

■ Melton's newest suburbs

■ Making your Property A Star



Professionals

Melton Real Estate
NEWS



PATHWAY TO PREPARING YOUR HOME FOR SALE

■ TURBOHEAT Melton business innovates a Complete Ducted Heating System from your woodheater

Melton real estate news



A word from the director:



Welcome to August Winter edition of Melton Real Estate News. This month we are proud to introduce to you a local Melton Business named Turboheat who have innovated a new heating system using a ducted heating function for your home. With the ever rising costs of gas and electricity bills Turboheat provides a cost effective approach to heating your home using wood heaters. We all love the ambience of a wood heater burning in our lounge room, now that heat can be transferred to all the rooms in your house. Let's show our support to the Doran family the inventors of Turboheat and congratulate them on their efforts in revolutionizing a never done before product to the marketplace.

JAYSON RYDER
Managing Director
mobile 0417 341 755
www.ryderrealestate.com.au

MELTON'S NEW SUBURBS

The Melton region is set to grow even further, with the State Government recently announcing the approval of two new local suburbs.

Rockbank North and Diggers Rest are the names of the two new suburbs that were recently announced by State Planning Minister Matthew Guy, and together they will help accommodate about 31,000 new residents.

The Rockbank North precinct is set to contain about 6650 new houses for more than 20,000 residents in the next 20 years, and Diggers Rest is set to contain 3800 houses for 11,000 residents in the next 25 years.

Rockbank North will also include the delivery of two new state primary schools, a secondary school, 3 active recreation reserves, 2 local community facilities, passive recreation, a major town centre and a new arterial road.

The Diggers Rest precinct will see an

expansion of the existing Diggers Rest Township where new commercial, retail and community facilities will be developed.

The new developments are exciting news for Melton; however there is a concern about how the local region will be able to handle the extra growth, considering that Melton is already the second fastest growing region in Australia.

Melton residents are hoping that the region's infrastructure will be able to cope with the population growth and that more local services will be developed.

Mr Guy has however said that there has been land set aside for employment, and hopefully the new town centres will provide the extra local services that Melton needs.

For anyone that is interested in learning more about Rockbank North and Diggers Rest, you can view their Precinct Structure Plans at www.gaa.vic.gov.au.

Making your property a star

Once your property is listed with Professionals, we will jump right into our agreed marketing plan to generate interest and attract potential purchasers to your property.

Your real estate agent will be able to outline a marketing plan for your home, the objective of which will be to gain the highest price. Most people who purchase a home already live in the area or adjoining suburbs of the property, which means your marketing campaign should be carefully targeted at potential buyers who live in your local area.

Signage, Letterbox drops, print media and online advertising are the most common mediums for property marketing. Today's home hunter is well researched and informed on the property market, so we ensure that the photos, headlines, copy and overall style of the property marketing is engaging.

Some astute home sellers also consider additional technologies, such as video streaming, to market their property. Your selected real estate agent will provide you with feedback during the selling process. This allows you to review the success and make subtle adjustments and additions to the presentation of the home or the marketing plan that could make all the difference to you achieving your goals.



Ensure exteriors and interiors are looking their best.

Questions to ask about the marketing:

- ★ Can you present me with a marketing strategy that covers the entire listing period?
- ★ How will you advertise my property?
- ★ Do you provide literature sheets about my property?
- ★ Will my property be on the internet?
- ★ Do you have a referral network of potential buyers?
- ★ May I see a sample of past homes sold?
- ★ What marketing do you do differently to other real estate agents?
- ★ How will you provide regular feedback to me?

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WHAT MORE COULD YOU WANT - \$479,000



Melton West

- Impressive 2 year old Porter Davis home boasts 36 squares of luxury living
- Consisting of 4 oversized bedrooms, master with parents retreat, his and hers WIR
- Stunning kitchen with stainless steel appliances includes a large walk in pantry
- Entry has 10 foot ceilings with bulk head and 9 foot ceilings
- Rumpus/theatre room, separate kids games room, meals and family area
- Double remote garage and side access to back yard

Address: 113 Caitlyn Drive, Melton West
View Online: ryderrealestate.com.au
Web ID: #572794



THE WOW FACTOR- \$479,000



Melton West

- Located in Melton's most prestigious estate, Princeton Park
- Immaculately presented four bedroom home
- Huge full ensuite with double vanities and parents retreat
- Kitchen equipped with only the best appliances all in stainless steel
- Ducted heating and cooling, double car garage with remote roller
- Fully landscaped park like gardens and a pergola

Address: 11 Princeton ave, Toolern Vale
View Online: ryderrealestate.com.au
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QUALITY IN WESTLAKES - \$329,000



Melton West

- Set on a spacious 705m2 block in the popular Westlakes Estate
- Complete with 3 bedrooms, WIR to main and BIRs to other bedrooms
- Amazing outdoor entertainment area, with double backed sliding doors
- 2 bathrooms are both spacious with large shower and twin vanities in the ensuite
- Modern kitchen has quality stainless steel appliances and dishwasher
- Double garage plus side access for your boat or trailer

Address: 92 Westlake Drive, Melton West

View Online: ryderrealestate.com.au

Web ID: #572772



CENTRE OF TOWN - \$273,000



Melton

- Main bedroom has WIR with two way access to bathroom with spa
- Tasmanian Oak timber floor, ducted heating, evaporative cooling
- Other 2 bedrooms both have BIR's
- Manicured gardens, 9000 litre rain water tank
- A single car carport with access to a 9m x 5m colour bond workshop garage
- Large paved pergola area

Address: 21 Vista Drive, Melton

View Online: ryderrealestate.com.au

Web ID: #559373



WALK EVERYWHERE - \$255,000



Melton South

- 3 bedroom property within walking distance to shops and station
- Boasts new appliances, carpet, blinds and freshly painted
- Large kitchen features new stainless steel appliances
- Renovated two way bathroom, ducted heating and new blinds
- manicured gardens, and covered pergola off the meals area
- Two car carport and a two car garage

Address: 1 Kamil Street, Melton South

View Online: ryderrealestate.com.au

Web ID: # 561359



GREAT 4 BEDROOM INVESTMENT - \$259,000



Melton South

- 4 Large bedrooms all with Built in robes
- 2 Living areas to suit larger family
- Wall mounted air/con, gas space heater and kitchen with good cupboard space
- Main bathroom as well as full ensuite
- Double carport with remote roller door and garden shed
- Close to parks, shops, schools and the Melton Train station

Address: 12 Lawson Road, Melton South

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FANTASTIC FRONTAGE - \$229,000



Melton South

- Good size allotment with frontage of over 20m
- Slab foundation 3 bedroom home
- Dual way bathroom with access from the main bedroom
- Good size lounge, open kitchen meals area
- Sliding door access to the paved veranda area
- Located close to schools, shops, parks and train station

Address: 3 Morshead street, Melton South
View Online: ryderrealestate.com.au
Web ID: #540484



PUT THIS FIRST ON YOUR LIST - \$239,000



Kurunjang

- Includes 3 bedrooms, bright bathroom and open lounge room
- Gas cooking and heating plus ducted cooling
- Set on spacious block and complete with both carport and a workshop garage
- Kitchen meals/family room
- Well established gardens
- Beautiful outdoor pergola area

Address: 51 Tolloch Avenue, Kurunjang
View Online: ryderrealestate.com.au
Web ID: #578922



DOUBLE STORY DELIGHT - \$289,000



Melton West

- Featuring 3 good size bedrooms, full ensuite and walk in robes to main
- Built in robes to the remaining two bedrooms
- Separate living areas allow for entertaining down stairs
- Large fully appointed kitchen with under bench oven and gas hotplates
- Twin timber feature doors to the balcony and 9 foot ceilings
- Ducted heating, split system aircon and water tank

Address: 1/3 Borrowdale Street, Melton West
View Online: ryderrealestate.com.au
Web ID: #528290



LOADS OF CHARACTER - \$330,000



Brookfield

- Three bedroom, two bathroom home, with spa in main bathroom
- Cathedral ceilings and exposed beams
- Kitchen has quality stainless steel appliances and dishwasher
- Formal dining, separate meals area and living room
- Coonara wood heater, gas wall furnace and ducted cooling
- Established gardens plus a 3 car carport and inbuilt BBQ under pergola

Address: 32 Blackdog Drive, Brookfield
View Online: ryderrealestate.com.au
Web ID: #527557



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More quality properties for sale

ADD UP ALL THE PLUSES - \$349,000



Melton West

- Four bedrooms, master with full ensuite and walk in robe
- Built in robes to all other bedrooms
- separate lounge, spacious kitchen, family meals area and rumpus room
- Ducted evaporative cooling and electric shutters on the external windows
- Large open gardens, good size covered and paved outdoor pergola
- 805m2 block located in the sought after Westlake Estate

Address: 32 Fleetwood Circuit, Melton West

View Online: ryderrealestate.com.au

Web ID: #557366



LARGE 4 BEDROOM HOME - \$359,000



Melton West

- Modern 4 bedroom family home
- Located on a 620m2 block, in the sought after Arnolds Creek Estate
- Good size WIR and large ensuite to the master bedroom
- Other bedrooms have BIRs, formal lounge area and rumpus/ theatre room
- Kitchen with stainless steel appliances including dishwasher, separate meals area
- Ducted heating, double garage with remote roller door with rear access

Address: 10 Finlay Avenue, Melton West

View Online: ryderrealestate.com.au

Web ID: #579259



Preparing Your Property for Storm Season

If you take the following steps at your home you can help keep your property and your family safe this storm season.

1. Check your roof for any damage or corrosion. Loose tiles or sheeting can be hazardous if a storm hits.
2. Clear away all the leaves and debris from your gutters, downpipes and drains.
3. Ask your local council or your energy provider to check that trees hanging over your house or powerlines don't pose a threat.
4. Trim trees at your property (if a tree is near powerlines you will need to get your energy provider to trim them for you).
5. Make sure your home and contents insurance is accurate and up-to-date.
6. Clear away or secure any loose items outside your house - such as bikes, furniture or building materials.
7. Keep windows and doors closed when you leave for the day.
8. Prepare an emergency plan for your household, so you all know what to do if a disaster hits.
9. Make sure you have a torch or candles on standby, and it's a good idea to keep your mobile handy too.
10. Stay up-to-date with local weather events.

Keep Warm This Winter With A Ducted Woodheater

If you are in search of seeking a new alternative to keeping warm during the winter months and concerned with rising costs of your electricity and gas bill, Turboheat is the answer for you.

Local Melton business is setting a new pathway to providing a cost effective ducted heating system from Wood Heaters. Turboheat is a product that collects and distributes heat from solid fuel heaters (wood heaters) which then captures the heat to be ducted throughout the home for a complete ducted heating system. Your whole house will be left toasty and warm with no other heating source needed.

This is a great alternative for those who do not have access to natural gas ducted heating, or are tired of the rising costs of electricity and gas. Not only is Turboheat environmentally friendly but you have the opportunity to save money on installation and use, compared to the more conventional ways of heating systems.

Turboheat is on the forefront of innovation, creating a product to cater for people in search of a proven system that is now available to the marketplace.

To find out more contact Doran Woodfires at
1/29 Reserve Rd, Melton on 9971 5002

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INCLUDES FREE SOLAR POWER - \$289,000



Brookfield

- Brand new built 4 bedroom home in Riverina Estate
- Ensuite and Walk in Robe to the Master bedroom
- Modern well appointed kitchen with dishwasher, ducted gas heating
- Outdoor Alfresco, low maintenance yard with established gardens
- double garage with remote roller door and direct internal access
- Solar Electricity included

Address: 9 Clare Street, Brookfield
View Online: ryderrealestate.com.au
Web ID: #548498



4 BEDROOMS - BRAND NEW - \$349,000



Brookfield

- Master bedroom with walk in robe and ensuite
- Modern kitchen with island bench, quality cooker and walk in pantry
- Panel lift garage door with remote control, rear roller door with rear access
- Solar hot water system and landscaped front garden
- Ducted heating, tiles to living areas, quality carpets and underlay to bedrooms
- Within close proximity to schools shops and transport

Address: 9 Fieldstone Way, Brookfield
View Online: ryderrealestate.com.au
Web ID: #544277



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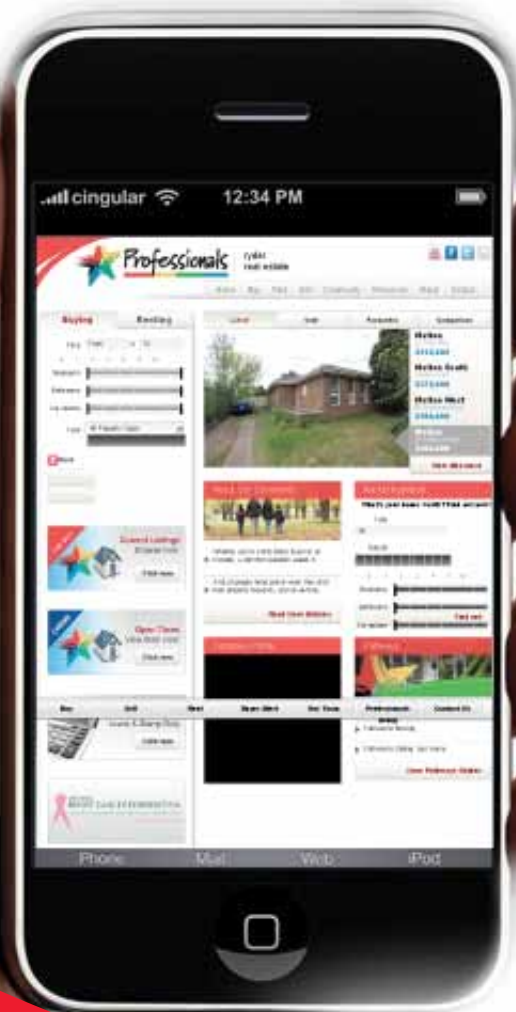
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