



TRUE NORTH
GREENVALE

CONNECT

SUMMER 2022/23

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Charity home up for grabs at True North

Satterley and Porter Davis once again came together to donate land in True North and a four-bedroom home for this year's Home for a Cure charity auction. The event raises money for children's cancer charity, My Room.

The stunning home attracted attention at auction and is still available by private sale through Barry Plant with an asking price of \$1 million.

Satterley's General Manager for Victoria and Queensland, Jack Hoffmann, said the eventual buyer would purchase a high-quality home in a superb location while making a significant contribution to a worthy cause.

"This is a pretty special opportunity to help a remarkable charity organisation. In the process, you're buying a brand new home in one of the community's most desirable positions."

"True North puts you in the perfect position to experience the best of Greenvale and beyond. It's on an elevated block of 672 square metres and it offers views across Greenvale Reservoir. It also borders Mt Aitken Reserve and is close to one of the community's newest parks."

My Room was established in 1993 by a group of parents who wanted to raise money to renovate rooms in the cancer ward of the Royal Children's Hospital. They did that, and have gone on to raise close to \$30 million to improve the

quality of life for patients with childhood cancer, as well as raise funds for new treatments and research.

A spokesperson from Porter Davis said that The Liverpool was one of their most popular designs, but that this build included some exceptional additions.

"Thanks to the many generous suppliers we worked with, the home will include over \$255,000 worth of extras. A big thanks to Reece, Claytons Kitchens, Stegbar, Flooring Xtra and Fisher & Paykel to name just a few of the many companies that helped us provide upgrades and extras.

"In addition to that, the home also comes with \$40,000 worth of Adriatic Furniture, \$10,000 in homewares from Salt & Pepper and \$5,000 worth of outdoor furniture from Bunnings, as well as 12-month subscriptions to Stan and The Age."

The Barry Plant agent in charge of the sale is Ghizlaine Digby. If you or someone you know is interested in **this amazing home within one of Satterley's most sought-after communities**, you can call Ghizlaine on 0439 303 509.



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 **SATTERLEY**



An update from our Development Manager



Dan Ho
Development Manager

Thanks for taking the time to read our summer edition of the True North newsletter.

If you haven't already, I'd encourage you to read our cover story on the Home For a Cure charity auction we hosted in early December. This is Satterley's fifth year collaborating with My Room and it's a partnership that we're immensely proud of. The home attracted interest at auction and is still up for grabs through a private sale with Barry Plant.

Keep reading and you'll find stories on the the soon-to-be-complete Mt Aitken Reserve, an expansive new green space that we know residents will love; as well as the free Live Life Get Active fitness program available to all residents.

But first, an update on what's happening around the community from a development point of view.

Construction and titles

Neighbourhood 3 civil construction works are complete and stages 16 to 23 have now all received titles. We have a story on progress in this neighbourhood on page 3 of the newsletter.

We're currently working with the Victorian Planning Authority who control the rezoning application for Neighbourhood 4. Formal confirmation of the rezone is forecast for 2024.

Have a safe and enjoyable holiday period.

All titles now received in Neighbourhood 3

We're pleased to announce that everyone who's bought in Neighbourhood 3, which incorporates stages 11 to 23, now has their titles.

Of course, some purchasers have already started, or finished construction on their homes in Neighbourhood 3. For those purchasers in Stage 23 whose titles were delayed, due in part to the construction workforce being badly

affected by COVID-19 and difficult weather conditions, we'd like to sincerely thank you for your patience.

Owners in Stage 23 can now start the planning process in earnest, and watch their builds progress in 2023.

For those wondering what's coming next, our fourth neighbourhood is due to start selling in the middle of 2024.



MT AITKEN RESERVE IS NEARLY OPEN...

...and a celebration is coming

Mt Aitken Reserve, the 19-hectare green space with spectacular views over Greenvale Reservoir and out to the CBD, is scheduled to open early next year around late February.

The beautifully designed area features walking paths, exercise stations, a playground with climbing nets, swings, slides, seating, picnic areas and a shaded viewing platform that lets visitors take advantage of the elevated position.

The reserve is so large it's located within the boundaries of not one but two masterplanned communities: True North and Stocklands' Highlands estate. The two companies planned to hold a joint celebratory event in September, but heavy rains brought about a postponement.

The event will now take place on Saturday, 18 March, between midday and 3pm. The family day will feature a

birds of prey demonstration, a reptile zone, kite flying, a giant inflatable obstacle course, face painting, craft stations, food trucks and live performances.

You don't need a ticket to get in, but if you're interested in attending, we'd love you to share the word and **register your interest on Facebook**.

You can access the reserve via Topographical Crescent or Fairways Boulevard.

Try yoga for free with Live Life Get Active

Daylight saving is well and truly upon us and the weather is (finally) warming up, which means there's no better time to try Live Life Get Active yoga classes at True North's Stage 17 Park on the corner of Compass Drive and Clockwise Street.

There are two options available every weekday during school terms. On Mondays and Fridays, the 45-minute classes begin at 9.30am; on Tuesday, Wednesday and Thursday, they start at 5.00pm. Oh, and they're entirely free. In fact, the only thing you need to do to get involved is fill out a registration form.

Residents have been loving them for nearly twelve months, and the feedback has been really positive. One participant told us recently:

"Live Life Get Active is such a good concept for physical and mental health awareness for the community. Health is your wealth and coming together and taking this opportunity not only enhances our health but keeps the harmony in the community. I feel I have taken the right step in taking part in these sessions. I am enjoying seeing the benefits of being active already. Many thanks."

Never tried yoga before? It doesn't matter. The classes are as suitable for beginners as they are for long-time yoga lovers.

Head over to the Live Life Get Active website to **register your interest**. Please note our yoga classes are taking a break over the school holidays but will return at the start of Term 1.

Could a mortgage broker help with your home purchase?

For most people, buying a new home involves securing a home loan. And home loans, like any financial product, can get a little bit complex. For good reason, plenty of purchasers turn to the advice of a mortgage broker to assist them with what can be a challenging process.

We spoke with Steve Matsoukas, who's a Director at Loan Gallery Finance, based in Melbourne, about what a mortgage broker does and how they can assist you with the financial aspect of buying a property.

What's a mortgage broker – what do they do and how can they help?

Steve told us that the best brokers use their financial expertise and deep knowledge of the market to coach and guide their clients.

"Mortgage brokers educate consumers and help them navigate the complexities of the mortgage market. They help consumers obtain a mortgage product that meets their financial circumstances and needs," Steve explained.

"A broker, typically, has access to over 70 lenders and over 4,000 products. This is an impossible volume of work to research, so clients turn to the broker to provide context on which lenders are appropriate to the applicant's particular circumstances."

How does a mortgage broker make securing finance easier?

"Mortgage brokers reduce search and matching costs for consumers by helping them compare deals across lenders. This helps those consumers that are information- and time-poor to avoid the costs associated with expanded choices," Steve said.

"Based on a customer's situation, their broker can negotiate a better interest rate prior to applying for approval. The mortgage market is very competitive, and lenders compete against each other for business."

As for costs, many brokers in Australia offer advice without

charging a cent. Sometimes there are fees involved in processing your mortgage application, but brokers generally make their living through commissions: the banks and lenders who provide the home loans pay them for their recommendations.

Steve's advice if you're thinking of buying in a new community

Although no two purchases are ever the same, Steve says he has seven general steps every home buyer should follow when looking at masterplanned communities:

1. Research the local area and the community itself.
2. Choose a reputable developer who has a track record of delivering and creating great communities.
3. Make sure your finance is in place before you sign your contracts – for your land and your build.
4. Check local and state governments' infrastructure plans for the area.
5. Property is generally the biggest purchase anyone will ever make, so get advice.
6. Hire an independent builder inspector to check your newly built home.
7. Don't overcommit yourself. This is a very long-term commitment and the less you spend, the less you borrow, which means the less interest you pay.



Have a happy festive season!

From everyone at Satterley to all who make up our delightful True North community, we wish you a happy and relaxing holiday period and the very best for the new year.