

**NEWS & VIEWS** with Eliza Sum



**BUILDING ADVICE**

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**W**E often meet clients who are tossing up whether they should build a single or double-storey family home.

The common mistake is assuming that they will save money by building double-storey, as the land component will be cheaper.

While this is somewhat true, the savings end up offset by a large extent after footing the extra cost of constructing a double-storey home.

Living in a double-storey home also means that the family is often split apart due to the enhanced zoned living.

This may be great for everybody who gets to enjoy their own space, but not so good if mum or dad want to keep an eye on the kids doing their homework or monitor internet usage.

Another key element to the decision-making process is establishing how long you are planning to retain the home for.

If you're thinking of building an investment property and maximising your returns, look around your street and work out which style of house will offer a better return in your neighbourhood.

The use of space is also important — a double-storey home chews up space in the stairwell, whereas an intelligently-planned single-storey home of the same size might have hardly any corridors.

This could be the difference between having three general living areas or two larger entertainment zones.

While double-storey homes do look grand and can feel quite prestigious, features such as balconies may sometimes never be fully utilised.

Likewise, single-storey homes can also double-up on corridors and fail to maintain the balance of formal and informal spaces.

With all that food for thought, take a deep breath and be safe in the fact that a good home designer will be able to work through a solution that's right for you and your family.

**Golf estate on course**

**T**EE off at the launch of Links Living's sales centre at the Geelong Golf Club Residential Estate today.

A community barbecue will be held from noon to 4pm this afternoon at the centre, which is located off Thompson Rd in North Geelong.

The developer announced this month that the new nine-hole course would open to the public early next year, as construction of the estate continues. Created by well-known golf course designer Graham Papworth, the course on the 45ha estate is spread over two sites, with 320 house lots set amid several fairways on the western side of Thompson Rd.



An aerial view of the estate.

Most of the blocks have sold quickly off the plan, with the developer expecting to sell the remaining lots before Christmas.

**Central Walk a \$1 million stroll through nature**

**LANDSCAPING** at Drysdale's Central Walk estate is now complete, with more than 34,000 native plants in stages one and two.

Other features of the million-dollar landscape project include an ornamental stone bridge, post and rail fencing, and stone retaining walls.

Urban Land Developments developer Ross Closter says the piazza area is a standout, featuring a viewing deck over the estate's wetlands.

"We have spent more than \$1 million in the open space corridor with the results speaking for themselves," Ross says.

"You really must come down and visit the estate to fully appreciate the quality of the works."

The development was



launched 18 months ago and continues to experience strong sales.

Stages three and four of the estate are expected to be finished next month.

Blocks are priced from \$138,000 and range in size up to 850sqm.

For more information you can visit the website at [centralwalkdrysdale.com.au](http://centralwalkdrysdale.com.au)



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