

Parraleen

7½ miles
from Melbourne Town



*The
Yarra Valley
in 1886*

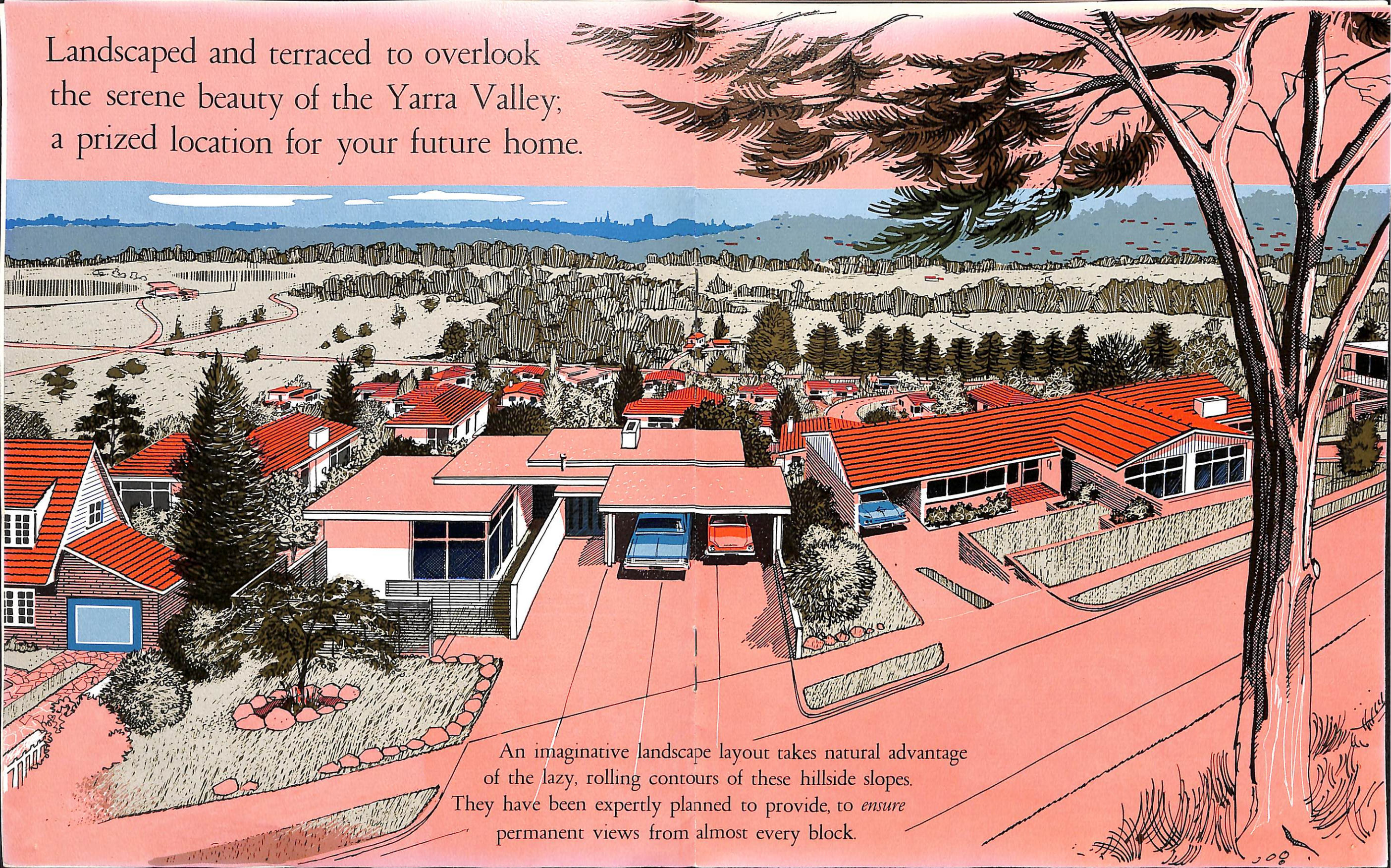
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ith a patience that only Time and Nature truly possess, these hilltop acres we call Yarraleen lay dreaming in the sun for nigh on two lifetimes. To John Batman, Melbourne's founder, first went these spoils. For the impertinent price of some blankets and shirts and flour and knives he won from the natives this important prize . . . caught unwittingly in the net he cast about 600,000 acres; the village of Melbourne. Yarraleen slumbered on undisturbed. The bold Batman passed from the Who's Who of the day into the history books of the morrow. Meanwhile, below, Melbourne grew with the robust vigor of a new-born boom town. But Yarraleen, so close, remained aloof, preferring the company of the yawning Yarra that played in the shade of its wooded slopes. And so it remained, for a century or more. During this period, the one and only owner of Yarraleen's 110 hilltop acres was a firm of brickmakers. Their massive chimney stack, clearly visible as a landmark from Melbourne on a fine day, was sent crashing to dust on September 29, 1965. Thus was brought to an end an alien occupation which (it must be admitted) preserved this land of land so close to Metropolitan Melbourne. Only Crown land has maintained its independence for as long. In time, highly prized residential areas . . . Eaglemont and North Balwyn . . . clustered below Yarraleen. These now serve to buffer and bulwark new Yarraleen against willy-nilly developmental encroachments. Surely, only a favoured few new Melbourne estates have started life with such inbuilt exclusivity. To borrow from John Batman . . . 'this is the place for a village'.

Yarra Valley in 1966...
7½ miles from Melbourne City



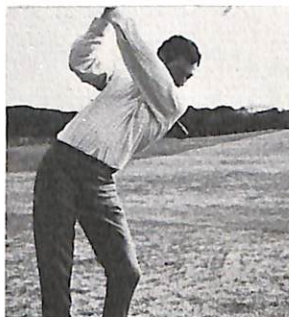
Landscaped and terraced to overlook
the serene beauty of the Yarra Valley;
a prized location for your future home.



An imaginative landscape layout takes natural advantage
of the lazy, rolling contours of these hillside slopes.
They have been expertly planned to provide, to *ensure*
permanent views from almost every block.



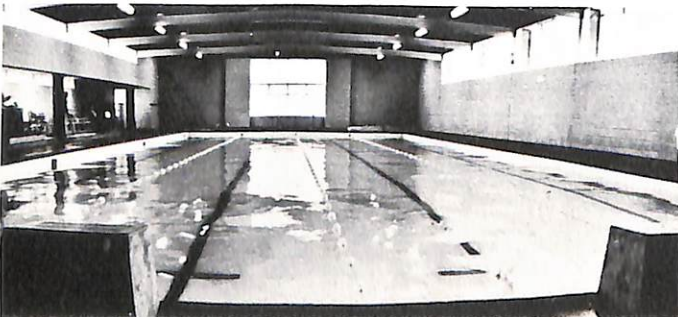
Marcellin College, one of many selective modern schools in the immediate vicinity. Others . . . Templestowe High School, Bulleen State School and St. Clement's School.



Fore! On one of two, close long-hitting golf courses at New Heidelberg Golf Links or New Rosanna Golf Links.



For Huckleberry Finns. The quiet, safe, sandy swimming hole below the Banksia Street bridge.



Designed on Olympic lines; The Beaver Swim School for budding champions.



The Carey Grammar oval. New grandstand. New public school. New location.

Yarraleen

Born to be Melbourne's
youngest, exclusive, executive address

TERMS

10% deposit
\$50 per month
10% discount
for cash

Prices from \$4,790

Opportunity
for builders and investors!
Special terms available.
Open discussions now
with *our* representatives.

After playing 'hard-to-get' for 108 years. Rome wasn't built in a day . . . we keep reminding ourselves. So we are being patient, thorough, painstaking in developing Yarraleen. Twelve months of preliminary planning was undergone before the first sod was turned on this \$1,750,000 project. We have hastened slowly, the better to maintain our vision of its exclusivity. Sections are being released in lots of 60 over a period of 2 years before we comfortably reach our limit of 420. By this time Yarraleen's scenic 2¾ miles of roads will be fully constructed to strict Council specifications. All essential services are available right now; water, light and gas. A special Covenant on Title protects your investment and values. Homes must be substantially either brick or brick veneer. The cost of erection together with out-buildings, fences and paving must be at least double the price paid for land. Covering 110 acres and standing 310 ft. above sea level, there is no new land of Yarraleen quality so close to Melbourne. Remember? Only 7½ miles from the city.



Modern shopping facilities at Bulleen and North Balwyn.



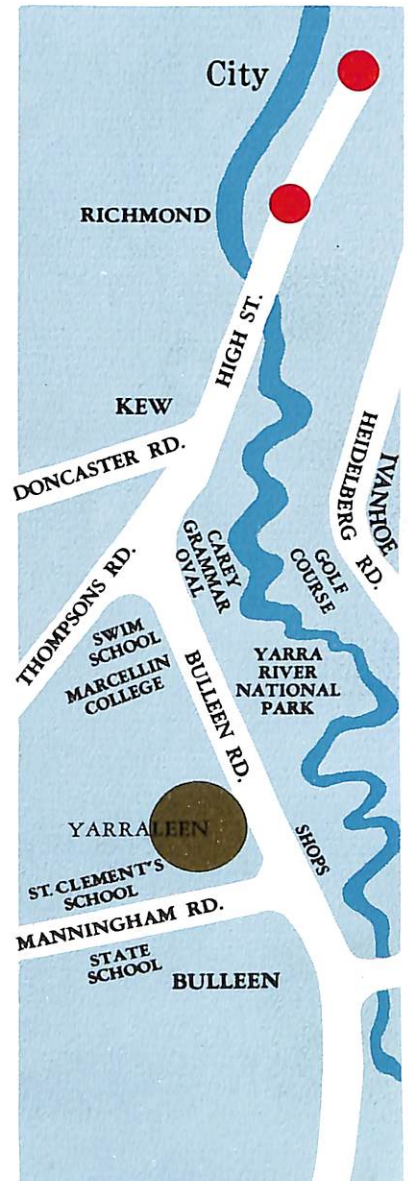
Open meadows and a permanent lush green outlook are a constant reminder of early rural days.

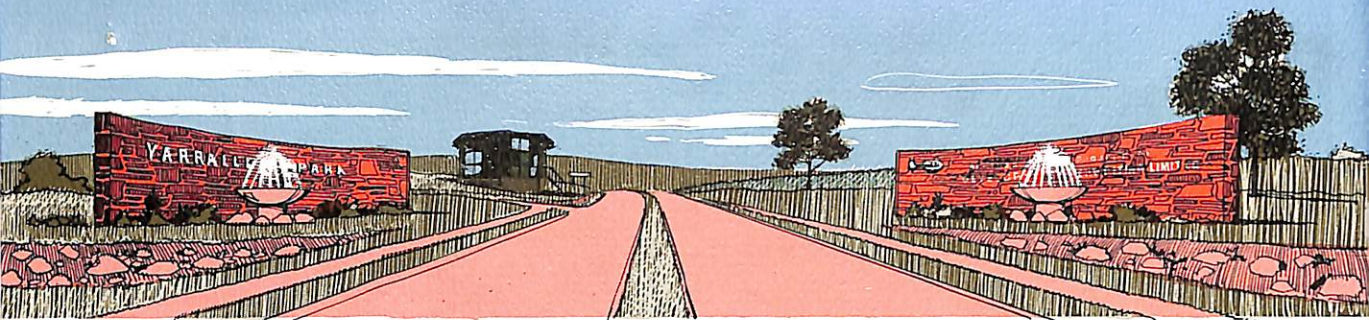


The bright city and its cluster of exclusive north-western suburbs sprawl at the foot of Yarraleen.



The quiet upper reaches of the Yarra. A stone's-throw from your home-to-be.





Darraleen

ANOTHER PROJECT OF



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