



\$50K WINNERS

What would you do with \$50,000? Aaron Hoskins and Karly Everson, the very lucky winners of the recent \$50,000 cash giveaway promotion at Georges Fair have recently had to ponder this very question.

"We never imagined that we would win so haven't even considered what we will do with the money. To be honest, we're still finding it hard to believe," said Aaron. Aaron and Karly had already decided that Georges Fair would be the perfect community in which to raise their young son Callum. They chose to purchase a lot in the Brushwood release on which to build their dream home.

"I grew up in the area and my parents still live close to George Fair. Several old school friends have already purchased in the estate and love living there," said Aaron. "We're looking forward to building our new home and joining them. We haven't decided which home we will build yet because there are so many designs to choose from." "I expect we'll put the \$50,000 towards the house in some way. It will be a great help," he said.

Aaron and Karly were among a number of new buyers for Georges Fair who entered in the competition, run by Investa Property Group between 19 January and 31 March 2012. Each entrant exchanged contracts and placed a deposit on a new lot of land at Georges Fair during the promotion period.

Bunnymania in Central Park!

It was a fun-filled morning of Easter magic when the Easter Bunny and friends delighted more than 400 children and parents at Central Park.

The Mad Hatter and Alice in Wonderland evoked plenty of laughter among the audience with their Bunnytales Show. Parents, friends and neighbours relaxed in the sun while the children squealed with delight at the crazy antics on stage, and when the Easter Bunny made her appearance.

The creativity was on display during the Easter hat parade was astounding! A wonderful array of hats were created for the occasion.

Before departing back to her burrow, the Easter Bunny hopped off the stage and into the audience, spreading Easter good wishes and receiving plenty of hugs. Meanwhile the Easter Bunny's helpers scattered Easter eggs throughout the park, which the children happily scampered around to collect, each filling their own special Georges Fair Easter goodie bag.



COMMUNITY NEWS

Date for the Diary

Would you like to have a market stall at the Family Fun Day?

Is your child part of a music or dance group who would like to perform on stage in front of a large audience? If so, please email gfevents@investa.com.au. Planning is well underway for this fabulous community event, so be quick! Please note: Market stallholder public liability insurance is obligatory.

Family Fun Day at Georges Fair
Sunday September 23
11am to 3pm
Central Park

It's on again! The fabulous Family Fun Day at Georges Fair will be better than ever in 2012 with more rides and entertainment. Get ready for one of Sydney's best rock climbing walls and a giant fibre glass slide! Come and help raise much needed funds for Liverpool Hospital's Children's Ward.



Issue 2



BUILDING A COMMUNITY

It's been an eventful few months at Georges Fair. We have welcomed McDonald Jones Homes to the team, the boutique collection of Rawson Homes town homes sold within weeks and many potential new residents viewed the stunning new Clarendon display homes.

On the construction front, the streetscapes of Stage One have been upgraded with new landscaping and footpaths. The momentum won't slow down as we head into winter. The streetscapes of Stage Two underwent landscaping works in May, while the construction of Brickmakers Drive is progressing well and on track for completion later this year.

From talking to residents and those building at Georges Fair, it's clear that many people are attracted to this fabulous estate by more than its bricks, mortar and landscaping.

The strong sense of community at Georges Fair is an element that many residential estates try to create but rarely do. It doesn't happen automatically. A sense of community is the result of successful master planning, a commitment to developing spaces in which neighbours can socialise and the dedication of the community itself. It was rewarding to see so many families participate in recent events in Central Park.

I look forward to seeing many of you at Georges Fair in the coming months.

Nathan Huon

Nathan Huon



About Investa Land

Investa Land is a leading Australian land developer with projects across the residential and industrial sectors. Our development pipeline is valued at more than AU\$2.8 billion incorporating more than 10,700 residential lots, and over 590 hectares of industrial land located around Australia.

As developers we are committed to delivering sustainable, community projects that are progressive and of high quality, located in key growth corridors across Australia, and which are well serviced by transport, infrastructure and amenity.

Visit www.investa.com.au/land to find out more.

For further information call
02 9602 1701



Onsite Sales and Information Centre
open daily 10am to 5pm

www.georgesfair.com.au

A Residential Development by **INVESTA**



STRONG SALES RESULTS

It has been a busy year so far at Georges Fair. Since January, the project has experienced its strongest sales results ever, with many people choosing to purchase after a recommendation from friends or family already living in the estate – a fantastic endorsement from our past purchasers.

According to the Sun-Herald Property Guide published in February 2012, Moorebank recorded a positive growth trend of 5.8% between 2010 and 2011, with the suburb's three top selling properties all within the estate.

As residents have already discovered, Georges Fair offers an enviable lifestyle, with strong location appeal. The attractive streetscapes, extensive landscaping and quality housing provide peace of mind to residents who enjoy sharing their community with like-minded families.

More than half of Georges Fair's 1000 lots are now sold with the strong sales momentum showing no sign of slowing down.

New land to meet demand

As a result of continued strong demand for land at Georges Fair, Stage 4B and 4C Brushwood were recently released.

These land lots are positioned in a popular location, adjacent to one of the estate's largest landscaped public reserves, ranging in size from 300m² – 450m² and priced from just \$264,500. House and land packages in this location are available from under \$500,000.

For those families seeking a larger, registered lot at Georges Fair, the option of purchasing premium land opposite tranquil, open bushland is also now available. Lots range in size from 600m² - 777m² and priced from just \$350,000.

Later in the year a small selection of lots known as the Fairway Release will also be launched. Located in an elevated position on the South Western side of the estate, adjacent to the new Brighton Golf Course, they are likely to be highly sought after.

We know that one of the most popular features of building a home at Georges Fair is the wide choice of homes available. Purchasers can select from more than 250 home designs and 800 facades, from seven quality home builders. Each design is specifically tailored to Georges Fair, ensuring an aesthetically attractive streetscape.

OLD-FASHIONED, COMMUNITY SPIRIT

Fiona Macnaught, her husband Ian and children Rhys, 8 and Lauren, 6 moved to Georges Fair from nearby Carramar because they knew they would eventually need a larger home and didn't want to miss the opportunity to live at this popular estate.

"We looked at all our options, including renovating and knock down re-build. Both would have been far more expensive than buying land and building a brand new home," said Fiona.

"We liked Georges Fair because it was established, with services and infrastructure already in place and landscaping done. This was a real selling point for us. It's not like some areas where people build a house and then have to wait years for roads, shops and schools to be built nearby," said Fiona. "And of course, staying in the local area meant that the children didn't have to change schools and we didn't have to change jobs."

"Ian works in Bankstown, I work between Westmead and Campbelltown so the location is perfect for us. It's so central for wherever we need to go. Estates such as Oran Park were simply too far out for us," said Fiona.

When the Macnaught family moved into Georges Fair in late 2011 they didn't know any other residents, however that soon changed.

"It sounds a bit old fashioned but I love the fact that the kids can play outside with their neighbours after school, it feels very safe. There's a strong sense of community which is definitely the result of so many families with kids living here, we all have a lot in common," said Fiona.

Georges Fair has several large community parks, with children's playgrounds, barbeque areas and walking tracks.

"Sometimes we take a cricket bat and ball up to Central Park, where I can't get my daughter off the flying fox! We've enjoyed barbeques in the park with our neighbours there too," said Fiona.

Fiona and Ian love the two storey, four bedroom home they built with Wincrest Homes.

"Building with Wincrest Homes was a fabulous experience. They took care of everything; we were hardly on site at all. It's a family owned company and I think that that makes a real difference. We received professional and very personal service," said Fiona.

"The home is just what we wanted with bedrooms and a rumpus room upstairs, and a kitchen, lounge, dining, study and more downstairs. Plus we've got an in-ground pool out the back. It's perfect," she said.



Ian and Fiona Macnaught and their children Rhys, 8 and Lauren, 6.



Ariel 27, by Clanendon.



Central Park, Georges Fair.



Sherwood 37, kitchen, dining and living area.



Ariel 27, kitchen and living.

NEW CLARENDON DISPLAY HOMES

If you haven't had the chance to do so already, make the time to inspect the stunning new Clarendon display homes that opened at Georges Fair in March.

The Sherwood 37 and Ariel 27 have been designed in response to an emerging trend towards more efficiently designed homes tailored specifically for smaller lots. You'll see as soon as you enter, these two homes they offer plenty of space and quality.

Tim Redway, Sales and Marketing Director, Clarendon Homes, believes that the trend to smaller housing in Australia is due to a lack of affordability and the ongoing cost to maintain a large home.

"With the cost to power and maintain homes increasing, new home builders are increasingly looking for homes that offer a more efficient, clever use of space, often sacrificing extra rooms to save cost.

More sustainable building materials, fixtures and fittings are also being sought, which provide the opportunity for long term cost savings through lower energy and water use," said Mr Redway.

As a developer, Investa has responded to the trend by releasing land allotments from 300m² – 450m², providing a more affordable entry price.

Clarendon Homes' 340 m² five bedroom Sherwood 37 display home is based on the Sherwood 42, one of the company's most popular double-storey designs. Incorporating a family and rumpus room and formal dining area, as well as walk-in pantry and study, the Sherwood is likely to appeal to those seeking a spacious new family home with multiple living spaces.

The second display home is the 256 m² Ariel 27, one of Clarendon's newest home designs and one that is perfectly suited to narrow allotments. With four bedrooms, 2.5 bathrooms and a single garage, new home buyers have been attracted to the light filled family and dining areas, generous kitchen, separate living area and dedicated study space.

Clarendon Homes' Ariel 27 with the Prominent façade is priced from \$234,230, the Sherwood 37 with the Urban façade is priced from \$266,130, both with Designer level inclusions.

Stamp duty saving on land purchases made before June 30th 2012*

New home builders in NSW have until June 30th 2012 to take advantage of the stamp duty savings available through the NSW Government's NSW Home Builders Bonus scheme.

The scheme provides a full stamp duty exemption on vacant land purchases that don't exceed \$400,000, where the sale agreement is completed by 30 June 2012. This could provide a saving of up to \$13,490!

First home buyers can save even more by also taking advantage of the \$7,000 first home owner's grant which is still available to eligible purchasers.

Georges Fair has a wide selection of land priced under \$400,000, so don't miss out on this opportunity.

*The NSW Home Builders Bonus scheme and NSW First Home Buyers Grant are Government initiatives and are not offered by Investa. Each grant is subject to Government terms and conditions.

See website www.osr.nsw.gov.au for full terms and conditions. Purchasers should seek their own advice in relation to eligibility for these initiatives.

