

Just six homes remain for sale at Valley Park, Westmeadows

Brand new four and five-bedroom homes will suit first home buyers

- ◆ Move into your new home **this year**
- ◆ **Final six homes** available now
- ◆ Located just **17km from Melbourne's CBD**

MELBOURNE, 7 MAY 2020

With just six homes remaining at Frasers Property Australia's Valley Park community in Westmeadows, time really is running out for buyers looking for a brand-new home where they can enjoy the benefits of an outdoor lifestyle straight away.

Valley Park is a new community ideally located just 17 kilometres from Melbourne's CBD. The well-established community of more than 300 new homes and three new parks is now 95 per cent complete with the final homes currently under construction. Residents already calling Valley Park home are enjoying the outdoor amenities and convenient location the community offers.

Just six homes remain for sale in the final stage at Valley Park, with a move-in date of September this year. Prices for the six final homes range from \$580,000 to \$705,000.

Sarah Bloom, General Manager Residential Victoria for Frasers Property Australia says the six homes in the final release are a mix of four and five-bedroom detached and semi-detached homes with direct access to Crest Park – which opened earlier this year – and are also close to a convenience store and take-away restaurant.

These homes fall within price limits that attract substantial savings for first home buyers under Victorian Government schemes. Homes priced at or under \$750,000 may attract a \$10,000 Victorian First Home Owner Grant while first home buyers purchasing homes as their principal place of residence priced under \$600,000 may be eligible for a full additional stamp duty exemption or stamp duty concession for homes priced between \$600,001 and \$750,000¹.

"These homes will especially appeal to first home buyers wanting to take full advantage of the First Home Owner Grant and stamp duty exemption. This is a fantastic opportunity for first home buyers to step into the property market," Ms Bloom says.

"We have one free-standing, five-bedroom home remaining that will really appeal to families looking for a bit of extra space. Positioned on a corner lot and with direct park access, the home is in an ideal location to take advantage of indoor and outdoor spaces.

"Options for buyers to purchase a brand-new home, where all they have to do is move in and start enjoying life so close to the CBD, are very rare. We're anticipating that these last homes at Valley Park won't stay on the market for long, so interested buyers will need to act fast."

All homes at Valley Park are architecturally designed, turn-key solutions, with the price inclusive of fixtures and fittings, driveway finishes, carpet and tiling, heating and landscaped front garden. Even the clothesline is included.

¹ State Revenue Office Victoria: <https://www.sro.vic.gov.au/first-home-owner>

“The value proposition of these turn-key homes is clear. Buyers can genuinely experience what their new home will be like. As the community is already well-established, buyers have the added advantage of being able to walk around and get a feel for Valley Park, envisaging their new life here,” Ms Bloom says.

Ms Bloom says the much-anticipated Crest Park has become one of the main attractions for the whole community at Valley Park, and the six homes in the final release enjoy direct access.

“Crest Park is the community’s flagship park and has been designed to interconnect with the other parks via pathways to ensure easy access for everyone,” Ms Bloom says.

“The park features a half basketball court, outdoor seating and picnic tables, open space and children’s play equipment. The space is designed for people of all ages to be able to get outdoors and get active.”

Set high on the hill, off Dimboola Rd and overlooking Yuroke Creek, much of Valley Park’s appeal is its access to a variety of outdoor spaces. Walking and cycling trails link through to Broadmeadows, Valley Park and the Moonee Ponds Creek Trail, while a green fitness trail runs the length of the community and includes numbered steps for cardio workouts.

As well as the variety of outdoor activity options, Valley Park is surrounded by shopping, dining and entertainment options in nearby Broadmeadows and Gladstone Park. There are no fewer than 10 schools and colleges nearby to choose from, including Hume Central Secondary College and Kangan Institute of TAFE. Broadmeadows Valley Primary School is a five-minute walk from the community.

Valley Park also has easy access to different transport options including local bus routes, the train from Broadmeadows station, major freeways and Melbourne Airport.

For further information or to book a virtual tour or one-on-one sales appointment, phone Frasers Property on 13 38 38. For further information about Valley Park, visit valleyparkhomes.com.au.

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About Frasers Property Limited

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