

## RETIREMENT

# Buyers keen on new estate

**ANN McRAE**

A community village is being built near Midland that is appealing to many over-50 buyers.

Waters Edge Private Estate is a gated community development of 106 villas and town houses which is being built by Pindan Constructions at Viveash.

The first 20 residents have already moved in and the facilities completed include a 25m swimming pool, two outdoor spas, a sauna, steam room and an air-conditioned gymnasium.

The development is within walking distance of the Swan River and Blackadder Creek with a nature reserve that will be provided with walking paths from Waters Edge.

Homes in the village all have three bedrooms and two bathrooms with a single carport and parking for a second car. The prices range from \$395,000-\$450,000 and are sold as a house-and-land package with construction guaranteed within 14 months of the sale contract.

There are eight town houses available in stage one and a mix of nine villas and town houses in stage two. The third stage, facing Blackadder Street, will be released in the middle of this year.



Communal facilities at Waters Edge Private Estate in Viveash include a 25m pool, two spas, a sauna, steam room and air-conditioned gymnasium.

A village atmosphere is being created with varied facades and finishes and a mix of single and two-storey homes.

Each home is sold with a strata title so there are quarterly levies but no exit fees and owners can be any age and can rent out their property as an investment.

Annual levies are between \$1500 and \$2100, an amount that will lessen as more homes are sold.

Pets and children are allowed and most of the buyers have been empty-nesters and downsizers, according to sales



consultant Matthew Smith.

There are a range of floor plans available for the villas and town houses with reticulated and landscaped gardens as well as paved outdoor areas and a pergola.

Upgrades can be added, including stone benchtops, ducted air-conditioning and higher standard tile or carpet selections.

The villas have been popular with buyers and the builder is offering an alternative floor design in the town houses with the main suite on the ground level and an activity room upstairs.

Waters Edge is only a few minutes' drive from Guildford and Midland where new infrastructure is progressing rapidly as the city emulates the style of Subi Centro.

Pindan Constructions has successfully developed a similar community, Alexandra Estate, in Belmont where residents enjoy independent lifestyles with opportunities to also operate as a community group.

The first stage of Waters Edge sold quickly because of strong property value growth in Viveash

with the suburb recording nearly 41 per cent growth in its median house price in the year to September 30, 2009, according to REIWA.

A display villa is open every weekend and will be auctioned later this year as a charity home to raise funds for the Association for the Blind of WA.

Contact sales agents Nuno Carvalho on 0417 554 358 or Roberto Notte on 0418 908 133. Further information at [www.watersedgeviveash.com.au](http://www.watersedgeviveash.com.au)