



# NSW News

## Gary Clark

WEST Australian developer Alan Marshall believes greyhound racing deserves a place of its own. And Marshall has done just that, developing a large parcel of land near Mandurah into a greyhounds-only estate. Close to one of the growth areas in WA, Mandurah, it has been designed for owners, trainers and breeders of greyhounds only.

The amazing part of this development is that the estate is built in natural bushland with wildlife and water features, no neighbours ... sorry, your neighbours are also greyhound owners.

Trainers in most of the country are facing the problem of anti-councils, problem neighbours and stray dogs in the streets.

An estate like this in Perth would be the answer to many in Sydney, Melbourne and Brisbane and Marshall is well aware of the opportunity that lies in the East.

Known as St David's Estate, it comprises 22 lots, varying in size and price between \$199,000 and \$249,000. The important notice to buyers is that prices will increase by 10% on August 1.

The best is to come, a 340 metre slipping track on site.

This is a dream for the industry and greyhounds WA is considering putting a caretaker on site.

Marshall feels trainers and breeders can sell their existing homes and buy the land, build a brand new house with money still in the bank, knowing they are based in a resort-style estate.

There will be streetlights in the estate, bitumen roads, three-phase power to each lot so each owner can operate their own lights.

Water will be available direct to each lot, eliminating tanks and pumps. Complete fencing to each block, adding further savings, planting of more than 4000 trees and watching the emus and kangaroos roam the land as you have breakfast are other attractions.



### ***St David's in WA is a purposebuilt greyhounds only estate.***

Mandurah is one of the fastest growing areas in WA with the new freeway close by to cater for travelling trainers to Cannington, which is just 40 minutes away.

Enquiries have come from Sydney and Brisbane to date with one Sydney person purchasing a lot after flying over to inspect the estate.

This estate only needs to be sold out and Marshall is likely to investigate acceptable country areas not far from the parameters of Sydney.

This could be the answer to many trainers and breeders in New South Wales including a couple of leading conditioners currently looking to buy property.

For greyhound breeders and trainers to have their own property to train, breed and rear pups and walk 100m on the same land to utilize a slipping track, it is a development idea long overdue.

Marshall needed to know what greyhound owners and trainers required, not having an understanding of the industry, and did a survey so he could design the estate on requirements.

Further information can be obtained from the website on [www.stdavidsestate.com](http://www.stdavidsestate.com) or ring Alan Marshall on 0418 910 100.