

## Streamlined Service

"EConvey is a conveyancing specialist business celebrating its first birthday and was established by Jean Morrison and Donna Smith who have a wealth of knowledge and experience in the conveyancing industry and focus on providing you with a prompt, friendly and efficient service.



Both Jean and Donna are Associate Members of the Australian Institute of Conveyancers (Victorian Division) Inc so you can be assured you are dealing with appropriately insured and skilled professionals.

A further experienced conveyancer, Susan Pratt has now joined the team enhancing accessibility for all and any client queries.

Conveyancing can be daunting and moving house certainly is for most. At eConvey the process is kept as streamlined and easy for clients as possible. Online services are proving highly beneficial and a real time saver, especially for those who prefer after hours contact.

Visit [www.econvey.com.au](http://www.econvey.com.au) Tel: 1300 782 217

## A Perfect Blend of Setting & Lifestyle

*Settlers Run was designed to provide the perfect blend of lifestyle with location.*

*A masterfully planned residential community with two-thirds being dedicated to green open spaces, Settlers Run is directly adjacent to the Royal Botanic Gardens, Cranbourne and features a Greg Norman-designed championship golf course that residents can play on every day.*

*If you're someone who relishes entertaining guests, a stylish Settlers Run home will provide the perfect setting. Then again, you can meet with friends, neighbours or golf partners at the impressive Village Centre located at the front of the estate.*

*Settlers Run thinks it's vital to offer you the security and peace of mind that comes from knowing your community is committed to remaining a blissful sanctuary of abundant beauty and high standards.*

*- (taken from Melbourne Abode Magazine)*

**While Melbourne is on the verge of stage 4 water restrictions the Greg Norman-designed championship golf course at Settlers Run is being kept lush and green through the use of a recycled water irrigation system.**

"While other public spaces and gardens are suffering the effects of the drought and water restrictions, the Settlers Run golf course is



being maintained through the use of Class A recycled water, which is not affected by water restrictions and is totally safe," explains Roger Bollen, Project Director, Settlers Run.

**The Class A recycled water is supplied by Earth Tech, Australia's private sector leader in water recycling.**

"Earth Tech uses the latest ultra filtration technology to produce the Class A recycled water, which is the highest standard for recycled water in Australia. The Department of Human Services and the Environment Protection Authority have certified that Class A recycled water is safe for unrestricted use, such as irrigating golf courses, watering domestic gardens and growing food crops," said Peter Everist, General Manager Operations for Earth Tech.

"In addition to the supply of Class A recycled water, an extensive lake system has also been constructed to collect and naturally treat the storm water and provide for re-use on the golf course. This means it will be completely self sufficient, drought resistant, sustainable and green all year round when the development is complete," enthuses Mr Bollen.

Settlers Run, a Medallist project, is located at the gateway to the Mornington Peninsula and adjacent to the Royal Botanic Gardens Cranbourne, and will offer 500 homesites and a championship golf course designed by Greg Norman.

**Visit the Sales Centre at 18 Espie Court, Mel. 133, C11. For more details on Settlers Run & the only Greg Norman championship golf course please visit [www.settlersrun.com.au](http://www.settlersrun.com.au) ph.1800 615 969**

# eview

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## BUYING & SELLING TIPS

by Eview Real Estate Partners

**BUYING TIP- What should we do first?**

Before commencing your property search, speak with your financial consultant to assess your affordability and to find the best loan to suit your needs. By doing so, you will have a price guide to research properties which you can afford, and select your preferred areas that suit your lifestyle and budget.

**SELLING TIP- Is presentation important?**

Presentation of your property is a major factor in achieving the highest possible price. It is similar to detailing a car before you sell it. A buyers "emotional attachment" to a property is less likely to occur through poor presentation and may result in a lower selling price. First impressions are critical, so it is important to do whatever is possible to have your property looking its absolute best on inspection day.

**More Questions on Real Estate?**  
Go to our website [www.eview.com.au](http://www.eview.com.au) for more handy tips, or email [maria@eview.com.au](mailto:maria@eview.com.au).

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