



SILVERWOODS

GOLF & LIFESTYLE RESORT
YARRAWONGA



**TOP
100**
Ranked Course

18 Hole
Black Bull GC

Sebel Yarrawonga
Coming Soon

96 Land
Sales

our > success

Let the figures speak for themselves

It's extraordinary to think just how quickly the Silverwoods development has seen tremendous growth since Lotus Living purchased it just over three years ago.

Since Lotus has been on board they have achieved a massive 96 sales during this time to date. Oliver Hume Research notes that analysis of REIV data shows over 250 residential sales from 2014 to 2016 (across all types) in Yarrawonga.

This means that Silverwoods continues to accomplish a considerable volume of sales given the size of the local market. That's simply remarkable and astonishing – they speak loud volumes.

More and more people are migrating to this marvellous place for the ultimate lifestyle it offers. Information provided by a draft Economic Analysis Report produced by Urban Enterprise commissioned by Moira Shire Council explains:

- 1. Yarrawonga has the highest median housing price due to its lifestyle attraction and relatively newer housing stock.***
- 2. Data on the population growth up until 2014 show that, "The town accounts for 86% of total population growth across Shire over the past decade."***
- 3. The average age will continue to increase as the population ages and locations such as Yarrawonga continue to be an attractive lifestyle location for retirees.***
- 4. 9.1% of domestic overnight visitors to Moira play golf during their visit to the region***
- 5. 7.5% of domestic day visitors to Moira play golf during their visit to the region***

Yarrawonga's popularity is expected to build momentum with the announcement of The Sebel Yarrawonga resort that will be calling Silverwoods home.

Silverwoods and the development of The Sebel, Yarrawonga and Hotel and Apartment complex aims to bridge the current gap identified in the Murray Region by improving the infrastructure and facilities associated with the Murray Region's golf

courses. With improved accommodation infrastructure it is anticipated that overnight visitation to Moira Shire and the Sun Country on the Murray region will be on the increase. Murray River Tourism estimate that with the development of the Sebel, Yarrawonga, tourism in the region may see:

- **Additional 20,000 room nights to the region per annum, based on 48% occupancy on 110 rooms***
- **Increased visitation by an additional 40,000 based on average 2 people per room night***

The project is continuing to thrive and generate significant benefits to the township for the short and long term. The growth is supporting the Yarrawonga area by providing jobs and delivering massive economic injection that families and businesses will prosper from for many years to come.

The ongoing strong land and house and land sales reaffirming to the marketplace that Silverwoods is the place to be:

To Live, Stay & Play!

* Draft Economic Report produced by Urban Enterprise commissioned by Moira Shire Council

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THE SEBEL

HOW'S THE SERENITY!

An iconic line from an iconic movie...but we know as more and more is happening at Silverwoods, it too is becoming known as an iconic spot and location.

Already, Silverwoods is truly a wonderful place to live or holiday and with the recent construction of the new Pro-Shop and Driving Range for the magnificent Black Bull Golf Course now well underway, it's getting close to being completed.

Word and hype around town continues to build as the first stage of the resort precinct is really starting to take shape. Both the new Pro-Shop and the Driving Range are expected to open around Christmas 2016! Daniel Smith, Project

Director said "We have a huge team working together in developing the next phase of Silverwoods – being the resort precinct. We all feel very privileged and extremely proud knowing what we are part of and creating for the residents of Silverwoods and the wider community of Yarrawonga once The Sebel Yarrawonga will be built".

Along with the Black Bull Golf Course – it has amazing waterfront living and spectacular views – just everything you

want and need right on your own doorstep! Daniel Smith, Project Director said "It's going to be a really special place when all completed".

There's already so much on offer in Yarrawonga, and as more and more people call it home or to holiday at this incredible place – it's no wonder it's becoming a true ultimate lifestyle destination in it's own right.



LIVE 100 METRES TO LAKE MULWALA FROM ONLY \$109 PER WEEK.

Your Home. Your Silverwoods.

*TERMS AND CONDITIONS APPLY



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Black Bull

GOLF CLUB AT SILVERWOODS
YARRAWONGA



CHARLIE ON TOUR

*No Bull – You are not
seeing things!*

Charlie the bull, who lives and takes pride of place in the 'Bull Ring' at the magnificent Black Bull Golf Course has decided to go on a road trip and explore his own neighbourhood in Yarrawonga over the next couple of months. With so much to see and do, Charlie's going on tour!

Planned so far on his itinerary to visit:

- Rich Glen Olive Grove • Bulla Wines
- Mulwala Water Ski Club • Club Mulwala

The region is already well known for its glorious weather and as summer approaches – it gets pretty hot. Charlie might even take a dip somewhere, go fishing or even give some skiing a go!

Charlie loves his home at Black Bull Golf Course but he knows Yarrawonga has so much more to offer as a wonderful holiday resort or place to live. He can't wait to get started on his road trip and explore the picturesque region and see exactly for himself what is known to all as an 'inland oasis' and paradise – just a simply brilliant destination. For more places to see, visit our website silverwoodsyarrawonga.com.au and head to our Lifestyle page for plenty more great places to visit.

To keep a 'bulls-eye' look out for him and watch Facebook (www.facebook.com/BlackBullGolfCourse) as we will be posting his whereabouts over the forthcoming months.

Don't forget to have a selfie and #tag #charlieblackbull or send it through to proshop@blackbullgc.com.au for us to load on Facebook. Best photo with Charlie whilst he's on tour gets an invitation to come down to the magnificent Black Bull Golf Course to play two complimentary rounds of golf with a golf cart included.

BLACK BULL – WHAT A LEGEND

*The Black Bull Golf Club over the last 12 months
has taken some giant steps forward.*

We have co-hosted with Yarrawonga - Mulwala Golf Resort, the Shepparton BMW Victorian Seniors Open. This is a new event on the Legends Tour and we have been awarded best legends tournament of the year 2016 (Southern Division), and are now in the running for the National Title. We have secured this event for the next two years and we can confirm that Terry Price, Mike Harwood, Roger Davis, Peter Fowler and defending Champion Lucien Tinkler will be competing in the 2017 event. Yet to be confirmed is Peter Senior and Peter O'Malley who are finalising their 2017 schedule. This will be the best Australian line up of past champions to contest the \$40,000 purse.



The Black Bull Golf Club has seen golfers from all over Australia challenge the Peter Thomson & Ross Perrett layout and the response from all has been outstanding. From the first class condition of the playing surface to having a selfie with Charlie when playing the "Bull Ring" the Black Bull continues to impress.

The Black Bull Golf Course will have the first of many great facilities, with a few already expected to open around Christmas including the new Pro-Shop, new Silverwoods Land Sales Office and new Driving Range. This will all create a wonderful golf and leisure experience for all. Lake Mulwala used to be one of Victoria's best kept holiday secrets. But now it's continuing to forge a name as one of the best lifestyle destinations all year round thanks to the area's magnificent weather, exquisite waterways and golfing greens. Black Bull Golf Course is situated in stunning 'Silverwoods' – in an amazing and exceptional lakeside location. This is only set to tremendously improve in coming years with the anticipated delivery of The Sebel, Yarrawonga.

Black Bull Golf Course is blessed with stunning surrounds, beautiful weather and scenery. The tranquility of its pristine location right on the banks of Lake Mulwala and the Murray River make this a truly very special and wonderful place. So when next travelling along the Murray or planning that next getaway for a great game of golf, you must come down, say hi to Charlie in the entrance of "The Bull Ring" and challenge the "Bull". Black Bull Golf Course and Silverwoods has everything to Live, Stay and Play!



blackbullgc.com.au 03 5744 0044

**BUSY,
BUSY,
BILLY.**



As we approach the festive season and look back on a very busy year, Bill has continued to be constantly on the go with his regular media commitments.

You can hear Bill on Triple MMM Radio Monday to Friday afternoons with James Brayshaw on The Rush Hour and he is also a favourite on Channel 9's National AFL Footy Show on Thursday evenings and again on the Sunday Footy Show on Channel 9.

But when the legendary football great needs some down time... Where does he go? Where else but Yarrawonga. Brownless, who grew up in Jerilderie, New South Wales, just an hour's drive north from Yarrawonga, is passionate about the region and all it has to offer. As a former local lad with his origins going way back it's only natural that it's one of his favourite go to places. He particularly loves the waterfront area, the lifestyle and as a keen golfer – the Black Bull Golf Course. So, with such an active media career, any chance to get away from it all, relax and have some chill out time – this is the place he heads towards.

One of the games most likeable players both on and off the field Brownless said,

"Knowing when this amazing Sebel, Yarrawonga hotel will be built and opening here soon, I'm looking even more forward to going up now and enjoy a good old frothie overlooking the magical Lake Mulwala. I can't wait to be able to enjoy all the facilities. As a local from the area, I really know the difference this will make to the region and how valuable this will be for the close-knit community"

Bill's nature is that of having a good time and enjoying life – the same Lotus Living, developers of Silverwoods wants for all residents and visitors, it's exactly what we are all about. We know Silverwoods in Yarrawonga has a bit of everything – numerous action packed water sports and activities, the Black Bull Golf Course, for golfing enthusiasts and soon all the Sebel, Yarrawonga hotel will have to offer.

So, as the year is coming to a close Bill has a lovely message to everyone – Wishing all a wonderful, happy and safe holiday season – who knows you most likely will see Billy around town.

your > silverwoods

WHAT'S ON IN YARRAWONGA

NOVEMBER

The last Black Bull Challenge event for the year 27th November - Stroke event.

For all bookings contact the Pro Shop on (03) 57440044

DECEMBER

The Black Bull Golf Course will have the first of many great facilities expected to open around Christmas. The New Pro-Shop, Silverwoods Land Sales Office and Driving Range, which will create a golf and leisure experience for all.



FEBRUARY

Black Bull has joined forces with the Yarrawonga / Mulwala Golf Club Resort in hosting the Shepparton BMW Victorian Seniors Open.

The success of the 2016 tournament has seen the Victorian Seniors Open voted Legends Victorian Tournament of the Year and has now secured the event for another two years. The 2017 event begins 1st February will see the return of Terry Price & Mike Harwood, in addition to them we can confirm that Roger Davis & Peter Fowler will also be attending. Yet to be confirmed is Peter Senior and Peter O'Malley who a currently working out their 2017 commitments but both have expressed interest in playing in the 2017 Shepparton BMW Victorian Seniors Open.

The 2017 Legends event will be the biggest line up of world class golfers to ever play golf on the Murray River.

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*Limited lots of land available being lots 107, 108, 1003. Price of \$109 per week is based on a lot price of \$105,000 mortgaged on a 30 year loan at the variable rate of 3.59% (Variable rate with boq) with repayments on principle and interest being \$476.79 per month, \$109.00 p/w. The information represented in this advertisement has been provided to Lotus Projects Pty Ltd ABN 38 529 264 196 and its associated entities (us, we, our). House and land packages are not included. We have made reasonable efforts to ensure the accuracy of any details within this advertisement is correct, however, it should be used as a general guide only. No warranty can be given by us regarding the accuracy, adequacy or completeness of any information presented. In particular, the images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land lots, the configuration of these other information displayed in the advertisement may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the information is preliminary only and subject to change without notice as the development progresses. This advertisement does not constitute part of an offer or contract. You should rely on the contract of sale and your own independent enquiries and financial and legal advice. You should seek independent financial advice about the interim costs you may incur. Please contact our sales consultant if you have any queries.

