

ECHUCA-MOAMA ON THE MOVE

Creating room for us to grow

MOAMA's population is growing fast and developments such as Lakeview Estate have plenty to do with it.

Builders and other tradesmen are hard at work transforming fields of dirt at the site into a sprawling residential area with plenty of green space and amenities.

More than 700 people are expected to call the estate home once it is finished.

Villawood Properties is behind the project and is releasing its 174 allotments in various stages.

Charles L King is the selling agent for the estate and its director Troy O'Brien said the varying lot sizes — coupled with attractive outdoor spaces — was proving popular with families and first-home buyers, both young and old.

"I think what people have seen is they've got a good cross section of block sizes, so it allows buyers from different levels to enter Lakeview," he said.

"And that's probably been the key to Lakeview — having the diversity in lot sizes gives them a diversity of buyers they can attract.

"It just opens the gate for a lot more people.

"When they're out there, the quality of the homes around them is very appealing, as is the fact they know these guys (Villawood) have got big plans for parks and lakes into the future."

The project is now into stage five with the release of 11 lots.

In the subsequent stages, the houses will link up with a new landscaped

lake, playground, shelters and barbecue areas.

Mr O'Brien said such amenities on residents' doorsteps made a big difference.

"I think that's what the people are really craving these days," he said.

"I know in the nearby Winbi Estate, for example, they've just done a park in the last stage.

"What's been terrific about the competition out that way is it means everyone is lifting their socks up and putting in better infrastructure, which has been a real bonus for the buyers."

Mr O'Brien said the estate was changing Moama for the better and he credited Villawood for their approach to the development.

"There's no doubt it's really given the whole area a lift," he said.

"It's been an outside developer which has come in and made a really significant investment in the area.

"They've come in with new thoughts and ideas, different ways of developing and what I'd call a very community-minded approach.

"They like to do their developments in more ways than just square tracks and getting as many blocks out of it; they've put a lot of thought into their design and making sure they have the right aspects.

"That's just terrific for the whole community."

Charles L King director Troy O'Brien, right, and sales consultant Liam Russell at Moama's Lakeview Estate.



CBD eyesore is being readied for a makeover



IT HAS languished as an eyesore in the centre of Echuca for years, but now the old Caltex service station on High St is set for a facelift. The site, at the corner of High St and Anstruther St, has been vacant since Caltex shut its doors in June 2012. LJ Hooker's Stephen Tonkin said a developer is now exploring several possible concepts for the site, but is not ready to go public with any plans.

Welcome to our towns

FROM now on when visitors arrive to Echuca-Moama, from the Northern Hwy, there is no confusion as to where they are.

Because now Echuca's town entrance feature has been updated to reflect its destination.

A wooden and steel structure, the feature represents the two rivers flowing through Echuca-Moama and the wharf, and now it includes an extra 'stream' and the words, 'Echuca Moama', on the eastern side of the highway.

But that's not all.

There's also plans to light the structure, although that's still being investigated.

"We've got designs on that in the last month. Now that we've done the work it will have to go to council to be approved," council assets manager and acting infrastructure general manager Richard Conway said.

"We may need to do some consultation with Vic Roads but because it is an existing project we don't think it will be a problem."

The Campaspe Shire project was in response to the community's feedback that Echuca's town entrance needed attention.

Council worked closely with a focus group to come up with five different options which were made available to the wider community for voting in early 2016.

These votes were tallied and the present design option chosen.

The project was fully funded by council with a budget of \$35,000 (although council has only spent \$18,000 so far).

Back in 2007 council spent \$104,430 which included construction (\$76,720) and design (\$6695).

