



land for living

Rustic charm

There is a natural beauty to this blossoming estate with a forest and a river on its doorstep

>> **Words Andrew Brasier** >> **Photography Chris Groenhout**

Visitors to the 1250ha Eynesbury estate, in Melbourne's outer western region, will discover a community that is gradually finding its feet.

While the 18-hole golf course and its accompanying bluestone homestead-turned-clubhouse still immediately catch the eye, there is now plenty more to see.

Many houses have already been built and more are sprouting – about 100 in total – while some parks and a water feature have been completed.

Also, each house in the estate will have the option of fibre-optic cabling for internet and pay-TV, as well as recycled water for garden irrigation and toilet flushing.

A general store/cafe is close to completion and is expected to be operating later this year. Eventually, Eynesbury will have a town centre with a shopping and services sector, comprising a supermarket, 40 specialty stores, a post office, medical centre and Country Fire Authority





station. There are also plans for a government primary school to be built at the 5000-lot estate. And within six months, a bus service is expected to be running between the estate and the more populated areas of Melton.

Already, about 60 people are living at Eynesbury and when it is completed in 2020, 15,000 will call it home.

GEO Property Group sales and marketing manager Rob Puzzolo says Eynesbury is attracting first, second and third-home buyers from the west and other parts of Melbourne.

Rob says these people, the bulk of whom are second and third-home buyers, like its rustic feel and masterplanned community nature.

"What makes it (Eynesbury) different is that it has unique qualities, including natural conservation areas, such as Grey Box Forest and the Werribee River, which adjoin it; open spaces; large allotments at affordable prices; modern technologies; historical significance; and a real community feel," the GEO spokesman says.

He adds that the 18-hole Graham Marsh-designed golf course is a real winner with residents and visitors alike.

"It is one of the most popular golf courses in Victoria," Rob says. "We have had several golfers who have played here buy into the estate."

Eynesbury's homes are nestled in a neighbourhood-style street layout with parks and walking/cycling paths readily accessible to most houses.

Rob says four parks have already been completed, as well as a tennis court, basketball court and playground, which are next to the sales centre.

The GEO Property Group spokesman says many of those who have bought blocks at the 1250ha Eynesbury are drawn to it because of its natural assets.

The development, which is 10km south of Melton, sits next to the protected Grey Box Forest with its bushland and kangaroos. "It's close to the CBD – about 40km away – yet within a natural environment of adjoining protected reserves, which can never be built out," Rob says. >>

Eynesbury
www.eynesbury.com.au

Developer	GEO Property Group and Woodhouse Pastoral Company
Block size	600sqm to 1005sqm
Price range	From \$138,000 to \$235,000
Sales office	Discovery Centre, Eynesbury Rd, off Exford Rd
Open	Daily, 11am-5pm
Melway	226 H1
Phone	1300 372 273

Ah, the serenity

A pretty water feature adds to the rustic beauty of this new estate (far left)

Go with the flow

The tranquil Werribee River is close to the estate (above, far left)

Hole in one

Enjoy a leisurely game of golf at the 18-hole course (above left)





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Another major plus for the estate is the design covenant, which means all housing must have a contemporary Australian architectural feel.

A yearly \$1200 body-corporate-style fee covers the maintenance of the parks and historic buildings, as well as the proposed community bus.

Visitors keen to see the latest designs from some of Melbourne's major builders can visit Eynesbury's 22-home display village.

Rob says Eynesbury should have its own supermarket and an expanded retail sector in about five years. In the meantime, residents can meet their major weekly grocery needs by taking a 10-minute car trip to Melton.

Bus transport between the estate and Melton is due to be rolled out in the next six months and the frequency of that service will be increased as Eynesbury's population grows.

Indeed, the development has come a long way in the past few years from its farming beginnings.

Originally, the homestead and accompanying servants' quarters were completed in 1870s by the Staughton family of pastoralists, who farmed the area well into the 20th century.

The Staughtons eventually sold the property to the Eynesbury Pastoral Company in 1930, before the present owner, the Baillieu family, acquired it in 1947. Appropriately enough, properties adjoining Eynesbury will continue to operate as working farms. 🏠

out & about

Eynesbury, in the city of Melton, is about 40km west of Melbourne's CBD. Some places of interest nearby include:

- > Werribee River
- > Tabcorp park, Melton
- > Grey Box Forest (right)







who lives here?

Sarah (pictured) and Ivan McRobb, along with their children Morrison and Jaya (also pictured) were the second family to move into the estate earlier this year.

Q What attracted you to Eynesbury estate?

A Sarah: "It was the space and the parks. The town centre is going to be a shopping strip set-up rather than an enclosed shopping complex, so it will have a nice country feel. It's also the community that will be here when it's (the estate) finished. They (the developers) are encouraging community organisations to form. It's also the bike paths and walkways, and the Grey Box Forest. It's (the forest) beautiful when you drive through. And recycled water means you can have green lawns.

Q What features do you like best?

A Sarah: "The green lawns and the parks. The parks are important for me as a mother of two. You can go to the parks and talk to people. Everyone is very friendly. It (Eynesbury) is a real opportunity to create a community."