

COME LIVE the Goodlife

SETTLERS RUN was designed to provide the perfect blend of lifestyle with location. A masterfully planned residential community with two-thirds being dedicated to green open spaces, Settlers Run is directly adjacent to the Royal Botanic Gardens, Cranbourne and features a Greg Norman-designed championship golf course that residents can play on every day.

If you're someone who relishes entertaining guests, a stylish Settlers Run home will provide the perfect

setting. Then again, you can meet with friends, neighbours or golf partners at the impressive Village Centre located at the front of the estate. Settlers Run thinks it's vital to offer you the security and peace of mind that comes from knowing your community is committed to remaining a blissful sanctuary of abundant beauty and high standards.

Visit the Sales Centre at 18 Espie Court, Mel. 133, C11. Call 1800 615 969.

- (taken from Melbourne Abode Magazine)

Today we see that many of our regular visitors can't resist the urge to stay & share in the Good Life all year round. Our proximity to Melbourne & the advancement of technology has allowed many the luxury of choosing to make the Peninsula their permanent home & many of the fabulous new residential developments offer superb surroundings & a complete lifestyle change for couples, young families and retirees.

Sales surge at Martha's Point

Most of the residents at the Mornington Peninsula's leading retirement resort bought their homes before a single brick had been laid.

Stage two of development at Martha's Point is almost complete and, with almost all the villas already snapped up as well as construction of a state-of-the-art community centre soon to start, the resort continues to grow in size and popularity.

Dale and Suzie Monro are one couple who bought their Martha's Point villa off the plan. Months later, the Monros are well and truly settled in their new home – and they couldn't be happier.

"We were confident that Martha's Point was for us so we bought before construction had even started," Dale said. "We have absolutely no regrets about our decision. In fact, it was one of the best we have ever made!"

Situated in Mount Martha and just minutes from the beach, Martha's Point is one of Primelife's premier retirement resorts, boasting the benefits of luxurious facilities in a world-class location.

On completion, the community centre will offer residents – and their families – a range of leisure activities including a swimming pool, tennis court, gym, lawn bowls and pilates. Martha's Point offers residents the ultimate retirement lifestyle and the Monros are just one couple who are taking full advantage of the benefits.

"We spend summer at our Martha's Point home and in winter we head up to Queensland for the warmer weather. Being able to lock up our house and leave, knowing it's secure, is a very comforting feeling – we really are free to do what we please."

"I play golf three times a week, we spend a lot time with friends and family and we have a huge range of leisure and recreational activities to tap into – what more could we want?"

For information on Martha's Point or for a personal tour call 5975 7182 or visit www.primelife.com.au

Sail into Life at Martha Cove

The ultimate in beachside and marina living is within reach at spectacular Martha Cove.

Homesites in the \$650 million master planned community are selling fast, with blocks priced from \$275,000 to more than \$3.3 million.

After 4 years of development, the community welcomed its first residents in May with the completion of the first precinct of waterfront houses. City Pacific director Peter Trathen said "Martha Cove offers a range of different living options and with blocks of land priced from \$275,000 there is something for everyone. We initially thought Martha Cove would be in demand from those looking for an exclusive weekender. What we have found is a large contingent of purchasers will live here permanently and commute to Melbourne.

"With your boat moored at your back door, access to world-class golf courses, wineries, restaurants and shopping, the lifestyle offered here is unrivalled."

Property owners and boating enthusiasts within Martha Cove have the option to own or lease

one of the development's 650 freehold marina berths, which will be released in stages. An additional 20 berths will be available for visitors.

An underpass was constructed at Martha Cove's entry to allow cars to pass under the waterway and provide free height access for boats of all sizes from Port Phillip Bay, through the channel and into the community's harbour and marina.

Mr Trathen said Telstra was working closely with CP1 to deploy fibre optic cabling for broadband internet and pay TV to each residence in the community. "This allows residents to operate true home offices with all the high-speed luxury of city premises and up to four fixed telephone lines," he said.

"Between the aquatic lifestyle of Martha Cove, the luxury homes being developed, an abundance of wildlife and the beach at its entrance, the community is truly a place where you can live, work and play."

For more information on Martha Cove please visit www.marthacove.com.au

Sea Change Experience at Sefton Grange

Set amongst an undulating landscape on the Mornington Peninsula, Sefton Grange is about 75 minutes' drive from the CBD, within walking distance to the Mt Martha foreshore and a five-minute drive to the thriving Mornington township.



"This 17ha parcel of land is one of the rare remaining pieces of residential development land on the Peninsula, and, as such, is being snapped up by discerning buyers seeking a coastal lifestyle" says Central Equity general manager Doug Vallance.

"This land has been zoned residential for 20 years but has remained unavailable until now. It is an exclusive offer and is being seen as a trade-up buy. We are attracting localised buyers as well as interest from further a field – from

people who want that sea-change experience that Mt Martha offers."

Sefton Grange will comprise 149 residential sites over 4 stages with lot sizes from 440sqm to 780sqm, with prices from \$205,000.

"Demand for lots in Stage 1 & 2 exceeded our expectations with both stages already sold out, resulting in our current Firenze Release comprising of lots from Stages 3 & 4 having been made public earlier than anticipated."

Landscaped works have begun on the Harrap Creek rejuvenation and key central parkland that will also include walking paths linking in to the broader path network of the area. The bridge-way over Harrap Creek uniting the east and west of the estate has also begun construction.

Nearby attractions include The Briars' historic park, the region's esteemed galleries and wineries, whilst shopping centres and the magnificent beaches of Port Phillip Bay are within a short drive.

Sefton Grange Estate, corner Craigie & Dunns Rds, Mt Martha. Phone 1800 703 989 or visit the Sales Centre. open Mon-Sat: 10-5 & Sun 12-5 www.seftongrange.com.au