

Mitchells Run offers tranquil homes among the gum trees in Melbourne's north east

Words **Andrew Brasier**
Photography **Chris Groenhout**



In harmony Art and nature enjoy compatibility at Mitchells Run estate

Art and nature have taken centre stage at the 500-lot Mitchells Run estate, in Melbourne's outer north east. Wooden sculptures, reflecting birdlife, feature in a 2.3ha entry park that is also home to grand old gum trees, a wetland feature and walking path.

The decision by Mitchell Doreen Projects to commission the works by local artist Kevin Free is part of the development industry's general bid to lift the image of new housing estates.

In the case of Mitchells Run, there was also a sustainable living factor because the sculptures were carved from fallen red gum branches.



Marketing agent Lauders Real Estate says the developer was determined to use the estate's natural assets.

"Instead of wasting the timber we are trying to use them, as well as providing a few features where otherwise there would have been empty space," says Lauders' director, Grant Bass.

"The whole estate has been designed around retaining as many of the red gums as possible. Eventually, parkland will make up 9.42ha, or 12 per cent, of the estate."

Grant says the park, as well as Mitchells Run's position overlooking the larger Laurimar estate and the Kinglake Ranges, are major selling points.

So far, about 230 lots have been sold and about 50 houses have either been built or are under construction.

Grant says that apart from its presentation, people are drawn to the "good size" allotments at Mitchells Run.

He adds that high established property prices in Diamond Valley suburbs, such as Greensborough and Eltham (from \$300,000 to \$600,000), make new house and land packages in the semi-rural outer north east attractive propositions.

"The average house and land package on Mitchells Run would range from \$450,000 to \$550,000" Grant says.

And "the relatively unspoiled nature" of the Plenty Valley corridor further enhances its appeal.

"It adjoins green areas," Grant says.

"In Narre Warren, you have fences and roofs everywhere. At Mitchells Run, you are going to have farmland on one side of it for quite some time."

Several amenities are also relatively close to Mitchells Run. Daily staples are available at the Laurimar community centre, while nearby Doreen has a general store, milkbar and post office.

The Epping, Plenty Valley and Greensborough plazas can all be reached by car within 10 to 15 minutes.

Eventually, Mitchell's Run residents will be able to shop at Laurimar, where there will be a full range of shops, including a supermarket.

Nearby educational institutions include Doreen and Mernda primary schools and Ivanhoe Grammar's Plenty campus.

A bonus for sports enthusiasts is that the Yarrambat Public Golf Course, and the recently opened Growling Frog Golf Course in Yan Yean, are nearby.

Mitchells Run allotments range in size from 350sqm to 1000sqm and are priced from \$120,000 to \$180,000.

Distinctive touch

The estate features wooden sculptures by local artist Kevin Free (left)

Buyer interest

Mitchells Run is attracting buyers from Melbourne's northern suburbs (lower left)

Mitchell's Run

Developer
Mitchell Doreen Projects (Dacland Management)

Location
Yan Yean Rd. Doreen
Melway 391 G8

Phone 9433 2100