

Great estates



Where to land a big fish

Buyers have a rare chance to secure a waterfront block, writes Susan Cowen

A HISTORIC former quarry site 9km from the city is the latest destination for buyers who want a river view.

One of inner Melbourne's largest residential infill projects, PyxisCorp's River Valley consists of 129ha of Maribymong River frontage that was once a basalt quarry.

The site, including the Maribymong's lowest crossing point, Solomon's Ford, and the Australian Heritage-listed Quarter Mile Bridge, will have 2000 houses when finished.

Houses have been built on 146 lots. Another 58 blocks are due for release next year. Builders are busily transforming quarry holes into parks with paths and water features.



Buyers who secure land at River Valley will be able to picnic, go fishing in the river with their kids and spend time with their families in the many play areas.

PyxisCorp managing director Terry Dougherty says the estate is already proving popular with homebuyers.

"River Valley provides land at an affordable price with an unbeatable amenity," he says.

"The city skyline, the Maribymong and the Yarra Valley are among the spectacular views."

The estate is within easy reach of the Western Freeway, Victoria

University, good schools, shops and public transport.

A limited number of riverfront allotments are available. Prime house lots are selling for \$220,000. House-and-land packages are also available.

Visit www.rivervalley.com.au for more information.



Great estates

Land Across Melbourne



1 Bayswater North Bayview Rise Bayswater Road Sales Rep on site Sat & Sun 11am-2.30pm Mel. Ref: 50 H11 www.bayviewrise.com.au Ph: 9684 8106	2 Beveridge AT BEVERIDGE Mandalay Circuit off Lithgow Street www.mandalaybeveridge.com.au Lot/Land size 476m ² - 843m ² Contact: Thuyen Nguyen 1300 875 707 Marketed by Oliver Hume Real Estate Group	3 Botanic Ridge Cnr Pearcevale Road & Browns Road Land sizes: Average 800m ² Enquiries: 9785 9339 www.botanicridge.com.au Mel. Ref: 137 A2 Open: 12-5pm Sat-Thursdays "Room to breathe, Room to live, Room to grow"	4 Clyde North 545 Berwick - Cranbourne Rd Open 7 days 12-5pm www.cascadesonclyde.com.au Mel. Ref: 134 K2 Ph: 5998 5275	5 Cranbourne Narre Warren-Cranbourne Rd www.huntclub.com.au Mel. Ref: 134 B3 Ph: 5996 7088	6 Cranbourne South You will love the life at Settlers Run. Open daily from 11am to 5pm Land Sales Office - 1 Settlers Run Located off Pearcevale Rd Mel. Ref: 133 C11 Ph: 9785 6788	7 Cranbourne North Thompsons Rd Open 7 days 11am till 5pm Mel. Ref: 130 G9 Phone: 0418 547 439 www.theavenueatcasey.com.au Brown Property Group - Breaking New Ground Ph: 9785 6788	8 Croydon Cnr Dorset Rd & Parsons St The Range AT CROYDON www.australand.com.au/therangeatcroydon Mel. Ref: 37 C11 Phone: 13 38 38
9 Croydon Bennison Street Land From \$220,000 Mel. Ref: 51 B5 Call: Dawn Kay 0422 390 265	10 Derrimut Mt Derrimut Road www.brimbankgardens.com.au Mel. Ref: 39 D2 Peet Limited Ph: 9363 7071	11 Doreen Cookes Road www.eminencedoreen.com.au Mel. Ref: 9684 8107 Open 7 days 11am-5pm Mel. Ref: 391 F10	12 Doreen 1045 Yan Yean Road www.mitchellsrun.com.au Mel. Ref: 391 H8 Open: 1-5pm Sat & Sun Ph: 9433 2100	13 Doreen 265-285 Cookes Road Open: Sat - Wed 11am-5pm www.cornells-hill.com.au Mel. Ref: 391 G10 Ph: 9717 2733	14 Doreen Bridge Inn Road www.australand.com.au Mel. Ref: 391 B10 Ph: 13 38 38	15 Epping North Harvest Home Road Premier Sized Home Sites Mel. Ref: 181 K3 www.summerhillliving.com.au Ph: 9684 8100 Land for Sale	16 Eynesbury Eynesbury Road Sales Office open 11am - 5pm 7 days www.eynesbury.com.au Mel. Ref: 220 G9 / 226 H1 Ph: 1300 396 372
17 Gisborne Dalton Street Country meets city in a place of incomparable beauty. Dalton Street, next to Gisborne golf course. Mel. Ref: 197 C4 Land for sale. For information visit Hunt Real Estate. 33 Brantome St Gisborne. Ph: 5248 2544 / 0418 320 412 www.morningsidestate.com.au	18 Greenvale/Roxburgh Park Somerton Road (Sales Office) www.greenvalelakes.com.au Mel. Ref: 179 F8 Peet Limited Ph: 9308 6333	19 Hidden Valley Hidden Valley Blvd Open daily 11am - 4pm www.biggerblocks.com.au Mel. Ref: 249 E1 Colliers International Ph: 5783 1468	20 Keysborough Scotch Avenue Premium Home Sites bordering Haileybury College. Now 50% Sold. www.scotchavenue.com.au Mel. Ref: 88 J11 Ph: 9800 0000	21 Lalor Kingsway Drive Mel. Ref: 8 E3 www.carlingfordestate.com.au Cedar Woods Ph: 1300 22 75 44	22 Lalor Kingsway Drive Contact Dimi 9408 8811 Mel. Ref: 8 E4 Marketed by Northside Landsales P/L	23 Melton Riverina. A new community coming soon. Register your interest now. Phone: 1800 504 988 www.devinecommunities.com.au	24 Mernda 10 Waterview Drive (Off Plenty Rd) Mel. Ref: 183 G1 Land + House & Land Packages Display Homes avail for inspection Sales Office: Mon-Fri 10-5 Sat & Sun: 11-5 Display Homes: Sat to Wed 12-5 1800 300 893 (7 Days) www.woodlandwaters.com.au
25 Mernda Basilica Vista (off Plenty Road) Park Precinct 50% Sold. Home Sites Priced from \$168,000 Mel. Ref: 390 G12 Inspect: Daily 12noon to 5pm www.renaissancerise.com.au Cheryl Pearson - 1300 733 242	26 Mt Martha Cnr. Craigie Rd & Marthas Ridge Dve Land + House & Land Packages Display Homes Now Open Mel. Ref: 145 F9 Mon-Fri 10-5 (closed Thu) Sat & Sun 11-5 1800 703 989 (7 Days) www.seftongrange.com.au	27 North Sunshine River Valley Blvd www.rivervalley.com.au Mel. Ref: 27 B7 Douglas Kay Real Estate Ph: 9312 6944 Sales Office Opening Hours: Sat & Sun 2-4pm	28 Pakenham Cnr Windermere Blvd www.cardinalakes.com.au Mel. Ref: 317 K5 Peet Limited Ph: 5941 3466	29 Pakenham Cnr Army Rd & Falling Water Drive Eden Brook. A new community coming soon. Register your interest now. Phone: 1800 700 544 www.devinecommunities.com.au	30 Pakenham Cnr Army Rd & Falling Water Drive Inspect: 7 days 11 am - 5 pm www.devinecommunities.com.au Mel. Ref: 317 G5 Free call: 1800 700 544	31 Pakenham Lakeside Blvd Where Country Meets Contemporary Sales & Information Centre, open 7 days 9am-5.30pm www.lakesidepakenham.com.au Mel. Ref: 215 H5 Ph: 5941 6000	32 Point Cook Sneydes Road www.alamandapointcook.com.au Mel. Ref: 207 H7 Ph: 8787 6666
33 Point Cook Cnr Dunning's Rd & Hacketts Rd House & Land packages available Features: Walking distance to Point Cook Town Centre www.karinyapointcook.com.au Mel. Ref: 207 C3 Ph: 9394 9000	34 Point Cook Dunning's Road Land + House & Land Packages New display village now open Sales Office: Mon - Fri: 10-5, Sat & Sun: 11-5 www.peetinnisfail.com.au Mel. Ref: 207 E4 Peet Limited Ph: 9395 2155	35 Point Cook 215 Sneydes Road Land + House & Land Packages New display village now open Sales Office: Mon - Fri: 10-5, Sat & Sun: 11-5 www.featherbrook.com.au Mel. Ref: 207 E7 Ph: 1800 782 665 (7 Days)	36 Point Cook 395 Point Cook Rd Where living comes naturally. Promenade Release launching soon. Saltwater Coast Land Sales & Information Centre Open 11am-5pm, 7 days Call 1300 357 000 saltwatercoast.com.au	37 Point Cook Point Cook Road Land sales, 7 days, 9-5pm www.sanctuarylakes.com.au Mel. Ref: 208 A6 Ph: 9395 1688 Point Cook's Premier Residential Community	38 Point Cook Waterhaven Boulevard (off Dunning's Rd) Display Centre Open Sat - Thu 12noon - 5pm For further information please contact our sales office: Ph: 9395-5488 www.waterhaven.net.au Mel. Ref: 207 C3	39 Portarlington Sprout St & Tower Rd Land from \$146,000 Bay and Melbourne City Skyline views www.arlingtonrise.com.au Mel. Ref: 444 F9 Ph: 1800 771 112	40 Sandhurst Cnr McCormicks Rd & Sandhurst Blvd Land sales, 7 days, 9.30-5pm www.sandhurst.com.au Mel. Ref: 128 D7 Ph: 8787 7666 Setting a new standard for Residential Living
41 Sandhurst McCormicks Rd Land from \$175,000 Enquiries: 9684 8144 Mel. Ref: 128 A10 Open 11am - 5pm 7 days www.sandarra.com.au	42 Skye Lightwood Street www.edenatskye.com.au Mel. Ref: 100 K8 Inspect By Appointment Only Office: Cnr. Ballarto Road & Golden Way, Skye Enquiries: 1300 006 930	43 Skye Valley Road www.skyevalley.com.au Mel. Ref: 100 K9 Peet Limited Ph: 9868 5900	44 Tarneit Cnr Tarneit Rd & Ashwood Blvd LAND FROM \$112,000 www.evadene.com.au Ph: 9749 5044 Open 7 days 11am-5pm Mel. Ref: 202 A5	45 Tarneit 540 Derrimut Road Open weekdays 9am - 5pm, weekends 11am - 5pm www.rosegrange.com.au Cnr Derrimut Road & Rebecca Prom Ph: 9974 3433 Mel. Ref: 202 F3	46 Tarneit Moorookyle Avenue Inspect: 7 days 11am - 5pm www.devinecommunities.com.au Mel. Ref: 234 J4 (350 J4, Pre-edition 32) Freecall: 1800 355 186	47 Tarneit Sayers Road Variety of Land Sizes - 21 homes on display. Central Wetlands Park & close to all amenities. Open 12-5pm DAILY Mel. Ref: 202 5D Ph: 1300 BUY LAND reflectionsestate.com.au	48 Tarneit Cnr Tarneit Road www.tarneitgardens.com.au Mel. Ref: 202 B5 Peet Limited Ph: 8742 2333
49 Tarneit Cnr Sayers & Forsyth Rds www.therise.com.au Land Size: 384 sqm-912 sqm Mel. Ref: 202 B2 Peet Limited Ph: 9748 9410	50 Truganina Cnr Sayers & Forsyth Rds Inspect 7 days 11-5pm Web: www.devinecommunities.com.au Mel. Ref: 203 E7 Ph: 1800 896 588	51 Wallan 170 Wallan-Whittees Rd www.australand.com.au/wallarawaters Mel. Ref: 646 E12 Phone: 13 38 38	52 Williams Landing Sayers Rd Mel. Ref: 203 J7 www.williamslanding.com.au Cedar Woods 1300 11 22 02	53 Wyndham Vale Greens Road Land sizes: 323m ² to 526m ² Inspect: Sat-Wed 11am - 5pm Mel. Ref: 204 H4 Ph: 1800 896 588 www.devinecommunities.com.au	54 Wyndham Vale Ballan Road www.manorlakes.com.au Mel. Ref: 204 H1 Ph: 9731 0277	The Herald Sun Land pages highlight over 50 land estates this week, offering 1000's of options to the 1,051,000* Saturday Herald Sun readers - many are looking to buy land and to build their new home.	

TO ADVERTISE IN LAND ACROSS MELBOURNE
 Call: 9292 1931 and be referred to the representative covering your district.
 Booking/cancellation deadline: 5pm Mondays
 New listings and amendments: To be finalised by 10am Tuesdays

Reach over ONE MILLION Herald Sun readers every Saturday Call 9292 1931

