



ESTATE

Forward march

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Photography **Chris Groenhout**

ARENA AT OFFICER

www.arena-at-officer.com.au

DEVELOPER AVJennings
BLOCK SIZES From 312sqm to 809sqm
PRICE RANGE From \$143,950 to \$208,950; house-and-land townhomes from \$330,000
SALES OFFICE 600 Princes Highway, Officer
MELWAY 215 B5
OPEN Daily, noon-5pm
PHONE 131 878

For years, Officer has lived in the shadow of its big brother, Pakenham. Well, not any more.

The one-time farming hamlet is now the centre of a residential housing explosion. And, as such, it shares equal billing with neighbouring suburb Pakenham when it comes to the growing new-house-and-land market in the wider southeastern corridor.

By 2031, it is expected Officer will have about 40,054 residents. And the 686-lot Arena at Officer estate is one of the key players in the transformation of this suburb.

The AVJennings estate, bounded by the Princes Highway, Cardinia Rd, a train line and Gum Scrub Creek, is rapidly taking shape.

New homes are continuing to sprout at the estate, which is attracting mainly first-home





buyers from Berwick, Narre Warren, Beaconsfield and Pakenham. Already, more than 300 people live at Arena.

In fact, despite the recent winding back of homebuyer grants, first-home buyers still make up about 50 per cent of purchasers at the estate

AVJennings state executive general manager Peter Vlitas says these buyers like Arena's location, block prices, proposed services and relative nearness to existing community services, such as transport.

"We are still offering affordable price points," Peter says.

The AVJennings chief adds that the variety of blocks and the house-and-land packages at Arena are proving to be very popular with prospective buyers.

About half the blocks will be traditional housing lots, which can accommodate conventional three and four-bedroom homes.

The remainder are being given over to cottages, townhouses and terrace-style homes, known as townhomes, which will be located near parkland or the proposed shopping village.

"Townhomes are very popular with first-home buyers because of their price point and the fact they are the complete package, with landscaping, fencing and floor coverings," Peter says.

He says the estate's transformation from fields to homes and parkland has been a major factor in drawing people to the 71ha development.

Four bluestone-and-steel sculptures by local artist Peter Russo will form part of the eye-catching visual presentation in the estate's entry park, which is due to be completed next month.



TRANSPORT

Arena's appeal is enhanced by its closeness – about 1km – to Officer train station. And further down the track, if you pardon the pun, future residents will be able to walk to the proposed Cardinia Rd train station.



RECREATION

Families are attracted to the planned sporting complex with two ovals and multi-use hard courts (for tennis and basketball), as well as walking and cycling tracks.

And there is easy access to the Cardinia Life Aquatic Centre, in Pakenham.

All up, about 18ha of Arena at Officer will comprise public open space, including wetlands and recreational zones. Already, Arena Park and Central Park have been constructed. Arena Park >>



contacts

some essential resources in the area

- council**
Cardinia Shire Council, Henty Way,
Pakenham. Phone 1300 787 624
or see www.cardinia.vic.gov.au.
- library**
Pakenham library, John St,
Pakenham. Phone 5941 2036 or
see www.cclc.vic.gov.au.
- hospitals**
Casey Hospital (public), 52 Kangan
Drive, Berwick. Phone 8768 1200.
- maternal & child health**
Lakeside Maternal and Child Health
Centre, cnr Olympic Way and Portobello
Way, Pakenham. Phone 5945 4250.
- sports clubs**
Officer Tennis Club, Starling Rd, Officer.
See www.officertc.com. Sports Club
(senior and junior football, and netball
clubs), Henry St, Pakenham. See
www.pakenhamsportsclub.com.au.
Pakenham and District Basketball
Association, Princes Highway, Pakenham.
See www.pakenham.basketball.net.au.

What's on around Melbourne estates

SOUTHEAST

- Hampton Park Food and Wine
Festival** April 17, 10am to 3pm, at
Hampton Park Town Square. For more
details, see [www.casey.vic.gov.au/
calendar/calendar.asp](http://www.casey.vic.gov.au/calendar/calendar.asp).

WEST

- Tai Chi** at Caroline Springs Leisure
Centre, starting April 16. Instructors
conduct sessions on Fridays, from
9.15am to 10.15am. For more details,
phone 9747 5327 or see www.melton.vic.gov.au/calendar/calendar.asp.
- Badminton and table tennis**
is on at Caroline Springs Leisure Centre
every Friday, from 6pm to 10pm. It's a
great way to meet new people and stay
active. You can hire a court or a table,
bring your friends along or just come for
a social game. To hire a court or table,
phone the centre on 9747 5327. See
[www.melton.vic.gov.au/calendar/
calendar.asp](http://www.melton.vic.gov.au/calendar/calendar.asp) for more details.

 **Keep us posted: home@hwt.com.au**



>> offers existing native trees, a picnic shelter, playground and a small oval, while Central Park has oak trees, linked paths, gathering areas and play equipment.

A wetlands area in the southeast corner of the estate includes a frog sanctuary area.

 **SERVICES**

A small shopping village is in the pipeline and is likely to include a supermarket, specialty shops and a medical centre.

All homes at Arena will be linked to recycled water, ideal for flushing toilets and watering gardens, by mid-2011.

Above left A playground in parkland Above right Cardinia Life Aquatic Centre Above, inset Officer train station is close by



EDUCATION

Families have a range of schools to choose from, including Lakeside Pakenham Primary, Officer Primary, Maranatha Christian School, St Brigid's (Catholic) Primary, as well as other primary and secondary schools in Pakenham. Most are within a comfortable driving distance. Also, Monash University and Chisholm Institute of TAFE have campuses in Berwick, which is a 10-minute drive away.

● Prospective land buyers can visit some of the latest housing designs at a 40-home display village at the estate. 