

# LOCATION CLYDE 3978



## NEW LIFESTYLE COMMUNITY IS GROWING

THE secret is well and truly out - Clyde is booming with land snapped up as soon as it is released.

Buyers are showing that they are keen to relocate to one of the many premier estates that are transforming the former farming district.

In close proximity to Berwick, the Monash Freeway and the South Gippsland Highway, Clyde and Clyde North appeal to a range of buyers who are keen on the area's rural ambience.

The City of Casey and the State Government are keeping abreast of development in the area with major road works, new schools and new community infrastructure.

In January Education Minister James Merlino visited the new Willandra Rise Primary School in Clyde North to welcome the school's first intake of students.

The new school, which will eventually accommodate 475 students, is a state-of-the-art purpose-built educational facility with new technology and building designed to encourage learning and teamwork among students.

The school joins Clyde Primary School which has been educating children in the area for decades.

Other schools within easy reach of Clyde and Clyde North include Hillcrest Christian College, Rivercrest Christian College, St Thomas the Apostle Catholic Primary School, Casey Grammar School, Cranbourne East Primary School and Devon Meadows Primary School.

St Margaret's and Berwick Grammar School and the select state school Nossal High are a short drive away in Berwick.

On the corner of Forest Drive and Heather

Grove is the new Selandra Community Place, a unique community hub providing the community with engaging and practical programs centred on health, wellbeing, social connectedness, local business and sustainability.

The City of Casey is also overseeing the new Selandra Community Precinct, which is set to open in late 2017 to provide much-needed community infrastructure for the growing Clyde North area.

Incorporating a new integrated community centre and town square, construction on this \$6.6 million project is now underway.

The ecologically sustainable integrated community centre incorporates a variety of multipurpose spaces including flexible halls, meeting rooms of varying sizes, a large foyer, exhibition space and a commercial kitchen.

The town square will provide residents with an accessible and vibrant community precinct, proving for a range of outdoor community activities and events including an exciting public art collaboration with RMIT University.

The new precinct will be located at 7-11 Selandra Boulevard, Clyde North, and will replace the temporary facility, Selandra Community Place.

Satellite cities such as Berwick are increasingly becoming employment hubs in their own right, with the 2011 Census indicating that 59.5 per cent of workers in the City of Casey also lived in the area.

Employment opportunities are one reason the Berwick Waters development, a joint venture with Frasers Property Australia and Mondous Property Australia, is proving so popular.

A recent block sale set a record for the estate of \$550,000.

While some residents make the one-hour train commute to the Melbourne CBD, many others choose to live and work in the area.

Resident Kristy Lewis commutes just 20 minutes to Doveton for her work as a registered nurse while her Berwick Waters neighbour Virginie Jacquin runs her own hair and beauty business in Clyde North.

"We love it here. It's got beautiful surroundings and it's where we want our kids to grow up," Virginie said.

"It's very family-oriented here - there's a lot of children and most of our children's friends live here in the estate."

The highly industrialised Dandenong South is 16 kilometres from Berwick Waters and there's direct freeway access to the Melbourne CBD.

The area's lower cost of living contributes to labour cost savings of 11 to 16 per cent making it particularly attractive to business.

An average of 60,000 residents per year move to Casey and neighbouring Cardinia, making it one of Australia's fastest growing regions.

It also helps that employment creation is a priority of the City of Casey, which recently opened a new facility designed to encourage and support local small businesses.

In partnership with Waterman Business Centres, the Council's Casey Cardinia Business Hub (CCBH) is for businesses seeking accommodation.

One of the major road upgrades in the area, the sealing of Thompsons Road has kicked off significant demand at Meridian Estate.

"The entrance to Meridian, Thompsons Road, was essentially a dirt road - now it's a fully sealed road.

"We'll have first homes starting to be built mid-year," Brown Property Group marketing manager Graham Nolan explained.

The road network is a key connecting road for the corridor and will play a significant role in the expansion of the Clyde North community.

"There are great opportunities for people to join this community. It's starting to grow now and, obviously, there will be a lot of future amenities for people to enjoy," Mr Nolan said.

"It's a beautiful area... a lot of it's former farm land so it's very undulating and there's amazing views."

