



# Annadale

MICKLEHAM

YOUR PLACE TO *PROSPER.*

ISSUE 1

AUTUMN

2016

# AUTUMN NEWSLETTER

**WELCOME TO THE *FIRST*  
EDITION OF THE ANNADALE  
COMMUNITY NEWSLETTER.**

With autumn now well and truly here, Annadale is looking better than ever, as the leaves are changing and the scenic Mickleham view is taking shape.



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## Meet the Annadale team

### Edward Seychell – Estate Manager

Annadale's Estate Manager Edward Seychell grew up in Melbourne's north east and has more than 15 years' experience in the industry.

After starting out in real estate, Edward moved into broadacre residential developments 12 years ago and has never looked back.

*"My favourite part of the job is meeting different people and finding solutions for them. I love it when families come to me looking for their dream home and I can offer them an affordable package that meets their needs."*

*"Annadale embodies a true sense of community, almost everyone we meet is looking to purchase for themselves and their family. It is a place people want to live in and a community they want to be a part of. We meet people every day who have visited us after a recommendation from friends or family,"* Mr Seychell said.



### Deborah Palmer – Sales Consultant

After spending eight years working in accounting, Deborah joined the sales team in July last year and kicked off the year at Annadale to focus her career on helping others find their dream home.

Deborah grew up in Melbourne's north and feels the laid back and relaxed atmosphere of the area is what makes it so unique.

*"Working at Annadale gives me a chance to assist people in taking the plunge to build the house of their dreams. I love meeting first homebuyers, guiding them through the buying process and making it a positive experience for them. It's a very exciting experience watching people who you've come to know well, purchase land, build their dream home and move in and start a new lifestyle."*

*"Annadale is one of the few affordable areas in Melbourne where you can be surrounded by green open spaces but remain close to amenities and Melbourne's CBD,"* Ms Palmer said.



### A first home buyer's dream

Annadale's countryside feel has proven popular for first homebuyers as the start of the year saw inquiries soar.

After a successful land release in mid-March, available stock is still able to meet a variety of needs and budgets with lots ranging from 221-762m<sup>2</sup> and prices starting from \$123,000.

Available lots are located in the heart of Annadale close by the picturesque Mount Ridley Woodland Conservation Reserve. This location gives residents the freedom of space and access to hiking and walking tracks along with the strong community connections that define Annadale.

## Our community taking shape

Works at Annadale have been moving ahead for some time now, as we have started to see our first residents move into their brand new homes.

Construction of Stage 3A and Stage 5 is currently underway, with all service installation nearing completion and roadworks being formed, works are set to be complete in early May, allowing titles to be registered in late May.

Initial site works for Stage 4 and Stage 7 have commenced with an anticipated completion date of early September, meaning titles should be registered in late September.

Stage 6 and Stage 8 construction is due to commence late April and is forecast to be complete in October, with title registration likely in November.

Works for Stage 9 are due to commence in June with completion set for December. This will see title registration to likely take place in February.

*Moremac Property Group is committed to ensuring purchasers get access to their lots as soon as possible. However delays may occur due to unforeseen weather conditions or construction setbacks. We encourage buyers to check the website for updated information.*



### A popular choice for homebuyers looking to stay in the North

Scott Ross and his partner, who currently live in Bundoora, were looking to purchase their first home in a safe family environment where their six month old baby could grow up.

Having checked out a few different estates in the Mickleham Road corridor, Scott selected Annadale for its strong, family-centred feel.

*“When we began looking to purchase land, we visited a number of different projects in Donnybrook, however Annadale shone out for us. We love the idea of raising our child in a*

*community with plenty of green open spaces and proximity to the beautiful woodlands.*

*“From a location point of view, Annadale is perfect for us. We have always loved Melbourne’s north, and with me working at Tullamarine airport, it will be an easy commute.*

*“We can’t wait to build our contemporary, dream home and be part of the Annadale community,” Mr Ross said.*

Scott Ross and his partner purchased a block of land in Stage 9 and will begin building their dream home in approximately 12 months time.

## Annadale welcomes residents

Saptarni along with her husband and two children moved into Annadale in early March and are looking forward to meeting their new neighbours and being part of a growing community.

*“My husband and I both felt we had a really strong connection with Melbourne’s north. We have both studied and lived in the north previously so there was no question when it came to purchasing land.”*

*“It is the countryside feel that initially drew us to Annadale, now we’re here, we have the peaceful lifestyle we want, without being too far from Melbourne’s CBD. My husband and son both commute to the city and love coming home to a scenic and peaceful space.”*

*“At Annadale, we were able to find what we wanted, in a good location, at a price we could afford. We purchased a decent sized block and have built a house that’s perfect for our family,” Saptarni said.*



Artist Impression

## What’s On?

Pick up your week’s fresh food and produce at the Whittlesea Monday Markets located on Showgrounds Road in Whittlesea.

With over 100 stalls every week, the markets offer everything from fresh food and vegetables, bread, homewares, clothing, antiques and collectables. You name it, they’ve got it.



### Whittlesea Monday Market

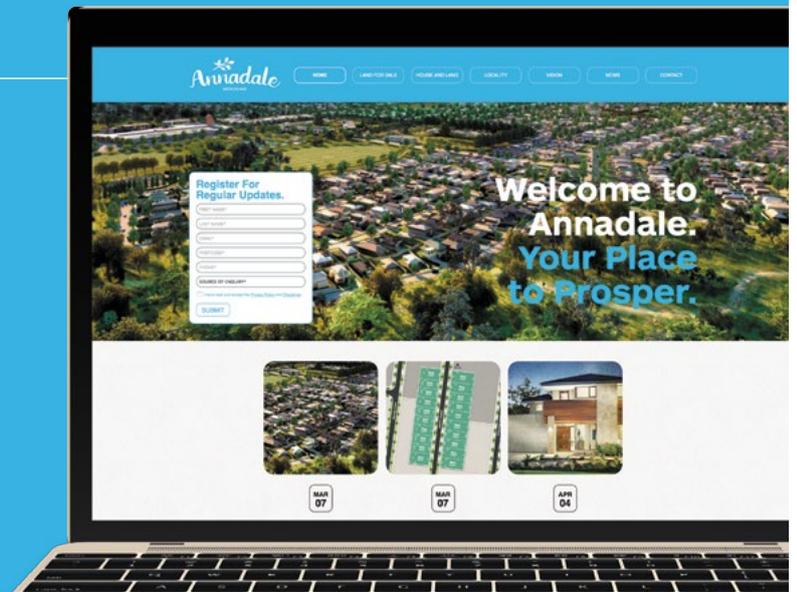
**Where:** Whittlesea Showground  
Showgrounds Road, Whittlesea 3757

**When:** Every Monday 8am–1pm

## Better than ever

Annadale now has a brand new look and feel, so as part of our revamp we’ve launched our newly designed website which gives residents and prospective buyers a look at what’s in store for Annadale’s community.

The site also offers information on land for sale, available house and land packages and community amenity that is positioned around Annadale. We’re even revamping our sales office to give it a sharp look and modern feel, with completion set for mid-April. With our new look comes our new blue, you can spot us just off Donnybrook Road in Mickleham. Just look for the blue sign!



Contact our Estate Manager:  
Edward Seychell 0467 999 962

Phone 9825 4474  
annadale.com.au

Visit the Land Sales Office located at:  
495 Donnybrook Rd, Mickleham VIC 3064

