



Rare release of residential land in Goolwa

RHIANNON HOYLE
REAL ESTATE EDITOR

THE first land of a new 126-home development in Goolwa, will be released on Sunday.

There is expected to be unprecedented demand for allotments after a land use study found housing demand in the region would outstrip supply in the next decade.

The new 15 ha residential project is to be called River Breeze.

Developers AV Jennings said more than 150 people had registered for the project. Allotments in the first release range from 390sqm to 690sqm. They are priced from \$89,800 to \$137,000.

AV Jennings executive general manager Peter Jackson attributed the interest to the "relative rarity" of such a de-

velopment in the region. He said the parcel, 1km from Goolwa's centre, was land identified by Alexandrina Council to meet demand for housing without expanding the town's boundary.

The development area is bound by Currency Creek Rd, Fenchurch and New Orleans streets. "This is an unusual development for the area because of its fantastic riverside location, the quality of landscaping and parks we have planned and the fact it's very affordable," Mr Jackson said.

"There's been such strong interest that this first land release will sell quickly, possibly within a week."

The Alexandrina Council area, of which Goolwa is a part, is the third fastest growing council district in South Australia, Bureau of Statistics figures show.

Local real estate agents, however, say the looming squeeze is being felt, with a significant shortage of land available for purchase.

Goolwa real estate agent Lucas Bradley said while in recent years there had been a steady flow of blocks through the market, that had "all but dried up".

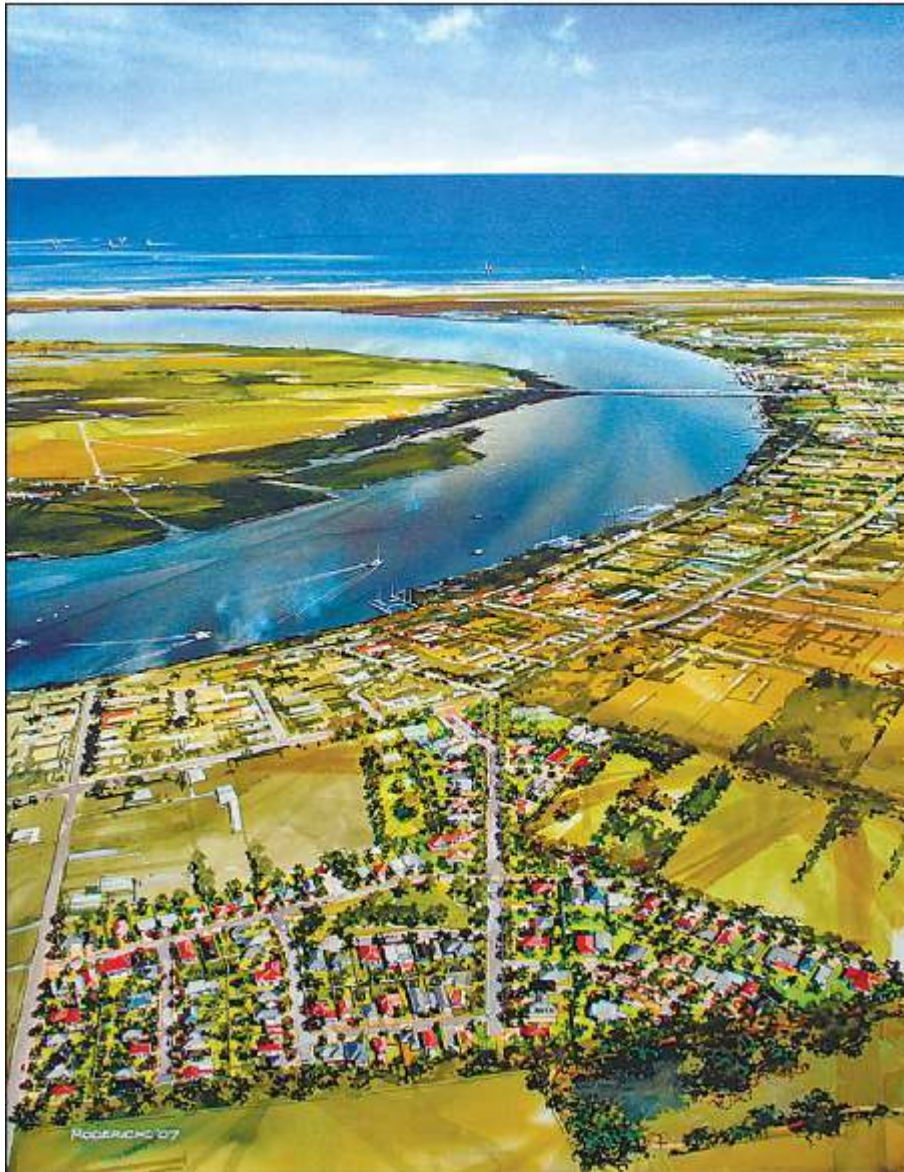
He said there had been substantial demand around the historic township of Goolwa in particular, driven by the "sea-change" effect.

"And there hasn't been a development like this in Goolwa for about five years," Mr Bradley said. "It's become very hard to find quality blocks in the area, and North Goolwa has always been in high demand."



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RIVER BREEZE: An artist's impression of the housing development