

Maximise the value of your home this Autumn

They say that for most people your house is your biggest asset. Therefore it follows that selling your house is one of the biggest things you will ever have to do.

So, how do you prepare your most precious asset to maximize its monetary value? The main thing is to present your house as a well-cared-for place with no glaring problems. Remember the first impression is the one that sells. Did you know it can take six months to prepare your home to sell? Speak with one of our agents now about maximising the value in your home today on 9360 5488.



Boran Rusinovic

Troy Van Trienen

Lisa Morales

Kirby Hoare



**DESIGNER STYLE
PARKSIDE LIVING**

HOUSE AND LAND FROM \$299,500*

**PARKVUE
PLACE**



ParkVue Place combines modern architecturally designed townhouses with a picturesque parkside setting to offer an attractive package.

Located close to the Caroline Springs Town Centre with easy access to shopping, waterfront dining and a major recreational precinct, ParkVue Place features eight two-storey townhouses set in a secluded cul-de-sac. Each home offers a spacious open plan design, low maintenance living and a modern designer façade.

FEATURES

- Choice of 2 to 3 bedrooms plus study
- Range of sizes from a total 154m² to 282m²
- Modern façade and open plan living
- Central location and adjoining parklands
- Quiet cul-de-sac setting
- Quality fixtures and fittings
- Stamp duty savings

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* PRICES CORRECT AT TIME OF PRINTING AND IS SUBJECT TO CHANGE. PRICE BASED ON UNIT 8 OF THE PROPOSED DEVELOPMENT.

Caroline Springs Sales & Information

2-8 Lake Street, Caroline Springs (Melway Ref 356 H10)

Open 7 days 9am-6pm www.delfinrealty.com

9360 5488

what's on

Writers Group

WHEN 6.30pm – 8.00pm, Wednesday, 18 March
 WHERE Caroline Springs Library
 For more information 9747 7200

Coffee and Chat Club

WHAT Enjoy reading, watching movies or having an interesting chat about the latest news? Come along for a cuppa and biscuits and have a look at our large collection of books and DVDs. All welcome. No bookings required. Meets fortnightly on Wednesday

WHEN 11.00am - 12 noon, Wednesday, 18 March
 WHERE Caroline Springs Library

ICA Melton College

WHAT Year 7 2010 Information Evening
 WHEN 7.30pm, Thursday, 19 March
 To register please contact the college office on 9361 3700

Resident Welcome Night

WHAT Information night, for all new Caroline Springs residents
 WHEN 7.30pm – 8.30pm, Thursday, 20 March
 Drinks and nibbles provided
 WHERE Caroline Springs Sales and Information Centre
 For more information check out carolinespringsonline.com.au or contact Linda Bulner 9360 5488

National Playgroup Week

WHAT Children can explore a new world with new experiences, and learn and develop new skills. Enjoy different activities such as painting, games, music, drawing, craft, outside playtime, and fun in the sandpit.
 WHEN Sunday, 22 March to Saturday 28 March
 Contact Andrea on 0405 511 099 for your free voucher to attend one of the playgroup sessions during National Playgroup Week

National Ride2school day

WHAT Leave the car at home and take up the Ride2School message - it's good for student health, good for their education, good for the environment and good for the family budget!
 WHEN Wednesday, 25 March
 For more information <http://www.bv.com.au/join-in/125/>

Summer Buzz

Record crowds celebrated the annual Delfin Summer Buzz festival at a host of events throughout January.



Vanessa Amorosi wowed the crowd



More than 10,000 people flocked to Caroline Springs on Saturday 24 January to celebrate the 'Lakeside Live' event, hosted in conjunction this year with the Melton Shire Council by Lake Caroline.

Featuring a huge range of family events including Dusk Drive-in Movies, Paws on the Promenade and Display Home Discovery, the festival experienced larger turnouts than previous years.

The crowd enjoyed a frenzy of free activities including a ferris wheel, dogem cars, roving entertainers, petting zoo, carnival rides, face painting, a jumping castle and much, much more.

The audience was amazed by performances Shrek™ the Third, Idols of the 80's, including members of Pseudo Echo and Boom Crash Opera, with the night concluding with a fireworks spectacular.

Vanessa Amorosi wowed the crowd with a larger than life performance of her huge hit collection including "Perfect", "Absolutely Everybody" and "Shine."

Caroline Springs project director Vanessa Normandin said the event was a huge success, with everyone enjoying the fabulous entertainment line-up.

"A fun and fantastic day and the huge turnout really goes to show how strong the community spirit is here at Caroline Springs" she said.



The spectacular fireworks display



Local business booms at Caroline Springs

More than 30 local businesses have already taken leases at Caroline Springs Central, the newest major commercial and shopping centre in the local area.

Amongst those to open their doors are IGA, Priceline, Re-Creation Health Club, Westpac Bank, Nando's, Ferguson Plarre Bakehouse and Subway.

Caroline Springs project director Vanessa Normandin said Caroline Springs Central had received positive feedback for the wide range of services on offer.

"Caroline Springs Central has something for everyone, from everyday shopping to somewhere for a special dinner," she said.

"It has become attractive for businesses due to its collaborative environment, central location and community infrastructure.

"The growth of Caroline Springs' Town Centre and the wider community has provided us with the opportunity to develop this site which includes appealing restaurant, shop and commercial space, which will continue to serve the needs of the rapidly growing community and wider western region.

"As well as providing the western corridor with much needed retail and commercial facilities, the centre will also provide hundreds of jobs for the growing region." The centre will house 37 retail and commercial outlets and 3500 square metres of office space over four levels, with the majority of traders living locally. The centre also offers over 350 free undercover car spaces.



Education scores
10 out of 10

Education is a high priority at Caroline Springs, a fact supported by the recent opening of two new schools.

The opening of the new schools, which received their first students on the opening day of term one 2009, marks the opening of 10 schools in as many years at Caroline Springs.

The provision of the new facilities also underscores Caroline Springs' commitment to providing a choice of state and independent educational facilities.

St George Preca Catholic Primary School is the suburb's second Catholic primary school. Meanwhile the new Caroline Springs College Springside Campus is the school's fourth campus in the area.

Both new schools opened in the Northlake precinct of Caroline Springs, joining existing school ICA Melton College on the combined education and civic site.

For enrolment details and the full list of education facilities available in Caroline Springs visit www.carolinespringsonline.com.au

Crowds flock to Caesia Gardens Open Day



More than 250 people turned out to see Melbourne's newest retirement community, Caesia Gardens when it opened its stunning new Club House in January.

Located just off Lake Street in Caroline Springs, the \$3.5 million spectacular Caesia Gardens Club House is a stunning new venue for residents that offers a wide range of exclusive facilities including a lounge area, multifunction space with kitchen, projector and dance floor, library and business centre, gymnasium, heated indoor pool, workshop, craft room, hairdresser facilities, and BBQ facilities on the terrace leading to the outdoor bowling green.

Caesia Gardens Sales Manager Peter Witnish said the open day was a huge success with guests enjoying a range of free activities and VIP tours.

"It was a perfect way to introduce people to our community," Mr Witnish said.

"Everyone got into the spirit of the day and enjoyed the free activities such as Tai Chi, personal training, lawn bowls, outdoor chess, wine and cheese tasting, craft making, art classes and lots more!

"We look forward to welcoming more people along to our next function."

Stage one at Caesia Gardens is currently selling and includes a range of 2 and 3 bedroom home designs. To find out more, call 1800 335 281 or visit the Caesia Gardens display village open every Sunday, 11am - 3pm, 48-58 Central Parkway, Caroline Springs.

WELCOME PROGRAM

Moving into a new community should be as easy and as trouble-free as possible.

At Caroline Springs, whether you're moving into the area to live or work, you'll get a warm welcome from Delfin. It's a great way to meet your neighbours and get updates on what's happening. **Come along to the next group welcome and receive your house warming gift and special offers from local businesses. Welcomes are held on the third Thursday of each month at 7:30pm at the Sales and Information Centre.** To book in log onto www.carolinespringsonline.com.au and register through the Moving In section. Alternatively, please phone 9360 5488.



 **Caroline SPRINGS ONLINE.COM.AU**

CAROLINE SPRINGS
**BUSINESS
PROFILE**
Get Printed!



1. Brief overview of your business.

From design through to delivery at Get Printed! we offer a range of services to suit your business needs at every stage of development. From one off print needs, to a total outsourced marketing department we pride ourselves on getting "all things printed" and some that are not organised for you.

2. What are the benefits?

At Get Printed! we can help you grow your business through branding and marketing initiatives.

3. What makes your business unique?

To complement our printing knowledge our team hold degrees that specialise in Marketing, Management and Commercial Law. This allows us to provide more than just quality printing, assisting our clients with valuable advice and ideas.

4. How long have you been in business?

Get Printed! was started in 2005.

5. What made you branch out and start your own business?

With a passion for building businesses and over 20 years combined of successfully doing it for other people we wanted to do it for ourselves. We have lived in Caroline Springs since 2001 and want to build a business that becomes an integral part of the community.

6. What is your number one tip for Caroline Springs residents?

If you're looking to start your own business, there are plenty of networks and support mechanisms in the area to help you on your way. Make sure you tap into these to give you the best head start - and ensure you at least have plenty of good quality business cards on hand to share around.

7. How do you relax on the weekends?

Our 'weekends' are currently broken into small chunks of free time when we can get it. To relax, we love spending time with our 12 month old baby boy, keeping fit, travelling, boating and scuba diving (when we get a chance to do it) and spending time with Family and Friends.

8. How do people make an appointment with you?

Talk2Us: 03 9449 5707

Email Us: talk2us@getprinted.com.au

Visit Us: 10 Hounslow Green, Caroline Springs
Mon - Fri 8.30 am to 5.30pm
Sat 9.00 am to 1pm

PRESTIGE - A WALK IN THE PARK



Caroline Springs has a new village, a new park and a new level of prestigious living.

The Grange, Caroline Springs' latest address, was launched on Saturday 31st January. This sophisticated village features a formally landscaped European-style park as its stunning centrepiece. Costing over a million dollars to construct, the park features manicured gardens, a natural amphitheatre and an outdoor kitchen. Now fully complete, The Grange village park is open to the public. Residents can take full advantage of this latest community asset and enjoy its magnificent open spaces. The new park has an atmosphere of elegance and sophistication that carries through the rest of The Grange village.

For more information on this exclusive village, call the Caroline Springs Sales and Information Centre on 9360 5488.

Community member takes charge of the Community Update

Delfin is thrilled to announce that the Community Update will be handed over to the local community.

Caroline Springs resident, community group member and local businessman, Carl Preusker of Monsoon Print and Graphics, will take the reins of the newsletter from next month.

The revamped community newsletter will feature up to 24 pages of community news and give local businesses and sporting groups the opportunity to advertise their goods and services. Caroline Springs project director Vanessa Normandin said the handover reaffirmed how far the community had come in just over ten years.

"We are thrilled to be handing over the Community Update to a local businessman and community group member," she said.

"Handing the newsletter over to Monsoon Print and Graphics, will give the locals more of an opportunity to create news within the community.

"Carl was chosen to take over the Community Update because of his strong connection and dedication to the community," she said.

"We see this as a real way forward for the community."

Monsoon Print and Graphics director Carl Preusker said the business was excited to expand the Community Update and give local businesses and the community more space and opportunities to communicate their news and activities.

For more information on the new Community Update, or for advertising submissions contact Carl Preusker 8390 6694 or carl@monsoonprint.com.au