

MERIDIAN

CLYDE NORTH



MEET OUR ESTATE MANAGER DANIEL BEGLEY

Get to know our Estate Manager and his thoughts on what makes Clyde North a great community.

How long have you worked in real estate? How long have you worked in the South East Suburbs.

I have been working in Real Estate for 13 years now, with 10 of those spent in the South East and in particular the City of Casey in the South East. I have also been fortunate enough to have worked on three amazing residential communities in the South East prior to joining Brown Property Group.

What have been the biggest changes you've seen take place in the South East?

Growing up I played a lot of sport in and around the South East, over the years I have seen the area transform from what felt like a small town with a country feel, to established growing suburbs with great local facilities. The City of Casey is one of the fastest growing corridors in Victoria and has been for some time. The infrastructure in one of the biggest changes that I have seen in the South East with amazing facilities such as the Casey Fields Recreational reserve opening several years ago now. Over the last 5 years there have been many new shopping hubs open in the new residential areas which has been fantastic for all the local residents. The expansion of the Fountain Gate and Cranbourne Park Shopping Centres in particular will provide employment and shopping options for all the residents in the South East.

How has Clyde North changed since you've been an Estate Manager in the area, what would you say are the best features of the area?

Clyde North as a 'residential' area is still in its infancy however it is beginning to take shape, with the growing established amenity and existing road and rail networks. The area boasts some of the best land in the South East - rolling hills, views to the hills and out to the Westernport Bay.

What will future residents of Clyde North have to look forward to?

The future looks bright for Clyde North, a range of new facilities have already been proposed to support the growing community. Facilities such as schools, recreation reserves, shops as well as public transport links are all planned to support future generations and a thriving new community.

What's the most exciting part of launching a new residential community like Meridian?

Launching a community like Meridian is an amazing opportunity to be part of a team that will essentially bring the area to life.

To transform a bare paddock into a thriving community is a thoroughly rewarding feeling and meeting all the new faces that are moving into a new community like Meridian is something that I love about my job.

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What do you think are the most important factors a customer needs to consider when looking to purchase in a new residential community?

I think that it's important for customers to really think about what it is they are looking for in the community they want to call home. I encourage my customers to get to know the area, to check out the competition and what they have to offer. I know that the Meridian vision will see it become an amazing community in the years to come. It's also worth thinking about how long they intend to stay in the property they are purchasing. Is it their 'forever home' or a stepping stone to building a bigger home down the track?

What's the most common question your clients would ask you?

Who is the best builder would probably be the number one question that I get asked. To which my answer is the best builder is 'the builder with the best plan that suits how you and your family want to enjoy your home'.

What's the biggest mistake clients tend to make when looking to buy in a new residential community?

The two main ones would be not doing their research on the area before they visit and not understanding their budget to enable us to help provide them the best options based on what they can spend. A mortgage broker or bank will be able to do some quick calculations to provide them with a realistic budget that they can afford to spend without stretching themselves too much.

If you had any advice for customers looking to find their new dream home in a new community what would it be?

- I tell all my customers to think about what it is they are looking for in their new home & the community they choose to call home. Are they are looking for more space for the growing family? Are they looking to move closer to friends, closer to shops or public transport? Most of the time the answer to these questions will help narrow down the important factors that they are looking for and we can then look at one of our two amazing residential communities in Clyde North as they both offer amazing value propositions to our buyers.

- Doing their research online so get a feel for the pricing in the area as its constantly changing. The last 18 months have seen some big jumps in prices in the area.
- Know their budget. Ensure they have spoken with a bank or broker to get an understanding about how much they can borrow. This will help us work towards a common goal of putting together a House and Land packages that will fit within your budget.
- Think about the nonnegotiables in the home itself also like; Number of bedrooms that you need vs want.
- Number of living areas that you would like.
- Where would you like the sunlight to be in the home.
- Location of the master bedroom.
- Single or double garage.

What's the most satisfying part your job?

By far the best part of our job is seeing the smile on the face of our happy customers. Whether its buying your first home or subsequent home/s it should be an enjoyable experience for everyone. In our industry I feel we have an obligation to ensure that all customers are looked after and that we deliver an amazing community for everyone that entrusts us when they decide to call one of our communities home.

It's the biggest financial decision that most people will make in their lives and we should feel privileged when customers decides to call our community home.

For land enquiries you can visit Daniel at the Meridian Sales and Information Centre located on the Cnr Thompsons Rd & Stoneleigh Rd, Cranbourne North or call him on 1800 463 743.