



A sneak peek at Bluestone's amazing first park

Construction has now been going at Bluestone for more than six months, which means some of the most exciting elements of the community are being built now or will be in the near future. One of those is our first park, and we're excited to share artist's impressions that show what residents can expect from the amenity.

As you can see from the images, this will be a beautiful part of the community, combining a super-fun playground with lots of green space. There will be a 5-metre play tower with two slides, swing sets, a scooter track, a basketball court and sculptures throughout. A mixed sport court area will accommodate basketball, netball and table tennis.

You might also notice a few little design nods to the history of the Bluestone site. Before it became a residential project, for well over a century the area was used as a stud farm for trotting horses. In fact Truganina Stud was for a time one of the most famous equine facilities in Australia.

Another notable feature of the park is its location. Our designers have placed it in the very heart of Bluestone, which makes it easy to access no matter where you live.

Bluestone's Development Manager, Dan Ho said that the position of the park was important.



Central Park Bluestone – artist's impression

"We made a very deliberate decision to place the park at the centre of everything. It's designed to be a community hub, a place for residents to get to know their neighbours, whether that's kids playing together on weekends and after school, or adults enjoying a coffee together.

"Green space is always such a critical element of any community, and we're particularly proud of what we have planned for this one. The landscaping is spectacular, and we think residents will come to love the central park."

Construction of the park will commence mid next year and, at the moment, we hope it will be ready for residents to use by the end of 2023.

If you want to stay up-to-date on how the park's progressing or any other aspect of the community, don't forget to keep an eye on the [Bluestone Facebook page](#).



An update from our Development Manager



Dan Ho
Development Manager

Welcome to the second ever Bluestone newsletter. What a thrill it is to be giving details on this exciting new community after such early success with the launch of the project.

I'm delighted to let you know that construction is now well underway, and in this update I'll be letting you know how development is progressing. That's not all we've got for you in this edition, though. Keep reading and you'll find stories on the new federal government's Help to Buy scheme, as well as a profile on Bluestone's Sales Professional, Jeremy Grahame, who started with us earlier this year.

Hope you enjoy the read.

Stage updates

Construction on stages 1, 2 and 3 are now underway.

Stage 1

Earthworks, sewer and drainage works are now complete in this stage. Water and gas reticulation is progressing well; road excavation works will follow.

We're expecting Stage 1 titles between February and April, 2023.

Stage 2

Earthworks and sewer works are complete. Drainage works are underway.

If you've bought in Stage 2 you can expect titles some time between April and June, 2023.

Stage 3

Earthworks and sewer works are underway. Sewer and reticulation will follow.

Titles for for Stage 3 should come through between April and June, 2023.

Roads

The Derrimut Road intersection provides vehicular access to the west of Bluestone. Design plans have now been approved by the transport authority and traffic management controls are being installed enabling the commencement of road works.



EXPLAINER

Labor's new Help to Buy homebuying scheme

Before the federal election in May, Anthony Albanese's Labor Party promised a scheme aimed at assisting first home buyers called Help to Buy.

That scheme comes into effect in July this year and is designed to assist 10,000 Australians per year to buy a home (including as part of a home and land package) with a smaller deposit and a smaller mortgage.

We've summarised some of the more important bits, showing how the program might make a difference to you (or someone you know).

What is Help to Buy?

At the centre of Help to Buy is a shared equity arrangement. As part of that arrangement, the federal government becomes a partner in your purchase, paying for up to 40 percent of the purchase price of a new home. They then, of course, own that 40 percent.

Once you've bought the property, you can work to buy out the government's share, bit by bit. You can also leave the ownership as it is for as long as you like.

When you sell the property, the government will take back its equity (unless you've bought out their share entirely) and its share of the capital gain.

Who's eligible?

There are several eligibility criteria that apply to Help to Buy. You need to:

- Be an Australian citizen over 18 years old.
- Earn \$90,000 or less per year as an individual or \$120,000 or less per year as a couple.
- Pay no more than \$850,000 for the property if you live in Melbourne (or a Victorian regional centre)
- Live in the home you purchase as your principal residence.

- Not own any other land or property anywhere.
- Have saved at least a 2 percent deposit of the purchase price (although you won't need to worry about Lenders' Mortgage Insurance).
- Be able to pay for your mortgage, as well as fees usually associated with property purchases, such as stamp duty, legal fees (conveyancing), bank fees, rates and utilities.

What's the goal of the program?

It's all about making homebuying more affordable. The government doesn't charge fees or rent and Labor has pointed to lower mortgage repayments as one of the biggest benefits for those who might be considering Help to Buy.

Recently, realestate.com.au asked property technology company, FrontYa, to dig deeper into potential savings. FrontYa found that a household with \$50,000 in savings that "goes it alone" would be able to buy a home costing \$607,000. The mortgage would be \$577,000. If that same household used Help To Buy, it would be able to purchase a property worth \$842,000 but have similar mortgage repayments.

Under the scheme, homebuyers will also avoid the need to pay Lenders' Mortgage Insurance, which can be quite expensive.

For more information about Help to Buy check out [realestate.com.au's comprehensive summary on the program](https://www.realestate.com.au/news/news/2022/05/20/help-to-buy-scheme-what-you-need-to-know).



MEET JEREMY GRAHAME

Bluestone's new Sales Professional



In February, we were delighted to have Jeremy Grahame join the Satterley team.

Jeremy is now the Sales Professional in charge of Bluestone and comes to the community with nearly 15 years of industry experience under his belt. He's previously worked at Porter Davis, New Homes Direct, Stockland, Oliver Hume and Latitude.

Well known in property circles for his friendly demeanour, Jeremy's attention to customer satisfaction is second to none. (In fact, he once attended a customer's landscaping working bee without being asked.)

Don't forget to say hello if you see Jeremy around Bluestone.

New Tarneit Station car parking spots a boon for local commuters

Noticed all the construction happening down at Tarneit Railway Station lately and wondered what it's all about? If you intend to commute from Bluestone to the city or travel regularly down to Geelong (or even Warrnambool), you'll be pleased to know it's a fairly major improvement project.

Once work is finished, the station will have 500 new or upgraded car parking spots.

Tarneit Railway station has been the second busiest V-Line station in the state for a while, so the upgrade is timely.



Keep up to date with all things Bluestone

As you might be able to tell from what you've read on these pages, lots is already happening at Bluestone. We intend to release a newsletter every six months and in the meantime, you can keep up to date by **following us on Facebook**.

We'll update it every week with the latest, super-important information about the community - everything from land releases and development progress to opening hours for our sales office. Say hello in the comments!

