



## It's that time of the year again, petals

THE countdown is on to the Goulburn Rose Show on March 10-11, and this week is the perfect time to start pruning your roses if you want them in full bloom for the show. Members of the Goulburn Rose Committee will be pruning at Victoria Park's rose garden today from 8.30am, and are looking for volunteers

with secateurs to come and help them out. The committee will also be available to answer any questions you have about pruning and getting the best out of your roses in time for the show. Goulburn Mulwaree Council's apprentice gardener Billy Hitch shows off some of the roses in the David McKerlie rose gardens.



# A city of hot spots

By LOUISE THROWER

DEVELOPERS are tapping into rising housing demand with several new subdivisions either approved or on the books.

The developments will take advantage of an eight per cent increase in Goulburn's median house price in the past year and a 20.5 per cent rise over three years.

Smart Property Investment magazine this week also named Goulburn as among the top 50 centres to invest.

The 'investment hot-spots' were chosen based on population growth, demand for housing, income level, employment, vacancy rates, previous capital growth and current gross rental yields.

Bathurst and Muswellbrook also featured among the NSW regional towns chosen by a panel.

Recently released land valuations reveal a slight increase in residential values in Goulburn Mulwaree.

Goulburn Mulwaree Council conditionally approved a 112-lot subdivision at Mary's Mount at its December meeting.

Local firm, Mount Properties and an adjoining owner are developing lots ranging from

### At a glance

- More housing subdivisions are being developed at Marys Mount and Kenmore.
- The council is proposing smaller lots around Ridge St, west Goulburn.
- Goulburn has been named one of Smart Property Investment magazine's top 50 'hot spots.'

the northern side of Marys Mount Rd (near the Middle Arm Rd intersection) across three stages. The site takes in the former boarding kennels and will be named Merino Country Estate.

The development is one of the largest in the area, joining the Belmore Estate, Mistful Park on the corner of Crookwell and Marys Mount Roads and the large Monastery Gardens Estate.

All up, the council is expecting 1700 blocks to be developed at Marys Mount.

Up until now, most have been concentrated on the southern side. However planners told a recent meeting they're receiving more applications and inquiries for lots on the northern side.

■ Continued page 2

LATEST LAND VALUES OUT • P2

# BIG BRAND MATTRESS SALE

## MASSIVE SAVINGS ON ALL OUR BIG BRANDS

Sleepmaker



PosturePremier



Posturepedic

Harvey Norman

GOULBURN

4824 3000

Downstairs Dimmey's Building Cnr Auburn & Montague Sts Goulburn