

# Blocks on offer in lap of luxury Save big on stamp duty

The multi-award-winning Sanctuary Lakes Resort is celebrating its 11th birthday with the release of water and golf-front blocks with views that cannot be built out and a new 120-place child-care centre.

The release of the new limited land directly from the developer starting at

\$158,000 is expected to be snapped up.

Created by award-winning golfing residential developer Links Living, Sanctuary Lakes Resort has been recognised as one of the best master-planned projects in Australia.

With a lake twice the size of Albert Park Lake, adjacent to a private 18-hole Greg

Norman-designed championship golf course, Sanctuary Lakes has matured to become a sought-after, prestigious address in Melbourne.

Sanctuary Lakes sales director Ruth Ritchie said the Sanctuary Lakes Resort Celebration Release offers 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 or wetland wildlife views which can never be built out, on big land allotments up to 762 square metres in size."

The Celebration Release has a variety of sites to suit different homes and provide buyers with a range of pricing and lifestyle options.

A total 30 per cent of land at Sanctuary Lakes is either on the waterfront or on the golf course, with a series of parks and reserves throughout the project. Sanctuary Lakes Resort commenced construction in September 1996 with the first land sold in September

1996 and the first residents in November 1998.

The first waterfront lots released in February 1997 sold from \$120,000.

Today, similar waterfront allotments are selling for between \$380,000 and \$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.

For more details, phone Ruth Ritchie on 0418 444 164 or visit [www.sanctuarylakes.com.au](http://www.sanctuarylakes.com.au) or visit the sales office at Sanctuary Lakes, open daily 9am to 5pm.

The western suburbs have traditionally been an area where you can get great value-for-money deals. But over the years, these deals have become harder to find.

Each year, affordable housing on this side of the city moves further out and entry-level properties become more expensive.

First-home buyers can't afford to spend more than \$300,000 on their first home, nor can they save a 10 or 20 per cent deposit required to qualify for most home loans.

Ten per cent of \$300,000 is \$30,000 and 20 per cent is \$60,000 — this is ridiculous. How can any first-home buyer paying rent, running a car, paying the bills and putting food on the table, not to mention raising a family and sending children to school, possibly save an entire year's wages just to buy a house?

Even if they do find a way, once they have found a property, paid their deposit, jumped through all the hoops

required to get finance approval, the Government stings them with a stamp duty bill. Stamp duty on a \$300,000 home is more than \$13,000.

The good news is that the Victorian House and Land Specialists can provide a better way. With massive stamp duty savings on house and land packages, why wouldn't you look at building?

A block of land for \$115,000 with a 16-square, four-bedroom house starts from \$245,100. The stamp duty payable on this property would be only \$2560 as opposed to \$10,360 for an established home of the same price.

All VHLS homes come with an ensuite, floor coverings, driveway and path to your front door, stainless steel appliances and five-star energy rating. Packages are available in many areas, starting from \$174,400.

Details: Victorian House and Land Specialists, 14 Tony Drive, Truganina, 9363 1700 or Adrian 0413 119 234, Robert 0412 158 721.



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The stage map presented above is for illustration purposes, please see our sales consultant for full details.



Melway Ref: 202 F4

To arrange an inspection contact  
**Land Sales Office Ph. 1300 LANDLINE**  
**or Anthony Drake Ph. 0418 173 012**

Land Sales Office: Derrimut Rd, Tarneit  
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[www.thereserve.net.au](http://www.thereserve.net.au)

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