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## Winterfield Breathes New Life Into Ballarat's Housing Market



Developer Goldfields announced a brand new master-planned community that could support first home buyers, comprising over 1,100 lots that will make use of the Government's recent announcement about doubling the FHB Grant and abolishing stamp duty taxes in regional areas.

Named 'Winterfield', the masterplanned community will include a primary and secondary school and is opposite a brand new shopping centre.

Winterfield is located in the new suburb of Winter Valley and is six kilometres from Ballarat's town centre, positioned close to local amenities including Lake Wendouree, Ballarat Botanical Gardens, restaurants, theatres and sporting hubs.

It is also close to public transport links, the Western Freeway and Ballarat Train Station.



Winterfield will feature a Neighbourhood Activity Centre with a retail precinct, medical centre and cafes.

Residents will also be within walking distance to the Delacombe Shopping Centre and be built around a platform of 'healthy living, complete with vast tracts of active open space including walking trails, shaded play areas, sporting ovals and gardens for residents to relax and explore.

Winterfield's existing creek will be re-invigorated with walking trails and grasslands designed by Chelsea Flower Show winner, Wes Fleming of Fleming's Nurseries, to ensure an environmentally-conscious community that celebrates the area's flora and fauna.

Exclusive to Winterfield, Fleming's have designed 6 unique front gardens for purchasers to select for their own home, all provided free for Winterfield residents.

Hocking Stuart Director Tim Valpied said Winterfield has already received high demand from first home buyers who are looking for a 'forever home' in an area associated with their own childhood living experiences



Winterfield's developer Marco Gattino said conservation of the indigenous flora and fauna that surrounds the area was carefully considered before being integrated into the masterplan, and that Winterfield's launch was well-timed in association with the recent announcement of the First Home Buyers Grant doubling to \$20,000 and stamp duty being abolished.