

A photograph of a young couple sitting on a couch, looking at an open photo album together. The woman is in the foreground, smiling and pointing at a photo in the album. The man is behind her, also smiling. They are both wearing casual clothing. The background shows a window with white blinds.

News at Donnybrae

Winter 2018



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Progress at Donnybrae

It's all go at Donnybrae! Whittlesea Council has approved the Planning Permit for the estate, providing a green light for Dennis Family Corporation to move to the next stage in the approval process.

With the sub-division now officially recognised, our consultants will submit the engineering plans for approval before starting civil construction works in the coming months.

All going well, the earthmovers will soon start work building roads and drainage in Stages 1-3. Shortly thereafter, construction will kick off in Stages 4-6.



So Donnybrae will be a flood of activity by the end of this year with works underway on the first six stages. The estate's entry, featuring a striking, six-metre tall steel sculpture inspired by the surrounding landscape, will be completed in conjunction with works on Stages 1-3.

Exciting times for Rebecca and Zak

“
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”

Donnybrae's size and location are its greatest selling point, according to purchaser Rebecca McColl, who bought a block of land in Stage 5 with her partner Zak Reuss.

“I think Donnybrae is a great starting point that shows off all that Melbourne's north has to offer,” said Rebecca.

“As a boutique estate it's not too large but still offers easy access to amenities like schools, shopping centres and parks, Donnybrae is perfect for us.”

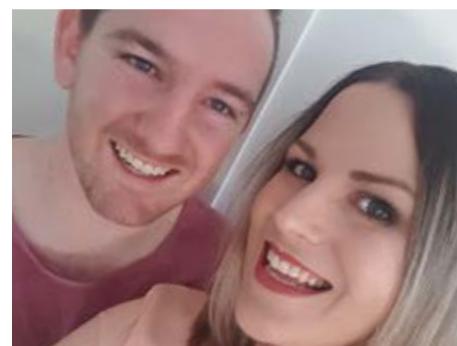
Rebecca and Zak both work in Melbourne's outlying suburbs, so they are more than happy to settle down in the Donnybrook area, where blocks are more affordable and there is plenty of open space.

“I have to say the process of purchasing a block of land has been very easy for us,” Rebecca explained.

“Being new to buying real estate, we weren't even sure what questions to ask but the team at the Donnybrae Land Sales Office took the time to give us all the information we needed.”

Now that the young professional couple has their block of land sorted, they are moving ahead with plans to build a beautiful new home.

“We have selected a four bedroom design that should meet our need for years to come – we can't wait!” Rebecca exclaimed.



Zak Reuss and Rebecca McColl

Tips for choosing a home design

Now you have secured your dream block of land at Donnybrae, it's time to start thinking about the type of home you want to build.

With so many builders and designs on offer, it can seem a bit overwhelming. However, the tips below will possibly make the process easier and assist you in choosing the perfect home just for you.

TIP 1: THINK ABOUT YOUR FUTURE NEEDS

Start with the number of bedrooms and bathrooms you think you need, also consider your future needs. A home that can change with your situation is what you want, whether it be the arrival of a new baby, growing teenagers or an elderly relative coming to live with you.

Most new home designs offer two or three living areas, so considering your needs in terms of living spaces is another way to zero in on a practical design. If you work from home, perhaps that third living area would be a good investment, as it could be converted into a spacious home office that would be a joy to work in.

Or a compact study might be more than enough. For some, a study is essential, however today's mobile technology means a dedicated study space is no longer needed and a study nook will suffice.

TIP 2: CONSIDER YOUR BLOCK SIZE AND ORIENTATION

For most people, amble sunlight through their home is important as it makes for a light and bright interior and can save on energy bills. Identify your block's northerly aspect and ideally choose a home design where the main living/dining area takes advantage of this direction and they'll be a pleasure to be in all year round. It's also worth considering that east-facing rooms receive morning sun, particularly pleasant through Melbourne's long winters!

Access to the garden and outdoor entertaining - Most home designs offer easy access to the yard, either to the side of the home or the rear. Your block's dimensions – is it wide or deep? - will dictate whether a central kitchen with side alfresco or a rear-facing kitchen overlooking the backyard works best.

For families after a big backyard or a pool, a two-storey design with a smaller overall footprint will leave more land available for outdoor space.

Once you have identified aspects of a home design that are important to you, you may find that the field of designs is narrowed down and the selection process may not feel quite so overwhelming!



Metricon house & land package offer

Looking for a great house and land package at Donnybrae? Metricon, one of Australia's largest home builders and Donnybrae have joined together to offer a selection of specifically designed house and land packages that are perfect for first home buyers or those looking to downsize to a modern, attractive and cleverly designed home.

With only seven packages on offer from Saturday 21st July, they won't last so call Natalie 1300 303 380 today to register your interest.



School holidays fun



Looking for something to do with the kiddies these school holidays? Here's a sneak peek of some of the adventures on offer.

1 Community Bank Adventure Playground Hadfield Park

This innovative playground offers an exciting array of adventure play experiences including a 25 metre flying fox, a five story tower with twisty and straight tunnel slides, family size see-saw, sandpit and covered BBQ area.

Age: Fun for all ages and abilities

Cost: Free

Location: 60-80 High Street, Wallan

2 Bulla Hill Railway

Visit this miniature railway and ride behind a steam or diesel locomotive around a scenic 1.5km track. There is a great children's playground located right outside the gates in the public parkland area, with coin operated BBQs amidst five picnic shelters.

Age: Fun for all ages

Cost: Free entry, train rides \$3 per person

Location: 615 Green Street, Bulla

Website: www.bullahillrailway.org.au

3 Manga Drawing Workshop

Hang out and talk all things anime, whilst learning to draw your favourite manga characters with the guidance of professional manga artist, Kenny Chan from Drawing with Us. Snacks provided.

Age: For the older kids 12+

Cost: Free

Date: 2pm–5pm, Tuesday 3 July

Location: Craigieburn Youth Centre, 83/85 Craigieburn Road

Phone: 9205 2556

4 Craigieburn Central

School holiday fun starts on Monday 2 July at Craigieburn Central. Keep the kids entertained with over 50 exciting free and low cost workshops, visit the Hotel Transylvania 3 Immerse Zone along with meet and greets and enjoy a free movie!

Age: Fun for all ages

Location: 340 Craigieburn Road

Website: craigieburncentral.com.au



Donnybrae Estate, Land Sales Centre:

Open daily 10am – 5pm 875 Donnybrook Rd PH: 1300 303 380 donnybrae.com.au

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