



Bay Ridge: lots with lots of appeal

ONLY 10 lots are left in the first stage of the new Bay Ridge community, with local buyers keen to take advantage of its proximity to town as well as NSW government stamp duty and first homeowner incentives.

Michael Skuse from LJ Hooker Bateman's Bay says the area is proving popular with those already living on the coast as well as residents interested in re-locating from Canberra and Sydney.

"It is set in a beautiful bush area, it's just five minutes walk from Batemans Bay, it's close to shops, services and beaches, so really the location can't be beaten," he says.

"And now that construction has started in earnest at Bay Ridge, you can really see how the area is starting to take shape."

The estate is being developed by CIC Australia, a publicly-listed company that is renowned for its quality residential projects throughout NSW, the ACT, Northern Territory and South Australia. All of the estate's infrastructure is already in place, including access roads and a landscaped boulevard which forms the main avenue, and all blocks are fully serviced with underground power, town water and sewerage, kerbing and guttering.

"What's really nice about Bay Ridge is that much of the site's existing bush has been preserved to provide a beauti-

ful, natural landscape setting for the estate," says Michael Skuse.

"The average lot size is just over 3,800m² so there's plenty of room to move, but with lots starting at \$219,000 and an average price tag of about \$256,000, there can still be money in the budget to build a beautiful, contemporary style home with all the modern amenity you could want."

The NSW government's Home Builders Bonus also applies to Bay Ridge. The scheme provides full exemption on stamp duty for new homes where the value does not exceed \$600,000 and building has not commenced, and also applies to vacant land up to \$400,000. This exemption is not restricted to first homebuyers and can also be used more than once.

"These concessions are very generous, but obviously they won't last forever," says Michael Skuse. "I think purchasers who are looking for value for money in a beautiful setting really need to come and have a closer look at Bay Ridge."

Bay Ridge's demonstration home is open from 10.30am to 6.00pm Thursday through Monday, or you can contact LJ Hooker Batemans Bay on 02 4472 8900 for more information on land sales. Two more display homes are currently under construction with one of these near to completion.

For more information on what Bay Ridge has to offer, visit www.bayridge.com.au



Wander through one of the contemporary display homes at Bay Ridge to get a feel for the location and ideas on home designs