

# NEW HOMES LAND

## Countryside fit for royalty

The new development at Gippsland Lakes embraces nature, writes **Mary Costello**.

**T**HE village of Metung sits on a triangle of land between Lake King and Bancroft Bay on the Gippsland Lakes. Covering 400,000 square kilometres of inland waters, the lakes are fringed by bush and beaches, dotted with islets and teeming with birdlife.

For more than 100 years, Metung has been a favoured holiday retreat for Victorians and now, with the development of Kings Cove by Riviera Properties, it's also an attractive place to build. On a rise just north of the township, Kings Cove offers waterfront land set around a golf course, with most blocks having good views, whether over the lakes,

### The Plateau at Kings Cove

**Address:** Kings Cove Boulevard, Metung  
**Agent:** King and Heath. Phone 1300 638 864 or 5156 2651  
**Web:** kingscovermetung.com.au  
**Prices:** From \$115,000  
**Melway:** 928 K5

fairways, the bush billabong which runs throughout the development or towards distant Mount Hotham.

When designing the hilltop enclave of The Plateau, Riviera Properties engaged the services of landscape architect and presenter of the ABC's *Gardening Australia*, John Patrick. "We've designed a community setting along the foreshore where there'll be a sense of experience of a coastal environment, walking through a landscape of plants ... using maritime themes," he says.

"Then we've aimed to create a private world for the residences, to seamlessly extend the public land into the private using materials and surfaces appropriate for the setting. "We tried to give each garden a strong coastal and informal character. We're always focused on having a garden that works well on a limited water regime, while ensuring it's still very much in tune with its environmental and site conditions."

Blocks now for sale at The Plateau are from 600 square metres



The Plateau at Kings Cove takes advantage of beautiful landscape and has been designed to have low environmental impact.

to 1400 square metres, with prices from \$115,000 to \$220,000. The building guidelines for the estate encourage contemporary design with low environmental impact.

All new houses will be close to the Kings Cove Golf Club, membership of which is included in land sales. The clubhouse comprises the Seasons Restaurant, bar, function centre and pro shop.

There are plans for additional recreational facilities here, including a day spa based on the site's own geothermal waters.

As well as being ideal for golfers, Kings Cove will appeal to anyone who enjoys boating, fishing or other water sports. Boat owners can walk

to their jetty berth at the Beaches waterfront precinct on Lake King, where facilities include security, car parking, power and water.

The 40 floating berths, sheltered behind a rock breakwater, are the first stage of a 350-berth marina with dry boat storage that will be built during the next few years.

Metung's picturesque main street overlooks the marina, yacht club and the foreshore boardwalk, which follows Bancroft Bay to Chinaman's Creek.

The township is just across the water from Gippsland Lakes Coastal Park and within easy driving or boating distance of Ninety Mile Beach. It's also a good base for trips

to the snowfields and the Alpine National Park.

Young families will be welcome here. Metung Primary has been operating since 1890. Older students will have to travel. The closest secondary schools are Lakes Entrance Secondary, Bairnsdale Secondary and Nagle Catholic College, Gippsland Grammar and the East Gippsland Specialist School. The main campus of the East Gippsland TAFE is in Bairnsdale.

Metung is 315 kilometres south-east of Melbourne. It's a 15-minute drive from Lakes Entrance and 20 minutes from Bairnsdale. The V/Line train from Bairnsdale to Melbourne takes about 3½ hours.