sandhurst will not be vulnerable to people next door making applications for subdivisions or extra housing on blocks which usually has a major impact on neighboring properties.

More importantly the design and the internal management of Sandhurst Club as a suburb provides an extremely strong community network for all residents with ongoing community programs being facilitated by the club management.

In just four years Sandhurst Club has become a show case of environmental sustainability with its privately funded recycled water program making it drought proof with over one million buckets of A Class water being recycled to water golf courses, public areas and landscapes. The final stage will be to connect every home to flush toilets and water private gardens of the 1830 residences cutting potable water use on average by 50%.

The drought proofing of Sandhurst Club, given the ongoing issues of water restrictions, provides an added financial asset for all home owners on the project in the future.

It also provides the ability to keep, expand and maintain the high quality of the lush green environment of Sandhurst Club, a major reason for people making a lifestyle decision to live on Sandhurst Club.

As a private suburb with an onsite team of landscapers and gardeners, Sandhurst Club ensures residents that the project is maintained at a high standard.

With seven hundred housing sites on Sandhurst Club having golf course frontages home buyers have an advantage on obtaining a housing environment with view corridors which will never be built out.

Mr Guy Cole, Links Living Director of Marketing said: "Many people from suburbs where the mean average price is around \$500,000 for a house and land package without any lifestyle advantages or facilities are surprised that for just under \$500,000 they can purchase a new home with golf course frontage at Sandhurst Club."

Architecturally designed Links Living Resort Homes are specially designed to take advantage of indoor-outdoor living and are available in house and land packages commencing at around \$350,000 for an eighteen square home including, three bedrooms, ensuite and a double car garage.

"The Links Living Resort Home packages provide new home buyers with a seamless purchasing process free of all the normal planning issues of building and renovating in the suburbs."

"The generous terms allow for one payment for a deposit with a final payment being due as people move in allowing time to enable home buyers to sell an existing property."

"Not only are people able to establish a modern home for around \$350,000, but they are establishing a lifestyle environment where there is no through traffic and a range of community services including a \$12 million residents Clubhouse."

"Work has also commenced on the Recreation Club which includes a gymnasium swimming pool and a personal health centre and tennis courts."

Mr Cole said that the opening of East Link in the next eighteen months will place Sandhurst Club in a premium position for home buyers wanting easy access to the major commercial centre of the east and south east of Melbourne.