

More and more Victorians are heading to the green, green pastures of home and are living "on course" (golf course, that is!)

Following a trend that started in America, increasingly housing developments here in Australia are built around wide, open green pastures called golf courses. And why wouldn't they? Many a local council is welcoming this type of expansion that allows for lush parkland settings that beautify and also provide a recreational and leisure facilities as a part of the estate.

In an annual feature titled "On course living" in the *2009 Golf Course Guide*, author Selwyn Berg writes; "Many of the more successful (and perhaps up-market) golf/residential developments engender a whole sense of community – many of them gated communities with attendant security and even concierge benefits – based around the golf club house. And even though, typically, two thirds of residents do not play golf, membership may automatically attach to home ownership. There are often health and fitness facilities, restaurants, children's activities and additional community factors that are creating cohesive lifestyle neighborhoods that reinforce the choice of location. The retirees can saunter out onto the golf course any time they choose, and the working generation can bring up their families in a clean, green lifestyle environment and aspire to spend time on the course in perhaps twenty years time."

In Victoria alone, roughly 25 golf courses offer on course living and around the country that number has swelled to close to one hundred – no doubt more are planned.

Unlike some developments during these tough economic times, homes and sites built around the rolling, bunkered fairways and greens of a golf course have maintained their value, with construction continuing unabated.

In a play on words from the highly successful ABC production of *SeaChange*, this trend and style of living has been dubbed a "tee-change".

Residential properties built or being developed around Victoria that front golf courses are shown in the table below.

In upcoming editions of *Postcards*, we'll feature a selection of the developments across the state – great home locations where golfing botanical gardens are literally in your backyard!

Eynesbury www.eynesbury.com.au

Eynesbury is the first completely new township to be built in Victoria for over 60 years. Situated in Melbourne's West between Melton and Werribee, it will eventually be a fully integrated community with schools, shops and recreation facilities for its constituents.

Opened in May 2007 before any of the 2900 proposed home sites began

construction, the former pastoral land became home to a stunning Graham Marsh designed championship golf course.

As you drive to Eynesbury the less than impressive flat environment meets a heavily wooded grey box forest at the entrance to the course, which then leads to a grand bluestone Heritage-listed homestead that has been refurbished as the Clubhouse. The unique pro shop's former life was a stable that too has been wonderfully renovated inside.

The course is flanked by the forest and wide open expanses that will eventually be homes. It's a little hard to envisage how these will aesthetically affect the course, but there is so much land available it may not have much impact at all.

The public golf course features the highest quality greens and fairways and one feature is the strategically placed creek crossings that challenge the golfer but also serve the purpose of utilising rain run-off for course watering. Bumps and swales, strategic lines to the green, great bunkering and large driving areas make this a challenging and very enjoyable golf course. The swell of residents that will eventually call Eynesbury home have a golfing jewel for their community crown.



Development	Location	Course Name	On Offer
Silverwoods	Yarrawonga	Black Bill	950 lots
Golfer's Links Estate	Craigieburn	Craigieburn	Housing for 10,000
Forest Resort	Creswick	Creswick Forest Resort	200 lots
Eynesbury	(near Werribee)	Eynesbury	2900 lots
Federation	Ballarat	Federation Lakes	2600 lots
Links Living Geelong	Geelong	Geelong	200 lots
Heritage	Wonga Park	Heritage CC	approx. 200 lots
Hidden Valley	(near Wallara)	Hidden Valley	700 lots
Kings Cove	Metung	Kings Cove	450 lots
Mandalay	Beveridge	Mandalay	2000 lots
Moonah Links	Rye	Links and Legends	250 lots
La Perouse	Bonbeach	Patterson River	178 lots
Sanctuary Lakes	(near Aitona)	Sanctuary Lakes	2700 lots
Links Living Sandhurst	Skye	North & Champions	1850 lots
The Sands	Torquay	The Sands	280 townhouses
Settlers Run	Cranbourne	Settlers Run	500 lots
Thirteenth Beach	Barwon Heads	Beach & Creek	150 lots
Waterford Valley	Rowville	Waterford Valley	75 villas