

# Rural living, close to town

MUSWELLBROOK'S most popular family estate in a decade is having an open day and everyone is invited.

Ironbark Ridge will be on show from 11am to 1pm on Saturday, October 8.

Muswellbrook real estate agents John Flood Estate Agents and Edward Higgins Parkinson First National will be on hand offering friendly advice and information to potential purchases.

The Upper Hunter Motoring Association will also be represented, showing off many of their classic cars ahead of their Global Village Motorfest and Fair next month.

John Flood Estate Agents director Sandy Warburton said the open day was to open the latest stage three release of the estate, the Jillaroo release, and will be fun for the whole family.

"We really just want to get people out to the estate to come and see Muswellbrook's newest, rural, residential development," he said.

There will also be a sausage sizzle with donations going towards MS Australia, a free coffee cart and a ceremonial tree planting conducted by existing purchasers.

Mr Warburton said the estate had proven popular with growing families because there were larger lots available in a rural setting that was still close to shops and amenities.

"Stage one and two are all but sold and stage three is already moving very quickly," he said.

"There are at least 15 homes already under construction and



**OPEN FOR INSPECTION:** John Flood Estate Agents director Sandy Warburton inspects the newest land to go on offer at Ironbark Ridge. An open day at the estate will take place next Saturday, October 8.

one family already living in their new home."

All lots are fully serviced by town water, sewerage and electricity.

Lots range in size from just over 4000 square metres to the largest at just over 10,000 square metres.

"The larger lots mean more

space for the kids and maybe even a spot for a pony," Mr Warburton said.

House and land package

options will be available for discussion at the open day.

The estate can be found on Ironbark Road.

STAGE 6  
JILLAROO RELEASE  
CONSTRUCTION  
COMPLETE



IRONBARK  
RIDGE

Upper Hunter  
Motoring Association

CLASSIC  
CAR SHOW

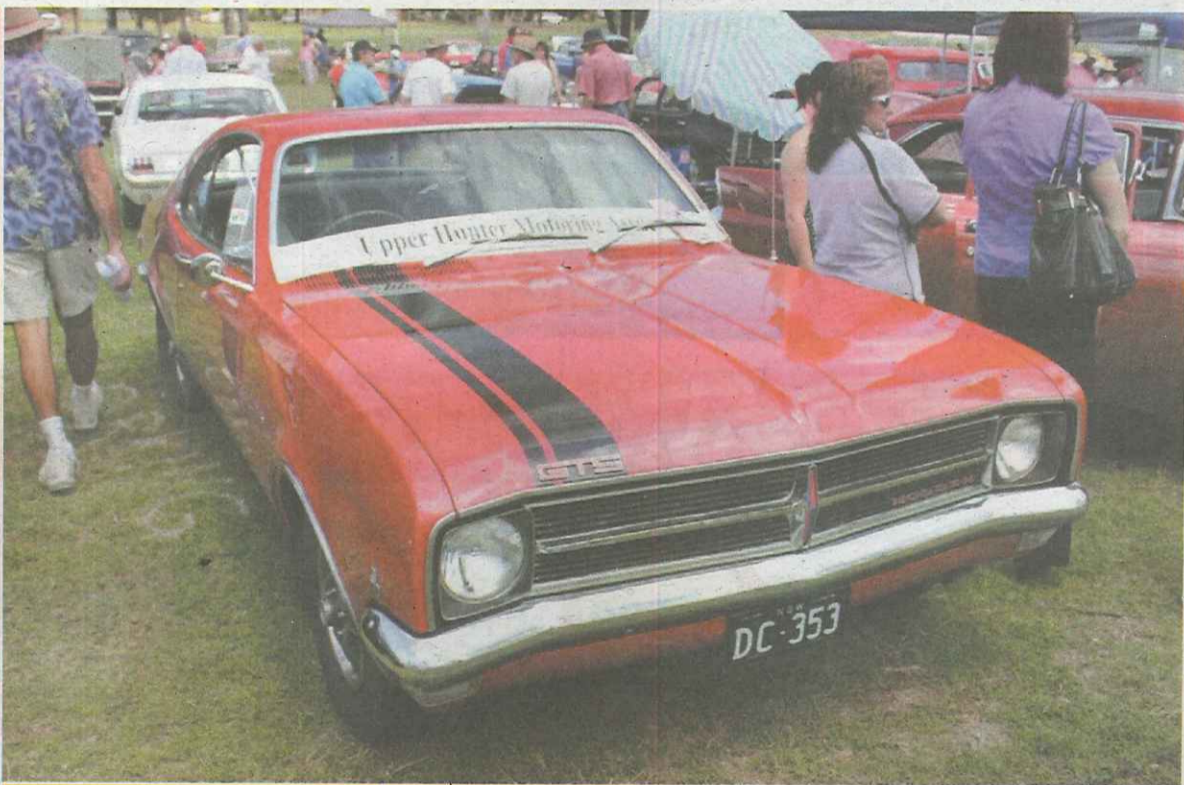
SAT 8 OCT 2011  
11AM - 1PM

first national  
Edward Higgins, Parkinson

Tony McTaggart  
0409 680 539  
02 6543 2788

JOHN FLOOD  
ESTATE AGENTS

Sandy Warburton  
0418 411 316  
02 6543 3155



DISCOUNT -  
12 LOTS ONLY!

LOT 115  
SAVE \$15,000

LOT 117  
SAVE \$10,000



- ☑ Bring your family for a fun day out
- ☑ 11am-1pm, Saturday 8 Oct 2011
- ☑ Sausage sizzle - gold coin donation to MS Australia
- ☑ FREE Coffee Cart on-site
- ☑ Tree planting ceremony for residents
- ☑ Lots from 4,098m<sup>2</sup>

- ☑ Special promotion: Exchange within 3 weeks and receive a FREE front boundary fence
- ☑ New house and land packages from McDonald Jones Homes with representative on-site for consultations
- ☑ Land priced from \$175,000
- ☑ 1/3 sold - hurry

TOWN LIVING - COUNTRY LIFESTYLE

ironbarkliving.com.au