**GREENSBOROUGH HOTEL**

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GREENSBOROUGH BEAUTIFUL HILLS & VALLEYS FOR DEVELOPMENT.

Garden Suburb of Plenty River Quick Transit to the City Plans.

(When this hotel is built Greensborough will have a hostelry of very distinctive design. The building is to be of brick, with a fine stucco front elevation, carried out in "Mission” style. The architects, Messrs. Sydney Smith, Ogg and Serpell, have adopted this style as being suitable to the rural surroundings).

Nestling among gum-capped hills at Melbourne’s back door, Greensborough, once a thriving agricultural district, is fast becoming a residential suburb with limitless possibilities.

To the vast majority of the residents of Melbourne, its name conjures up memories of many a pleasant trip, by motor or rail, into the quiet rural peace of the Plenty river and the sur- rounding hills. It is in the wattle district, where picnickers go to gather the golden blooms. Its activities are described as dairying, mining and fruit-growing. These belong to the romantic past and it is as a peaceful home area Greensborough beckons to the vast public that wearies of the metropolis. Home-makers in increasing numbers are realising the attractions of Greensborough.  Neat bungalows, of every conceivable design, of both brick and hardwood, are springing up everywhere. Each turn in its winding- roads, flanked with native trees, brings a fresh view of houses either occupied or under construction. What is it that draws the city-workers to raise their hearths at Greensborough?

HEALTHY SURROUNDINGS. It is 13 ½ miles from the city, or 36 minutes from Prince's Bridge station. It has a frequent electric train service, the weekly workman's ticket costing 4/8. The water supply is drawn from the Yan Yean, and larger mains are being laid by the Melbourne and Metropolitan Board of Works to cope with the demand due to increasing population. The Electricity Commissioners have the work in hand to supply the surrounding district with electric current, both for industrial and private uses. They have promised that this will be available within a few months. From a health point of view Greensborough is everything that can be desired. Numbers of returned soldiers feeling the effects of war service, have been medically advised to take up residence in the district because it’s pure, fresh air puts new life into them. Not far away, at Macloud, is the home established by the Government for the care of returned soldiers afflicted with tubercular diseases. 'What better testimony could be given to the health-giving propensities of Greensborough?

LAND £1 TO £2 A FOOT.

State Savings Bank scheme, and many more are going up. Land can be purchased in the township at from £1 to £2 a foot. The original owners of the land in the district are reaping small fortunes by letting their land go out for subdivision. The municipal rating is 2/ in the £1 on the improved value. This is a recently fixed rate. A short time ago it was 1/6 in the £1, and the residents of the district themselves requested the Heidelberg Shire Council to raise the rate to 2/ to enable various municipal works, such as road-making and improvements to be proceeded with.

There is a live progress association at Greensborough, which is jealous of the interests of ratepayers. It keeps a keen and watchful eye on the development of what all believe will ultimately become Melbourne's premier rural suburb. Progress spells increasing land values, and the purchase of land at present values can be regarded as a safe investment with the added attraction of a wise speculation. Land can be purchased for a nominal deposit and paid for at £1 a month. The blocks are thus within the reach of all.

THE OLD AND THE NEW

Greensborough has a romantic history, and many old buildings in the district still stand as relics of the early days when Diamond Creek, its near-by neighbour, was the scene of feverish mining activity. Rapidly, however, the place is being modernised. The old is giving place to the new, and on the site of the old land marks are being erected up-to-date shops and buildings of all kinds. Ample shopping and public facilities are available. The State school itself has just been remodelled to provide for the increasing attendance of scholars. Their rosy faces and sturdy limbs are further evidence of healthy surroundings. Situated on the main road to Kinglake and Eltham, both well-known and popular resorts, Greensborough often sees the spectacle of parties bound for the so spots, staying within its own borders, attracted by the beauty of the surroundings. Those who govern the destinies of Greensborough are mindful of the virtue of still further adding to the allurements of the district, and a most comprehensive scheme of beautification is in hand.

SPORTSMEN CATERED FOR.

Within a stone's throw of the railway station runs the Plenty River. Just over the bridge and at the foot of a wooded hill, three minutes’ walk from the station, fourteen acres of land has been set apart for a great recreation ground. Workmen are busily engaged in transforming it into an arena of athletics. It was purchased and paid for by local effort. When the work is completed there will be cricket and football grounds, tennis courts a Bowling Green and children's playground. It is an ideal spot for picnicking. The councillors of the riding have promised to subsidise local efforts in securing a hand home pavilion and caretaker's residence. Anglers will find plenty of sport in the Plenty River. There blackfish, trout, cod, and eels abound. Around the hill where the sports ground is being, constructed is another beautiful park. This is one of the most charming resorts within 13 miles of Melbourne. In the vicinity of this, about a quarter of an hour's walk from the station, a few local enthusiasts have mapped out a nine-hole golf-course. They have secured an option over another section of land, which in time will be transformed into an 18-hole course. Thus, all departments of sport will be catered for at Greensborough.

BRIAR HILL'S BUNGALOWS

Curiously enough, Greensborough, though but a small place at present its residents number about 1000 an infant suburb. This is Briar Hill, across the railway line from the station, where but recently about 100 bungalows have sprung into existence, clustered on the till among the gum-trees. There are two churches in Greensborough Methodist and Church of England, and soon there will be a resident Church of England clergy- man in the township. Among the many attractive walks round Greensborough is that to what is known as St. Helen Church. This has a romantic history one of the earliest settlers in the district was a Major Beale. He was the officer In charge of the guard over the great Napoleon during his exile at St. Helena. As early as 1830 he selected land in the district. He was a deeply religious man and on the death of his wife erected a church, near where she died, with the traditional "God's acre." Some of the grave stones in this old churchyard date back to I860. The church itself is a quaint little structure and services are conducted there every Sunday by a Church of England clergyman. It is only 1$ miles from the township.

NEW STATIONS AND SCHOOLS

Such has been the growth of population along the railway line in the vicinity of Greensborough that two now stations have been erected, one at Watsonia, on the Melbourne side, and the other at Montmorency, on the Eltham side. In common with Greensborough, these districts are drawing settlers, but much land remains to be opened up. Two big sales of allotments were recently held at Watsonia. As many as 110 lots were sold very quickly, the prices ranging, from 25/ to 40/ a foot. The next sale is being held on July 19. A new State school has just been completed at Montmorency, and the Education Department has purchased d site at Watsonia for the same purpose. Those who are guiding the development of Greensborough have not for gotten the importance of providing facilities for entertainment. To this end a new hall is to be erected at an estimated cost of nearly £3000. Here all manner of entertainments will be held. With its varied attractions, Greensborough bids fair to become a popular residential area amid beautiful surroundings.

BATMAN'S APPLE TREE

Mr J. A. Bush, who has a fine home at Greensborough, possesses an interesting historical relic in his grounds. This is an aged apple tree that was brought over from Tasmania 86 years ago and planted there by Mr John Batman. It is still flourishing and producing apples of excellent quality. It is 20 feet high, and five feet in girth.



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