



Land

Houses in a park roll out

Construction will start within weeks on the seventh stage of outer northern estate Mitchells Run.

Fifty lots will be developed, and five have already sold in pre-sales, project manager Jarran Rapsey says.

The sales take to 285 the number of lots sold at the 69ha estate.

Work on the estate started late in 2003 and is expected to last several more years, Rapsey says.

"I guess you would say we are about 60 per cent of the way through."

In all, 530 lots will be sold.

Some are small sites, "strategically located next to parkland", Rapsey says.

"But the majority are lots in excess of 700 sq m ... because the market for our properties has definitely shown it prefers larger lots."

About 1200 people will eventually live in Mitchells Run, he estimates.

The estate is named after the Mitchell family, which originally had a cattle stud on the land.

The estate has been designed to build on the features of the landscape, Rapsey says, with the estate's "more natural feel" setting it apart.

"We have retained clumps of existing river redgums, then improved the area with native grasses and other indigenous species.

"We have allowed over and above the 8 per cent required by council for parkland - it's something like 16 per cent"

"Buyers also have to adhere to development guidelines to ensure no two houses have the same design.

"So it's not a run-of-the-mill Leggo land, with all of the houses exactly the same on small lots," he says.

"The other thing we have tended to find is that the buyers are people who are upgrading from the Diamond Creek and Greensborough area, and to a lesser extent from South Morang and Mill Park."

Prices range from about \$160,000 for lots about 700sq m to more than \$200,000 for larger ones and those in prime positions, such as near waterways.

Mitchells Run, on Melbourne's northern boundary in Doreen, is being developed by Dacland Management.

Other projects by the same group include The Sanctuary and Treetops North, also in Northern Melbourne, East Burwood Gardens and two estates in Queensland.

PETER TAYLOR

Mitchells Run

Developer

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