

Mernda offers a fair view indeed

MERENDA now has a new land estate, with last weekend's launch of a 330-lot subdivision at Bridge Inn Rd.

Fairview is the first residential land subdivision from emerging property developers Integrated Development.

Named after the surviving 19th-century farming homestead on site and at the foothills of proposed Quarry Hills Regional Park, Integrated Development says Fairview captures the best that Mernda and surrounds has to offer.

Integrated Development co-founder Matthew Belford said: "The site presents many unique aspects and vistas, all of which we have considered in the overall design.

"Fairview remains one of the only land offerings within this region to offer large elevated lots with views across the Kinglake Ranges."

The site is close to established retail, schools



Mernda's new housing estate Fairview is named after the original 19th-century homestead (left) and adjoins the proposed Quarry Hills Regional Park.



and transport services in Mernda and the surrounding suburbs of Epping and South Morang.

There are retail outlets, supermarkets and specialty stores at Epping Plaza and Westfield South Morang and Mernda's new town centre, access to highways and public transport networks and sporting and

recreational facilities.

In response to strong demand from a range of buyers within the northern corridor, Fairview will feature three types of lots to cater for a variety of needs.

Lifestyle lots (300-450sq m) provide an affordable low-maintenance option;

Premium lots (450-550sq m) ensure the additional space for growing families; and elevated Outlook lots (550-650 sq m) secure premium space, privacy and unique views.

As well as the flexible lot sizes, buyers also have their choice of Victoria's top builders to build their home on site.

Marketed by Oliver Hume Real Estate, prices start at \$161,000 for a Lifestyle lot, \$187,000 for a Premium lot and \$211,000 for an Outlook lot. Home-and-land packages will be available.

Oliver Hume research national general manager Andrew Perkins said: "The strength of Melbourne's northern growth corridor is

highlighted by an average project sales rate around 40 per cent above the average rates in Victoria's four other growth corridors in 2010."

The Fairview sales suite is at 300 Bridge Inn Rd, Mernda, and is open daily from 11am to 5pm. Visit fairviewmernda.com.au or contact 9684 8119.