



MONARCH

LEADERS IN LAND & PROPERTY SINCE 1955

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BUILDERS STAMPEDE MUSWELLBROOK

Property reports across New South Wales indicate that building activity has slowed, however one development in Muswellbrook is witnessing a stampede by builders clamoring to move into Eastbrook Links Estate

Twelve builders are currently building or plan to start constructing houses in Eastbrook Links Estate, seven of which have also purchased 162 lots in the \$130 million project.

ProCorp Group is the latest building company to mark its territory in the development, recently securing six lots.

“The Monarch Investments Group (Monarch) is selling quality blocks of land at an affordable price in Eastbrook Links Estate, which is a perfect alignment for ProCorp Group’s housing products that are also well priced and of a very high standard,” said Brendan Dale, Regional Manager for ProCorp Group.

“Muswellbrook is located in close proximity to several thriving industries such as power generation and the mining industry and Eastbrook Links Estate is a quality housing project, with a solid infrastructure in place and picturesque surroundings.”

“The company has had a solid presence in the Upper Hunter and Lower Hunter Valley regions since 2003. It was a natural progression for the ProCorp Group to further expand in this booming property market,” he added.

“It’s a very positive sign for the property market in Muswellbrook that builders are constructing and purchasing land in Eastbrook Links Estate. Several parts of New South Wales are struggling to find builders and buyers, but that is far from the case in Muswellbrook,” said Peter Icklow, CEO of Monarch.

”Monarch believes builders are moving in to capitalise on the low vacancy rates. According to local real estate agent L.J.Hooker, vacancy rates are at an all time low in Muswellbrook, averaging under one percent.”

“Rental agencies are already struggling to keep up with demand which is expected to become even tighter in the coming months. It is anticipated Mangoola Coal will commence infrastructure development in late 2008 and Mount Pleasant towards the end of 2009, creating even more pressure on the housing market in Muswellbrook,” he added.

“The development has also attracted a Queensland builder – Pantex, further highlighting the opportunities in the Muswellbrook property market.”

Builders constructing homes in Eastbrook Links Estate include AVJennings (spec home and contract divisions), Valley Homes, Eagle Homes, McDonald Jones, Kingston Homes, Huxley, ProCorp Group, Thomas Paul Constructions, Montgomery Homes, Pantex and All Castle Homes.

Land in the estate is selling from \$99,500 and house and land packages are available from \$314,500.

Eastbrook Links Estate will comprise about 1050 lots and completion is expected in 2012.

Monarch also recently purchased two adjacent lots, forming a 6.5 hectare parcel of land in the Black Hill Centre site which borders the company’s existing Eastbrook Links Estate.

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