



# More lots released at Bletchley Park

## MAUREEN EPPEN

Ongoing strong demand has prompted the developer of Bletchley Park, at Southern River, to bring forward the release of 30 lots which go on sale today.

The lots in Waterside Village Stage 8 range from 505 to 658sqm and are priced from \$263,000, with titles due in December.

Jason Wallis, managing director of Wallis Property, said there had been increased sales activity since the launch of the Waterside Village precinct — with all recent stages rapidly selling out.

“Interest from land buyers at Bletchley Park has been remarkably strong despite interest-rate pressure starting to mount on consumer confidence,” Mr Wallis said.

“Family groups have been the dominant purchasers and the level of demand underpinned the decision to bring forward the release of 30 more lots.

“The distinctive characteristics of the land — closeness to schools, shopping centres, established offices and business parks — plus the attraction of the adjoining bushland and wetland precinct have generated keen interest.

“The new release is close to the picturesque central lake and walk

trails, recreation areas, the heritage wetland area and the Darling Range provide a significant backdrop to the east of Bletchley Park.”

Mr Wallis said the development focus would move to another of the six villages at Bletchley Park once the 30 lots in Stage 8 had sold.

“The Lillyfields Village precinct fronts 20ha of Bush Forever reserve and well landscaped passive recreation areas,” he said.

“Tall trees are plentiful and the quality of the natural bush will be attractive to residents and students.

“A network of linear paths will be constructed to enable access within this rich area, linking with many of the major paths already constructed at Bletchley Park.”

The estate is home to 2000 residents, mostly second and third homebuyers, and more than one-third of the 1600 lots in the masterplanned estate have been developed.

Contemporary planning principles guided development at the estate and the strict application of design guidelines protected the quality of local streetscapes, landscaping and home values.

“The guidelines provide direction on built form, construction materials, front entries, sheds and fences, and corner lots have special

requirements,” said Mr Wallis.

Sculptor Andrew Kay had created public art pieces reflecting the site’s original use as a horse stud — and home to stallion Bletchley Park. Additional public art had been commissioned to focus on environmental protection.

“Bletchley Park’s retained natural bush and wetland areas cover a combined 25ha and play a crucial part in maintaining delicate flora and fauna habitats and ecosystems and natural water quality,” he said.

“Birds and animals which have made their homes in the bush and wetland areas provide a real environmental focus for residents and visitors.”

Within the estate, Bletchley Park Primary School had more than 1000 students, and a display village with single and two-storey homes by leading builders attracted a steady flow of visitors, particularly on weekends. A new display village would open in March 2011.

The land sales office, off Balfour Street, is open weekends, Mondays and Wednesdays from 1-5pm. For more information, visit [www.bletchleypark.com.au](http://www.bletchleypark.com.au) or phone estate manager Adrian Rodway on 9490 9188 or 0403 497 300.