

# LAST PIECE OF GOLD

**A** BERWICK residential development is creating a new chapter in the town's history that dates back to the Victorian gold rush.

Alira at Berwick is in the heart of the suburb, attracting keen interest from buyers since being launched by property developer Moremac Property Group almost 12 months ago.

As the last piece of developable residential land within the 3806 postcode, the estate has been incredibly popular, according to sales manager Levan Lu, who launched Release 9 last month.

"Many buyers pre-registered so they could grab their dream lots," Ms Lu said. "Buyers looking to experience Alira and its luxury waterfront living will need to move quickly."

"Almost all of Alira's 150 available lots were snapped up within less than 12 months, which means those interested will need to look out for land releases this year."



Moremac Property Group project director Martin Gaedke said the development gave residents premium waterfront living in the well-established neighbourhood of Berwick.

"Alira's proposed town centre will keep residents close to everyday amenity, including quality shops, cafes and restaurants, adding a new dimension to Alira's neighbourhood," he said.

"The site is defined by 15ha of waterways, a warm family

environment and proximity to reputable schools, recreational facilities, shops and Berwick Village.

"From the moment you set foot within the community, it's evident that our future residents have been at the forefront of the masterplan design. Contemporary streetscapes, modern homes and waterfront views, all give residents a beautiful and ideal location to call home."

Alira is set to blossom into an

attractive environment as the planned community spaces begin to evolve throughout the streetscapes. The planners have created an environment where residents can step out of their front door and walk along pathways next to tranquil waterways as they head to the town centre's shops and cafes.

Overlooking the Beaconsfield foothills, Berwick was originally a stopping point for coaches on their way to Victoria's goldfields in the mid-

1800s. Surviving buildings from this era, including the Berwick Inn, create a unique English atmosphere in the township.

With its cafes, shops and fashion boutiques, Berwick Village is ideal for local shopping expeditions, while Westfield Fountain Gate is a short drive away and caters to larger shopping adventures.

Berwick is a family-friendly suburb offering spacious homes and a distinct rural feel thanks to its leafy streets. The walking

tracks, barbecue areas and playgrounds of the Wilson Botanic Park on the edge of Basalt Lake are popular.

Adding nicely to the rural feel, Berwick is host to several regular markets, including the Akoonah Park Market offering craft, fresh produce, clothes and bric-a-brac every Sunday and the Casey Farmers Market at the Old Cheese Factory on the fourth Saturday of each month.

Berwick, a 45 minute drive from Melbourne's CBD, has exceptional educational options, including primary and secondary schools, private schools, a TAFE and a Monash University campus.

Alira at Berwick has blocks available to suit every budget, from smaller lots through to large family-sized lots of 350sq m to 512sq m. Prices range from \$283,000 to \$360,000.

For more details, call Alira at Berwick estate manager Levan Lu on 0425 869 940, visit the land sales office at 322-340 Centre Rd, Berwick, or see [aliraberwick.com.au](http://aliraberwick.com.au)

GATEWAY VILLAGE EXECUTIVE WATERFRONT TOWNHOMES COMING SOON

# ALIRA

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