



Sporty buyers fuel lakes sales boom

Buyers wanting immediate access to the club, golf, tennis, gym and other lifestyle facilities are fuelling a land sales boom at Sanctuary Lakes Resort.

In the past month 33 blocks have been bought for \$180,000-\$362,000 — a total of \$7.2 million.

Sanctuary Lakes sales director Ruth Ritchie said: "The 'I-want-it-now factor' is dominating buyer sentiment and fuelling interest in Sanctuary Lakes.

"Buyers — and those with children especially — want to move in and have all the facilities such as gymnasium, walking trails, swimming pools and tennis courts available immediately.

"The scarcity of waterfront and golf course land in Melbourne is also fuelling buyer commitment. This scarcity will have a big impact on values over time through

the fundamentals of supply and demand."

Ms Ritchie said that the latest release offered buyers a choice of golf front, waterfront and park-front land with a premium view at an affordable price.

"This land has outstanding waterfront, north-facing golf course, and wetland wildlife views which can never be built out.

"Investing in property adjacent to water and golf courses adds between 20-30 per cent in value and is one of the major reasons for people buying onto Sanctuary Lakes Resort over the past 10 years.

"People making the decision to buy and build here recognise they are paying a premium to establish their new home and lifestyle, but also realise their investment has a far greater potential."

About 30 per cent of land at Sanctuary Lakes is either on the waterfront or on the

golf course. Huge parks and reserves mean over 50 per cent of Sanctuary Lakes is dedicated to open space.

Construction began and the first blocks were sold in September 1996; the first residents moved in in November 1998.

The first waterfront lots — released in February 1997 — sold for around \$120,000. Today similar waterfront lots sell for \$380,000-\$550,000.

Ms Ritchie said, apart from the capital gain aspect, lifestyle and the ability to live on the waterfront or the golf course is being driven by home buyers wanting to live in quality environments which are maintained to a high standard.

Details: Ruth Ritchie on 0418 444 164 the sales office at Sanctuary Lakes open daily 9-5pm, or www.sanctuarylakes.com.au

