

Silverdale Estate

@Melton 3337

Located in one of Melton's most desirable locations, now is the time to secure your place in this popular residential precinct.

With easy access to Melbourne on the Western Freeway and only minutes from the Woodgrove Shopping Centre, public transport, parks and Melbourne airport; Silverdale Estate is an ideal purchase for the shrewd investor or owner occupier.

Dynamic 8 is offering buyers a full turnkey build solution for a fantastic 4 bedroom home that include all of the finishing touches you would expect and more. In addition, Dynamic 8 also provides owners with a 3 month defect warranty and a 6.5 year structural warranty.

Designed as a boutique estate, Silverdale is the perfect place for young families with wide open park land spaces while being conveniently located next door to a site of a proposed primary school.

House & Land Packages from
\$338,125




SILVERDALE




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SILVERDALE ESTATE VIEWS QUICK FACTS

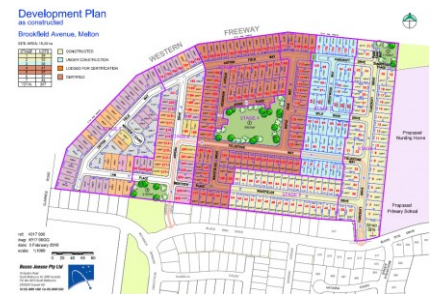
- Boutique development of 267 lots
- 35 km's northwest of Melbourne CBD
- Melton is set to double in the next 20 years
- Listed as one of "100 hot places to invest in 2010" by Australian Property Investor magazine



TRANSPORT

Bus services within the Melton (including the Nightrider) are well developed covering all of Melton. Additional bus routes from Melton provide easy access to other areas such as Caroline Springs, Diggers Rest, Sunshine, Highpoint and Melbourne.

The Regional Fast Rail project is one of the most significant transport initiatives in Victoria's history. The Victorian Government's \$550 million commitment to the project is the biggest investment in the Bendigo, Ballarat and Geelong regional rail lines in 120 years.



With the Bendigo upgrade being completed to Sydenham, high speed trains will be able to travel up to 160km/h and will dramatically reduce travel times to Melbourne.

EDUCATION

Education is an important fact in areas such as Melton where there is growth in the sector of young families. Melton is well prepared for this with a number of schools within easy access to the Silverdale Estate including:

1. Mowbray College - Centenary Avenue Melton
2. Glenvale School – Corner Sherwin & Killarney Drive Melton
3. Melton Secondary Collage – Coburns Road Melton
4. Catholic Regional College – Bulmans Road Melton West
5. Kurunjan Secondary College – Kurunjang Drive Melton
6. Melton West Primary School – Westmelton Drive Melton
7. St Catherines's Primary School, Melton West



SHOPPING

With such a strong community feeling, downtown Melton has an enjoyable and relaxed atmosphere, with a number of cafes and shops within easy walking distance of each other.

For those wanting more, Woodgrove Shopping Centre is located only 5 minutes from Silverdale Estate where stores such as Australia Post, Bunnings Warehouse, Coles Supermarket, K-Mart, Medicare, Reading Cinemas and many other clothing and specialty stores can be found.



GROWTH FACTORS

The rapid population growth of Melton is set to double in the next 20 years making it one of "100 hot places to invest in 2010" as pointed out in the January addition of - Australian Property Investor magazine.

Melton has many positive points that are creating this growth demand, such as:

- Being a fast growing and young family community.
- Easily accessible to a number of primary and high schools.
- Woodgrove shopping centre.
- Close distance to award winning wineries.
- Many local activities to explore including the dingo education centre, public art, parks, picnic areas, sports grounds, golf courses, horse racing tracks, cycling paths and heritage sites.



RENTAL RETURNS

Current market demand for a 4 bedroom, 2 bathroom, and new homes in the Melton area is on the rise. We anticipate the weekly rental price for this type of property in Silverdale Estate to be in the vicinity of \$270 - \$300 per week. In assessing rental return, Run Property has taken into account a number of market factors including: condition of the property, location, comparable properties and the current rental climate where there is now a greater demand than supply.