

## **Update March 2017**

*Welcome to the Progress Developments March update.*

### **St Leonards Private Estate**

#### **Around the Estate**

The fantastic new community building on St Leonards Boulevard opposite Walter Day park is really taking shape. This has been funded through developer contributions and will be a fantastic asset for the St Leonards community. It will be running a series of community programs that I'm sure everyone will love to participate in.



#### **Community Events program**

Again St Leonards Estate will be running a community events program in 2017. Make sure you come down as they are great fun for young and old and you'll meet more of your friendly neighbours. Don't forget to pencil these dates into your diary (or tap them into your iphone!):

**26 March 2017 – Pop Up Fun** at the Public Open Space at the St Leonards Display Village, Dayton (cnr Cinnamon Road & Cobalt Road) from 12pm – 2pm. There will be a sausage sizzle, face painting, balloon twisting and table tennis games, to be enjoyed by the whole family.



**30 April 2017 – Pop Up Fun** - Walter Day Park, St Leonards Boulevard, Dayton - Come down with your children for free face painting and free ice cream from 12pm – 2pm.

**17 September 2017 – Family Fun Day**, Walter Day Park, Dayton – Come down with your whole family to enjoy a sausage sizzle, face painters, balloon twisters, rides, a football game and clinic and the usual assortment of ice cream vans, coffee vans, drink carts, etc. for a great day of fun.

**26 November 2017 - Pop Up Fun** – There will be more pop up fun planned for another great day out with your family at St Leonards Estate.

### Development Update

#### Stage 1(O)

Stage 1O comprises 50 lots on the west side of Lord Street and houses our new display village. This stage is now entirely sold out. On the back of the new \$15,000 first homeowner grant and changes to Keystart lending we've seen great numbers through the display village in January and February. We've really seen the market heating up again after a slower end to 2016.



## **Stage 1P**

Stage 1P comprises 46 lots on the west side of Lord Street directly north of stage 1O. Titles issued in June 2016 and this stage has a fantastic variety of lots ranging from 203-450m<sup>2</sup>. You'd better be quick because this stage has been selling fast with only 14 lots remaining.

## **Stage 1R**

Keep an eye out for our next release of fantastic cottage lots opposite the Walter Day Park. These lots will be highly sought after with views over the park and great access to the new community building and future shopping centre.

Please give Rob Wnek our friendly sales manager a call on 0419 335 412 for further details.

## ***Chenel at St Leonards Estate***

Stage 1 is now entirely sold out and stage 2 is selling fast. These lots represent great buying with titles issued and prices starting from just \$235,000. There are numerous new homes under construction and some fantastic house and land packages being offered by builders, for more information please contact our Estate Manager Robert Wnek.

## ***Landscaping***

Over the last 5 years St Leonards has undertaken a weekly maintenance program of Walter Day Public Open Space (POS), the linear POS on Watercress Gardens and the POS on Grandis Avenue (previously Victoria Road). As of 1<sup>st</sup> July 2016 St Leonard Estate handed these parks over to Council for future maintenance in line with Council requirements. Should you have any concerns regarding the future maintenance of these parks please contact Council on 9267 9267.

You would have noticed that St Leonards Estate has recently completed landscaping along Marshall Road under the power lines between Arthur Street and Featherflower Avenue.

St Leonards Estate will continue to maintain the newly constructed Public Open Spaces and general estate to ensure the estate presents well. Several larger rural lots within the Dayton area are owned by other parties and St Leonards where possible maintains these select verge areas.

Also, don't forget to follow us on our Facebook page as this is regularly updated with upcoming events and news.

*Kind Regards,*

***The Team at Progress Developments***