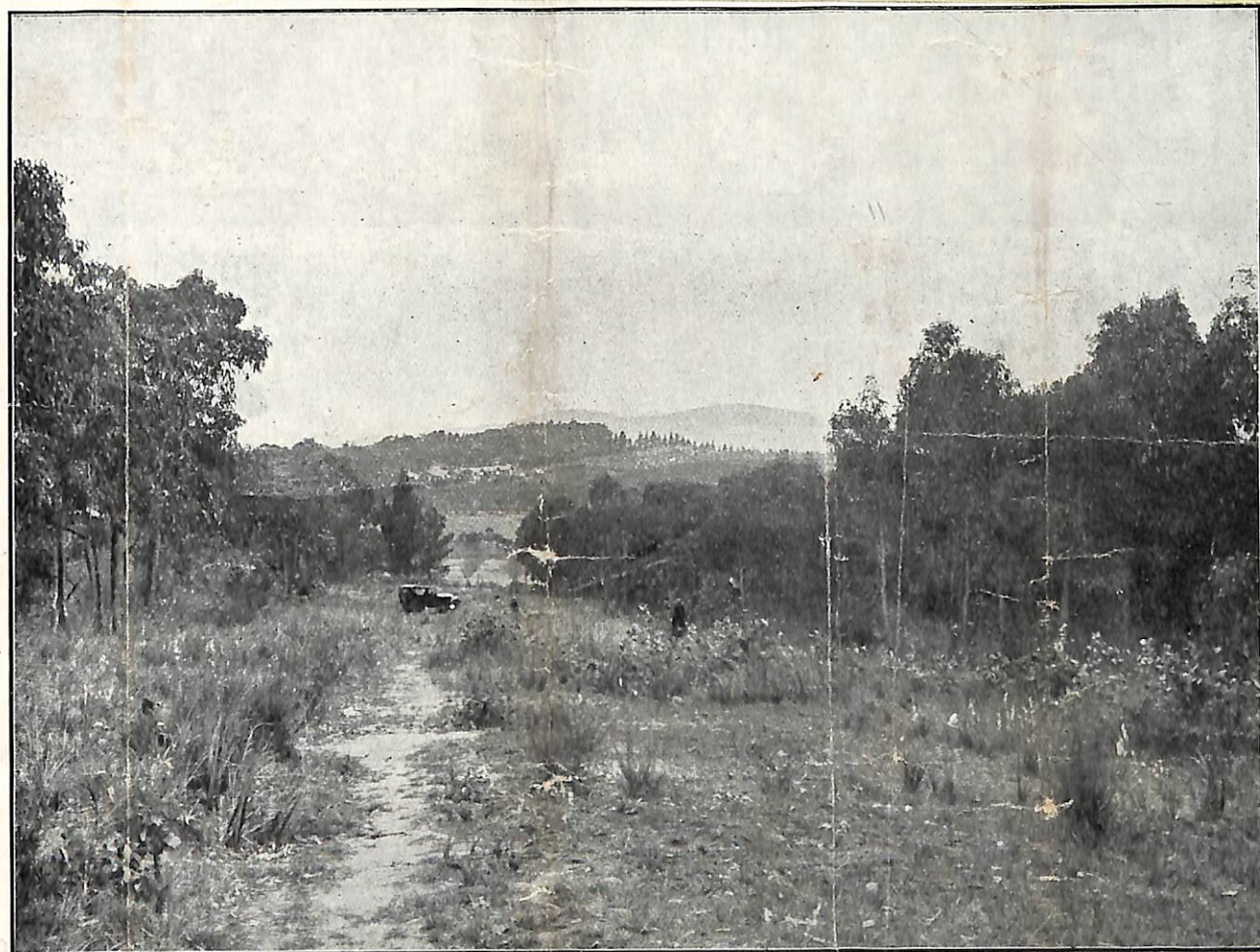


Delightful RINGWOOD—*The Home of Rosy Children*

Every Convenience—Electric Trains—Electric Light—Up-to-date Shops—Pure Water from the O'Shannessy Water Mains
A Model State School Adjoins this Estate—Fine Motor Road to City—3 to 5 Minutes from Station, Churches, Halls & Shops

**BESTPART
ESTATE
RINGWOOD**



This is an Eastern View off this Estate

GREENWOOD PROPTY. LTD., Warehousemen, of No. 5 Flinders Court, Melbourne (Phone 988 Central), guarantee to give title to any purchaser on payment in full of his or her purchase money.

Greenwood Pty. Ltd. are known to every draper and storekeeper throughout Victoria.



All Contracts of Sale to be made out on Vendor's Contract, the printed details of which cannot be altered without their written consent.

“BESTPART” ESTATE

Within the Borough of Ringwood. Only 15 Miles from Melbourne.
Amongst the Hills and Orchards, and Ever Verdant Country.



A Panoramic View from “Bestpart” Estate (looking South-East).

RINGWOOD: Beautiful for its Scenery and Walks and Reserves.
Famous for its Progress.
Known for its Industries.
Sought after for its Healthiness.

A Country Spot within the Suburban Area, having all Modern Conveniences, *inter alia*—
Electric Light and Power.
Electric Trains
Day and Night Telephone Service.
Water Reticulation from O’Shannessy Scheme.
Picture Shows, Popular Entertainments.

*This Magnificent Estate is 650 yards from Ringwood Railway Station,
Post Office, Mechanics’ Institute, Shops, and Churches.*



THE first thing you notice when you step out of the Electric Train at Ringwood, the fast growing Melbourne suburb, is the delightful scent of the eucalyptus trees—pungent, refreshing, uncontaminated.

It is hard to realise you were but a few minutes before treading the streets of Melbourne, with its 800,000 inhabitants, and that a man can spend his days in a crowded office or shop, and his nights in the sleep-out of his Ringwood home, breathing the “incense from the everlasting hills.”

To spend such a night is to awake in the morning feeling “fit,” what part does this feeling of “fitness” play in the Battle of Life? Think it over. It’s well worth while.

The next thing you observe is the rosy-cheeked children—real children. Ringwood is famous for its apple orchards, the rosy-cheeked apples of Ringwood are known all over Australia and on the London market, and the rosy children are said to be a direct result of the rosy apples, but the unbiased observer would like to attribute a portion of the praise to the pure, uncontaminated air, pure water, good food, and plenty of sleep. “Early to bed and early to rise,” is a slogan not unknown to the children of Ringwood—they are simply natural, healthy children—the best variety in the world.

Are **your** children natural and healthy? Have they rosy cheeks and good health? If not, think it over—there’s a remedy. Old Dame Nature comes cheaper than the chemist, and her handiwork is a “joy to the eyes of the beholder.”

This place will come, observes a fellow passenger, but alas! he surely has been asleep, for Ringwood has already come—silently, unobtrusively like “a ship in the night.” Let us follow him out from the Railway Station to his awakening.....

BESTPART ESTATE, RINGWOOD. (So named because it is the very “best part” of Ringwood). It is a plateau, overlooking other parts, see the views herein. 3 to 5 minutes from Railway Station, Halls, Shops, Churches, with a magnificent model State School adjoining (see photo of it herein).

Water Mains — Electric Light — Electric Trains

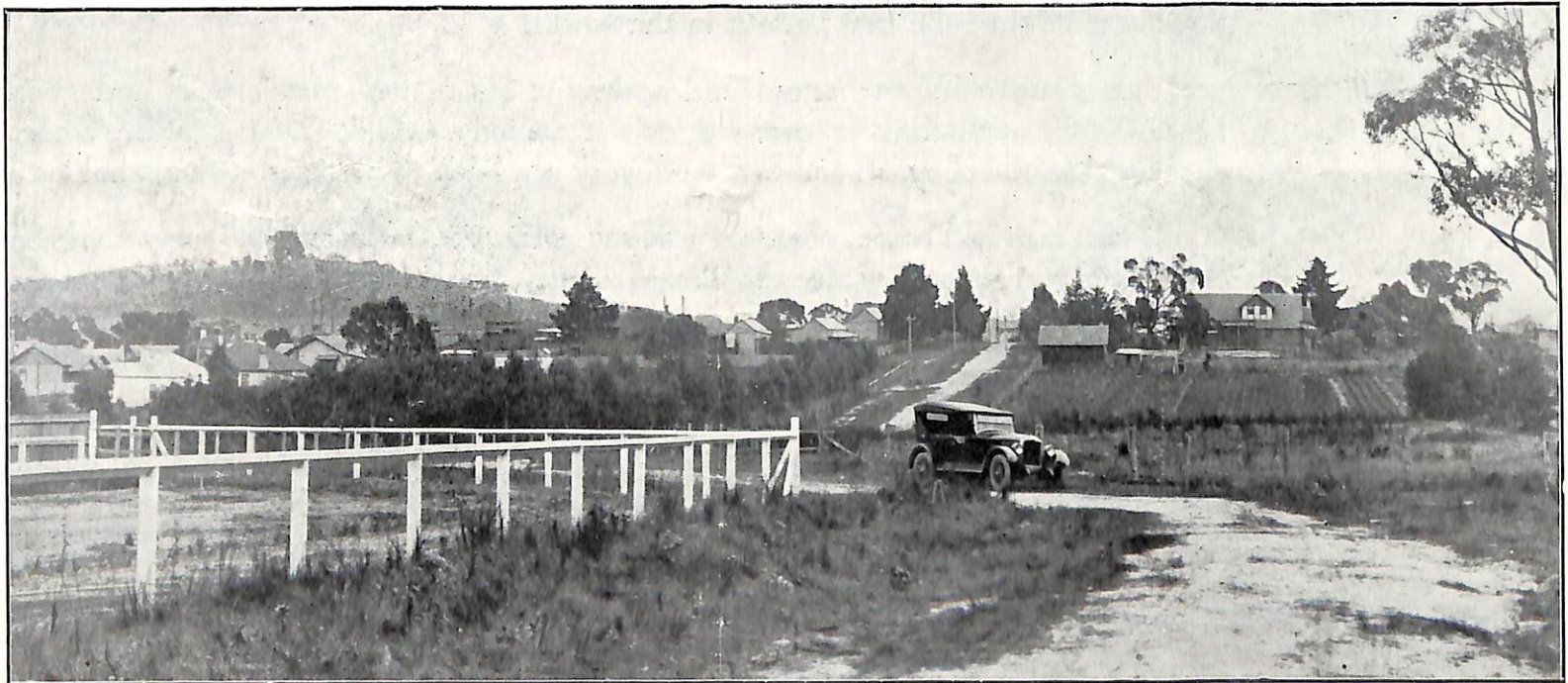


This Magnificent Home for Sale, £4865, Cash or Terms. Highly Polished Floors, Oiled Hardwood outside, Cement Roughcast, Red Tile Roof, standing on 305 feet fronting Greenwood Avenue, by 180 feet deep. About 400 feet from Ringwood Railway Station (nearly opposite Methodist Church). Get further particulars.



Some of the Delightful MODERN HOMES adjoining the Estate. *Identify House*

more are in course of erection.



This is another View of the above House



View looking North off Bestpart Estate



MODEL STATE SCHOOL GROUNDS





LOOK at this picture of the Main Street, note the Three Banks—The State Savings Bank, The Bank of Victoria, The English, Scottish and Australian Bank. Note the **solid** construction of the buildings. Bankers are shrewd, look-ahead men. They don't put solid buildings like this in suburbs **without a future**. It wouldn't pay. That's the only question a Banker really ever considers:—"Will it pay?" And there are "whispers in the air" of new arrivals in the banking field. Take the Hint.

Glance at the shops in the picture opposite—you can get "everything you want in the Ringwood shops." This is the proud assertion of the Ringwood traders—their prices are moderate prices—family prices. Like men of common sense they have "gathered together and talked it over." They are out to "keep the business in the town" by reasonable prices—and they are doing it.

Look at the School (it is recognised as best equipped in the State)—an up-to-date, modern, well-ventilated building, a few minutes from the Estate, with **no dangerous motor roads to cross**. To anxious parents as to everyone else, "Peace of mind is priceless."

Again we say, "Think it over," and for good measure throw in the 3,000 year old Chinese proverb—"If you **hate** your children cram them with dainties," and remember at the same time that children can be crammed with "dainties of the mind" in the shape of too many picture shows in ill-ventilated buildings at night when they should be fast asleep.

BESTPART ESTATE, RINGWOOD

Drainage perfect, for it's a plateau with a fall in every direction.

(See over leaf for Banks and Shops.)





THREE SOLID BANKS—and more coming.

Banks don't build premises like this in suburbs without a **future**. *Take the Hint.*



SHOPPING CENTRE—Land here is Selling at £50 a foot, and increasing in value daily.

Where **could** they sleep better, in a purer atmosphere, than in a new home on the Bestpart Estate, living a healthy **natural** life amid the Rosy-cheeked children of Ringwood?

And bear in mind also that what applies to children applies equally well to their parents. Nobody "gives up" anything by coming to the Bestpart Estate—certainly not Dad—5 minutes from his Electric Train. Certainly not Mum—5 minutes from the Shopping Centre. Certainly not the Children—1 to 3 minutes from the School, able to go home at mid-day to the hot meal that **growing** children sadly need.

Viewed from whatever angle you like—The Home Builder, The Investor, The Young Couple just Engaged—yet with enough common-sense remaining "to look forward"—The BESTPART ESTATE will stand **Expert** Examination.

Remember always the shrewd advice of canny old Andrew Carnegie, multi-millionaire:—"If you want to **make** money, buy land near a **growing** City."

The BESTPART ESTATE is 3 to 5 minutes from Station, Churches, Halls, and Shops, and the **growing**, progressive town of RINGWOOD, and it simply **MUST** increase in value—not in years but in **months**.

It's a proposition as Solid as the Ringwood Bank Buildings. Look at the Ringwood figures on the last Page and choose your block to-day.

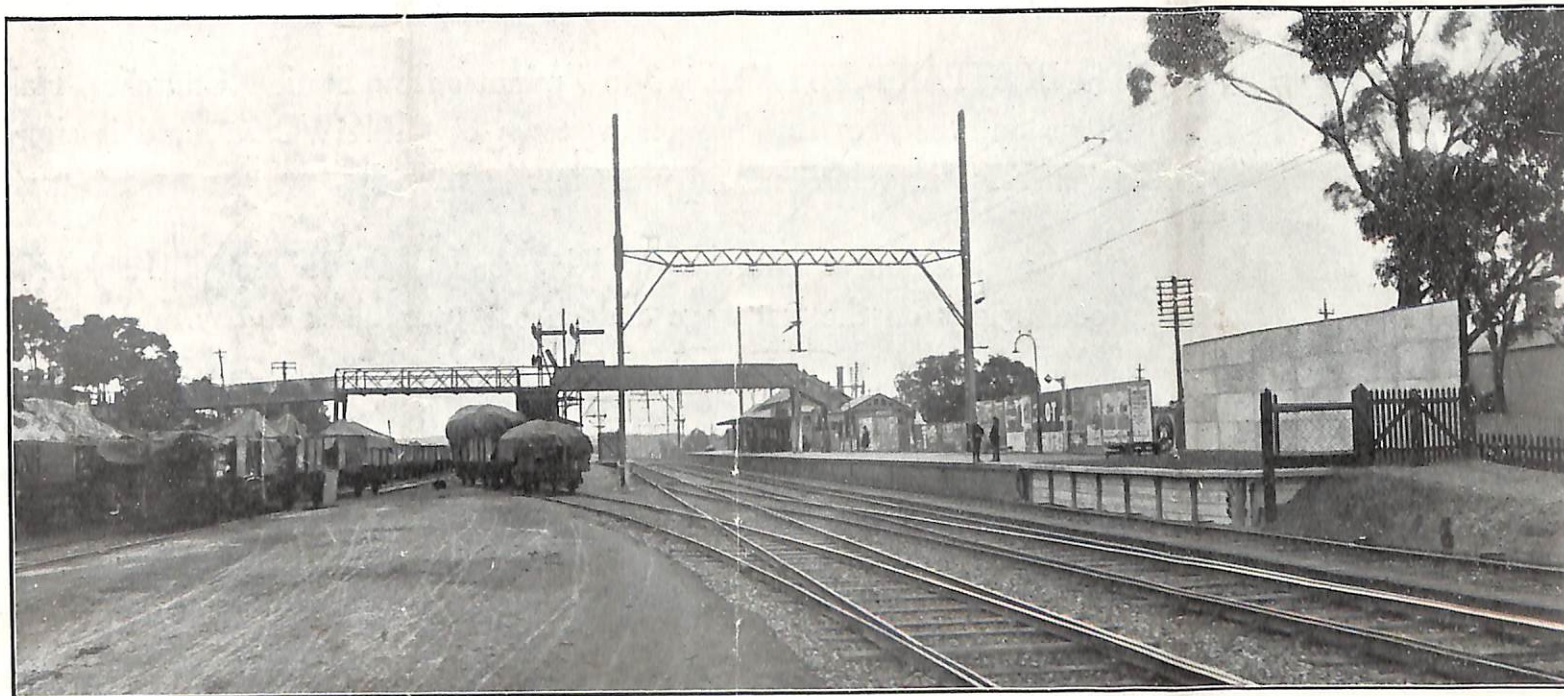
BESTPART ESTATE, RINGWOOD

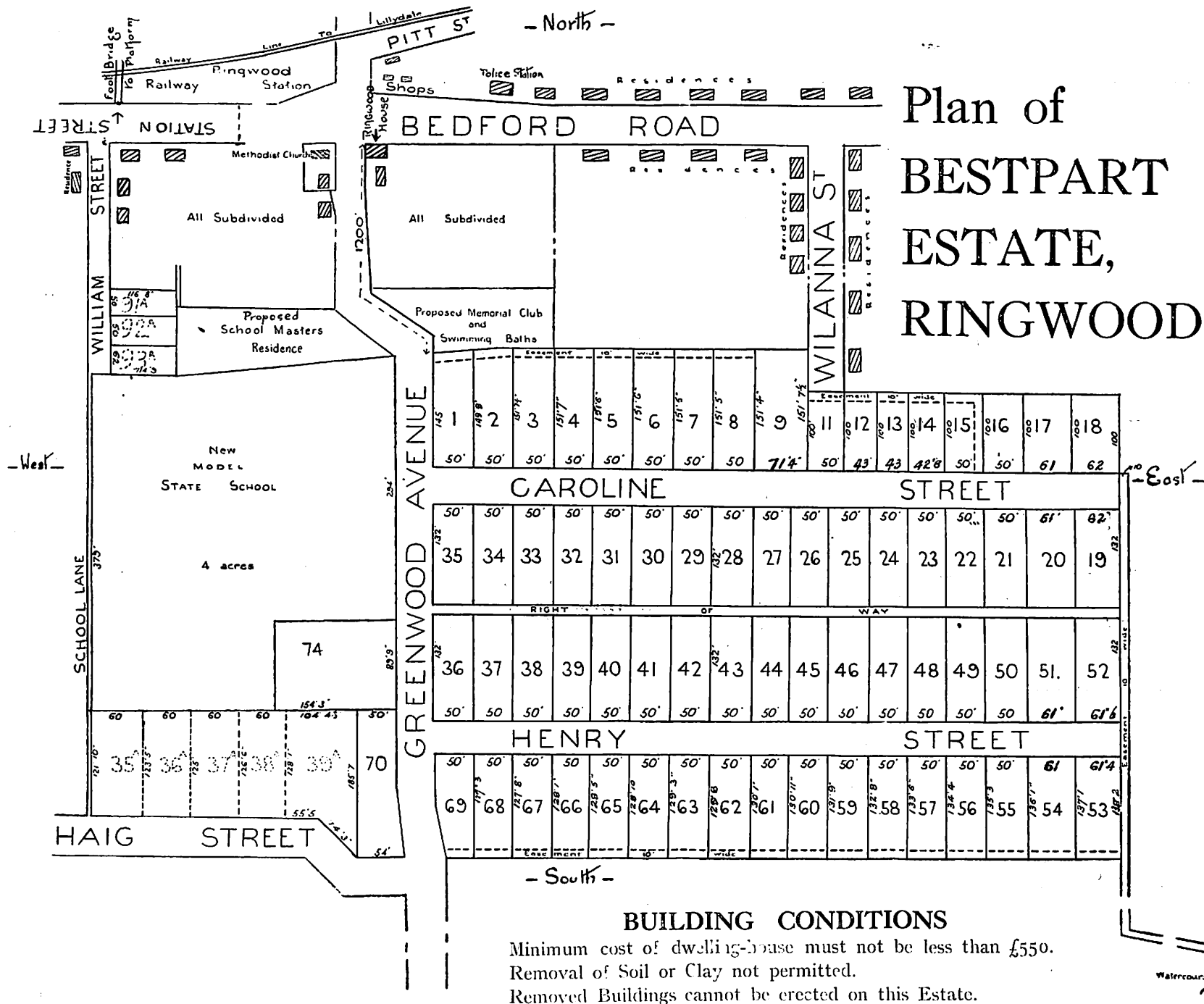
So named because **IT IS** the Best Part of Ringwood.





THE ELECTRIC RAILWAY STATION, 3 Minutes from the Estate.
Opportunities like this are few, and getting less.





Plan of BESTPART ESTATE, RINGWOOD

Easiest of Terms and A Variety to Choose from

- (a) £5 to £15 deposit on each allotment, balance 30/- to 40/- per Calendar month, with interest at the rate of $6\frac{1}{4}$ per cent. per annum. Balance to be paid at end 5 years.
- (b) or All Cash within 60 days of date of Contract free of interest and a rebate off each allotment of £5 (five pounds sterling).
- (c) or Half Cash and 24 equal monthly payments free of interest.

NOTE—Blocks Nos. 11, 53 and 61 are not for Sale at present, as they may be required for Road purposes.

At the end of each month the number of pounds owing at $1\frac{1}{4}$ d. each will equal $6\frac{1}{4}$ per cent. interest per annum.



Adjoining
THE STATE SCHOOL—~~3 minutes from~~ the Estate.
No **dangerous** motor roads to cross. *Peace of mind is priceless.*



RINGWOOD COOL STORES
Packed with thousands of cases of Rosy Apples—that make the Rosy Cheeks.



Just a Few Facts of Ringwood's Stability.

COOL STORES CAPACITY, 60,000.
TURNOVER EXCEEDS 100,000 CASES PER ANNUM.
BEST EQUIPPED STATE SCHOOL.
POST OFFICE COST APPROX. £4,000.
THREE BANKS.
CRICKET AND FOOTBALL OVALS. TENNIS COURTS.
MAIN STREET SHOP VALUES, £50 FOOT.

FIGURES—RAILWAY :—

1919	-	-	21,000	yearly.
1922	-	-	35,000	„
1924	-	-	50,000	„

Note that in five years the returns have more than doubled themselves. Watch the next two years.

FARES : 4/9 Week, Workmen.

1st. Quarterly, £5/5/6

2nd „ £3/18/6

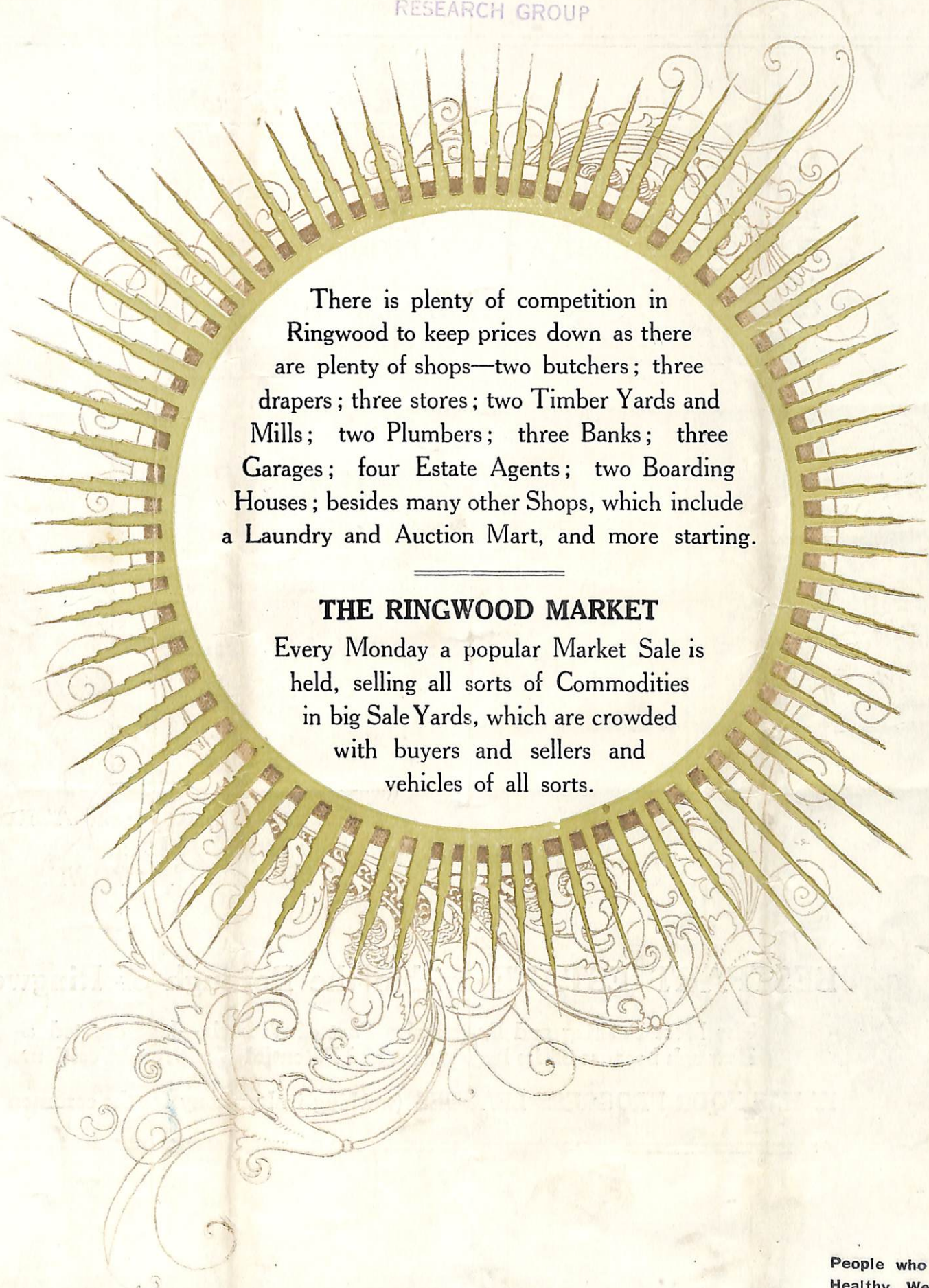
PARK RESERVES, 26 ACRES.
38 TRAINS A DAY.
39 MINUTES TO TOWN.

BESTPART ESTATE within the Borough of Ringwood.

The Most Pushing and Progressive Part of Victoria—Just created a Borough because of its Importance and Potential Wealth and Position.

IT HAS FOUR PROGRESS LEAGUES (working in harmony for the common good)





There is plenty of competition in Ringwood to keep prices down as there are plenty of shops—two butchers; three drapers; three stores; two Timber Yards and Mills; two Plumbers; three Banks; three Garages; four Estate Agents; two Boarding Houses; besides many other Shops, which include a Laundry and Auction Mart, and more starting.

THE RINGWOOD MARKET

Every Monday a popular Market Sale is held, selling all sorts of Commodities in big Sale Yards, which are crowded with buyers and sellers and vehicles of all sorts.