

The bush and nature all part of the package

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New lots to be released on March 25 at Bletchley Park, Southern River, are in a part of the estate adjoining 20ha of bush, lakes and walk trails.

The 22 lots in Stage 3 of the Lilly Fields precinct range from 481-886sqm and are priced from \$279,000.

Wallis Property managing director Jason Wallis said the new lots had been planned to accommodate family-sized homes. Construction was expected to be finished in May, with titles due in June or July.

Mr Wallis said more walk trails were planned for the area alongside the Lilly Fields home sites.

Youths from Relationships Australia were being encouraged to participate in developing the bushland park and learn about local flora and fauna and cultural diversity.

"There has been a significant amount of interest shown in this latest land release, partly due to the unsatisfied demand rolling over from the sale of land in Lilly Fields Stage 2, where all 29 lots sold in one weekend in January," Mr Wallis said.

The average sale price for Stage 2 lots was \$312,000 and family groups had been the dominant buyers.

Mr Wallis said the Reserve Bank's decision not to increase interest rates at its last meeting was likely to lead to more interest from owner-occupiers.

"I've noticed a slight increase in consumer confidence during conversations with potential purchasers visiting the Bletchley Park sales office.

"This aligns with the Westpac Melbourne Index of Consumer

Sentiment finding that consumer sentiment rose by 1.9 per cent in February.

"Despite this modest recovery in the index, it is still 8.9 per cent below the level from a year ago and 6.3 per cent below last year's average."

Lilly Fields is one of six village precincts to be developed at the masterplanned Bletchley Park estate, which will ultimately have 1600 home sites. To date, more than one-third of the lots have been developed and more than 3000 people have moved into the estate, mostly second and third-homebuyers.

"Bletchley Park's retained natural bush and wetland areas, which cover a combined area of 25ha, play a crucial part in maintaining delicate flora and fauna habitats and ecosystems and natural water quality.

"The estate has the largest lined lake in Perth's south-eastern corridor, covering almost 2ha.

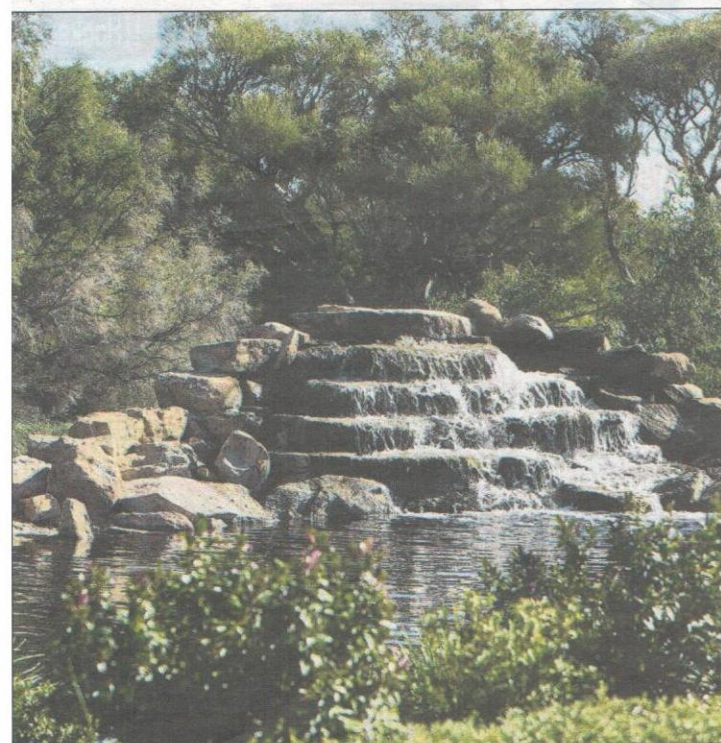
"Birds and animal species that have made their homes and breed in the natural bush and wetland areas provide a real environmental focus for residents and visitors."

Bletchley Park is close to schools, shopping centres, established offices and business parks. The estate can be accessed via Ranford or Southern River roads, and the land sales office, off Balfour Street or Southern River Road, is open weekends, Mondays and Wednesdays from 1-5pm.

More information is available from www.bletchleypark.com.au or by phoning estate manager Adrian Rodway on 9490 9188 or 0403 497 300.



Bletchley Park's ties to local equestrian facilities are reflected in public art.



A water feature blends with enhanced public open space at Bletchley Park.



There is a network of walk trails through Bletchley Park.