

FREE

THE MILLBRIDGE MERCURY



Autumn 2004 Edition

MillBridge
Private Estate



MillBridge On Display

Next month sees the opening of the South-West's latest Builders' Display Village, showcasing eleven homes built by the State's top home builders.

The homes that will be on display have been built by Scott Park Homes, Dale Alcock Homes, DAD National, Plunkett Homes, Celebration Homes, Rural Building Co., WA Country Builders, Content Living, Ventura Homes and Summit Homes.

Already a few of these homes are open for display, with DAD National being the first to open - a whole one month ahead of schedule!

The display homes feature the newest environmentally friendly design features as well as embracing Water



Corporation's Waterwise® initiative aimed at protecting our precious water resources.

To see how best to take advantage of the environs of MillBridge's magnificent Lifestyle Lots fronting the Millars Creek Foreshore, you need to visit the rural designs by Dale Alcock Homes, Rural Building Co. and Plunkett Homes.



Buy, Bye Stage 1

Stage 1 has a few Lifestyle Lots on the creek still remaining. With some 25 slabs already on the ground in Stage 1 and several more due to start in the next few weeks, MillBridge is already showcasing the latest building designs with several individually designed homes maximising the Solar Passive aspects of the Estate. Worth a special mention are the unique designs under construction on the Creekside lots, with huge decks and alfresco areas facing Millars Creek and the surrounding bushland.

Stage 2 is well underway with pre sales of 40% prior to roads being constructed. The Lifestyle Lots on the creek and the adjoining Family Lots have proven very popular with buyers. Access to the creek corridor, parks and walkways are proving that lifestyle and recreation are high priorities in the decision to buy. With prices from \$63,000 with fencing and landscaping incentives included*, it's no wonder that MillBridge is selling so fast! Stage 2 will feature a magnificent park and playground area staged around existing trees, with barbeques set into the hillside overlooking the creek and walkways.

* conditions apply

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From David's desk....



Considerable progress has been made at Millbridge since we commenced earthworks just 15 months ago. Stage 2 will soon be completed, with the commencement of Stages

3 and 4 imminent.

We have welcomed our first residents, The Brewer Family, who moved into their new home in May.

I look forward to the opening of the new Builders' Display Village at the beginning of June and know that these homes will set new benchmarks for the Dardanup Shire in Quality, Value and Appeal.

Our Sales & Marketing Manager, John Waring, is very keen to get into the new sales office on the corner of Millbridge Boulevard and Swan Avenue, where once on-site, he will be better placed to serve both existing and future residents.

In conclusion, I would like to acknowledge all of the people who have supported us to date, and who have assisted in making Millbridge "more than just a new address..."

Until next time...

David Lantzke, General Manager, Ardross Group of Companies, developers of MillBridge Private Estate.

MillBridge Mercury Now on the Internet

You can now view the latest MillBridge Mercury as well as previous editions online by visiting www.millbridge.com.au

Display Homes Wise up to Water Use

The Builders' Display Village at MillBridge has taken its first step to become officially accredited as Waterwise and be in compliance with the Water Corporation's innovative program, through the signing of an Agreement by Ardross Estates with that authority on April 16 2004.

This program offers the building industry and new home buyers the opportunity to play an important role in conserving our State's water supply. This initiative is just one way the Corporation is working towards the goals set by the State Government in the State Water Strategy to make WA a more water efficient community.



Mike Hollett (Water Corporation), David Lantzke (Ardross Estates) & Terri Billington (Water Corporation)

A typical home in an accredited Waterwise Display Village will feature;

- Taps and showers, rated at "AAA" or better
- Appliances on display rated at "AAAA" or better
- Water heating source positioned within five metres from the laundry (if a solar heater installed this may vary), and
- Garden design will be waterwise and include a balanced mix of hard stand, garden beds and lawn.

The Director of Special Projects at the Water Corporation, Mr. Mike Hollett, has congratulated Ardross on its "leadership in embracing this initiative which will lead us to a more responsible and sustainable management of our water resources".

General Manager of Ardross, Mr. David Lantzke, acknowledged the builders for their own leadership, by agreeing to abide to the criteria set by the Water Corporation.

"The co-operation we have had with the builders participating in the MillBridge Display Village, has been second-to-none.

We look forward to our ongoing partnering in innovative programs such as this".

Ardross will continue to explore and examine ways in which a more sustainable way of living can be reached, through its ongoing land development practices.

What's Coming Up

To have the latest community news published in the MillBridge Mercury send details to john@millbridge.com.au -

offer is subject to availability of space and its relevance to the Estate.



Can you dig it ?

“A Ton of fun” was how Talisha and Brandon McBride described the “Leap into MillBridge“ Open Day on February 29th which was held at MillBridge.

Although the weather was very hot, plenty of people came out to try their luck at the “big dig”. Tokens were buried on a block and contestants were given a spade and five minutes to find a token which was redeemable for Electrical prizes. Berryman’s Betta Electrical assisted in the 24 prizes and lots of laughs, dirty faces, hands and knees were on show at the end of the day.

Walking tours were conducted along the creek and a bouncy castle and face painter were kept busy all morning. The ice cream van helped to cool off all the lucky visitors.

Congratulations to the winning families and thanks for making our day a fun, family event.



First In, Best dressed

Welcome and congratulations to our first residents in MillBridge Private Estate, Greg and Karen Brewer. The Brewer family chose Advance Living to build their new home and have spent the last couple of weeks applying the finishing touches. Their 2 children Jessica and Aaron are looking forward to the new home theatre and being just a stone’s throw from the creek. Greg is looking forward to getting the boat out and relaxing on the water and Karen will be happy to have everything out of boxes and settled in her new home. We wish them well and many happy years as residents of MillBridge Private Estate.



New Sales Office Due to Open



The MillBridge Land Sales and Information Centre on MillBridge Boulevard will be opening in Late May.

Built by Plunkett Homes alongside the entrance and feature lake, the house will serve as our office for the next 5-7 years.

The home was designed to maximise the views over the lake and entertaining areas whilst showcasing the benefits of living at MillBridge.

The office will open on Mondays, Wednesdays, Fridays, Saturdays, Sundays and public holidays from 1.00pm until 5.00pm.

The landscaping has been designed by Dave Dobrich of Landscape Creations and is an approved Waterwise garden.

Make the Information Centre the start of your MillBridge experience and share our vision of this unique location.



Bypass Entry Statement

MillBridge’s front door to the South West has been clearly defined by the construction of two huge signage structures at the intersection of the Australind Bypass and Eaton Drive.

The next phase of construction of this area is now underway with the Shire having recently appointed Landscape Developments to carry out the landscaping.

The landscaping works are due to be completed in late May 2004.

Aged Care and Creches

Since our last MillBridge Mercury Bethanie Fields has almost completed the aged person site and retirement village. Enquiry and sales levels have been spectacular and a grand opening is due on the Bethanie Groups 50th birthday in September.

We wish them well and congratulate



them on developing such a fabulous centre that will really benefit the Eaton seniors lifestyle.

Two new creches have opened their doors this year, Eaton Child Care centre and the ABC Developmental Learning Centre. Both Creches have proven popular with parents and achieved a high standard of finish, with excellent facilities for the little ones. Eaton Childcare Centre can be contacted on 9724 1458 and the ABC Developmental Learning Centre can be contacted on 9725 3066. Both facilities are only minutes from MillBridge Private Estate.



Project Manager's Construction Update

Construction of Stage 2 is well advanced with 90% of the services already installed and final roadworks taking place at time of going to press. Titles for Stage 2, which comprises 60 lots, are due to issue in late July 2004.

Design of the next stage to the north of Stage 2 is well advanced, with installation of services due to commence in July 2004, aiming to be completed in mid Spring, around 1 October 2004.

Due to the high current demand for lots in MillBridge Private Estate, forward planning of subsequent stages is being progressed to ensure that this rapidly expanding Estate's growth is continued, with no shortage of quality lots.

Eaton Fair Fair dinkum



Eaton Fair is attracting more quality tenants to the shopping centre.

The latest stores to open are Ed Harry's Menswear, Misha's Gallery and Skeetas Surf and Skate. All the new business are doing well and we

wish them every success in their new ventures.

The road extension from Eaton Drive roundabout linking the Shire Offices and Eaton Fair has finally opened and is making access to both centres much easier. A new Petrol Plus store is due to open in the next few months, located alongside Eaton Fair on Recreation Drive. Construction is well underway with the tanks and forecourt canopy already in place.

Eaton shows

The annual Eaton Foreshore Festival held in March was once again a very successful event and the promoters and volunteers deserve plenty of applause for their efforts. Luckily it was not as hot as last year which helped with a record crowd attending this fabulous fund raising event. All the money raised on the day is for the local Eaton primary schools and assists the schools in their purchase of new equipment. As proud sponsors of the event, Millbridge Private Estate looks forward to another successful event in 2005.

The Eaton Expo was held last month at the Recreation Centre and the locals once again did themselves proud in an effort to raise money for Eaton Community College. A great venue with loads of activities and a very professional presentation was the order of the day. Congratulations to you all and we will see you at next years event.

MillBridge Private Estate

Land Sales and Information Centre

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Another development by
ARDROSS GROUP OF COMPANIES
REAL ESTATE DEVELOPERS