

william lakes



water is life



Villawood has been creating vibrant and innovative Australian communities since 1989.

We understand that a great community is about much more than just houses. For more than three decades, we've designed places in which residents feel a real sense of belonging and connection, often forming life-long relationships.

We craft communities with a unique sense of space and freedom. Our intelligent urban designs integrate harmoniously and sustainably with their surroundings. We are an industry leader in environmentally sound practices and technologies in our communities, often breaking new ground and setting new benchmarks in sustainability.

Above all, our aim is always to ensure that the pride we feel in developing a community is shared by those who choose to call it home.



William Lakes Sales & Information Centre

dip your
toe in
the water,
or dive
right in

first development of its kind

Water is life. And at William Lakes, it's also a lifestyle. The tranquil lakes that wind their way through the development are the first sign that this is something special.

The second is the stunning Club William Lakes - the development's very own Residents' Club and the heart of the community. The surrounding landscape is a sea of green, with tranquil tree-lined streets, nature-based playscapes and open spaces. And all of this is just moments from everything Gawler's main street has to offer.

William Lakes is the first development of its kind in South Australia, and a beautiful escape from the stresses of everyday life. If you're ready for a cool change, come and test the waters.

William Lakes

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What's in a name?

Most people know that Colonel William Light designed the City of Adelaide. But did you know, he also planned Gawler, South Australia's oldest town? Colonel Light designed cities and towns around the people. He made them easy to get around, with tree-lined streets, open spaces and parklands that would be future assets. At William Lakes, we haven't just honoured his name, we've shared his vision.



your own luxury resort

Club William Lakes is exclusively yours, designed for a lifestyle that's fun, healthy and well connected. It's your place to play and exercise, relax and recover from the working week. Your place to socialise and celebrate precious milestones. When you belong to a Villawood Residents' Club, you swiftly become part of a large, extended family. And the friendships you develop will be yours for life.



Artist's Impression - Club William Lakes



Club Armstrong Cafe & Gymnasium, Mount Duneed, VIC

Some inclusions you can expect to see in the future Club William Lakes include a pool, a gym and sheltered barbecue areas.



[Learn more](#)



lakes to laze by

each home at William Lakes will be close to water, flowing not just in the lakes but also swales and wetlands



Artist's Impression - Proposed Display Central Reserve

Ornamental lakes

Water, water everywhere. The tranquil waters of the ornamental lakes provide a cool and welcoming environment and a haven from the stresses of everyday life. Walk or run around them, enjoy a family picnic with the ducks, or just sit and reflect as you feel the cares of the day evaporate.

The lakes will form a beautiful backdrop for Club William Lakes, Villawood's Residents' Club and the heart of the community. They will also work hard for the community, helping with stormwater treatment and irrigation of the parklands and street trees.



Artist's Impression - William Lakes Boulevard

Walking and cycling trails

Club William Lakes won't be the only place to get active. An off-road network of walking and cycling trails will wind through William Lakes, connecting its open spaces and the Residents' Club, the central meeting place for the community.

Green spaces within 300m of every home

Journey through William Lakes and you'll be surrounded by green spaces that help you connect with nature and enjoy the great outdoors. Picturesque parks create connected and walkable trails between the lakes, wetlands and playscapes. If you can tear yourself away from Club William Lakes, get on your bike or use your own two feet to explore the network of walking and cycling trails that will wind through William Lakes, connecting it all together.

a connected community



Like every Villawood community, William Lakes is designed for connection, with walking and cycling trails, community spaces and recreational facilities that bring people together. This will be a place where people look out for one another and create lasting friendships. A healthy place to not just live, but thrive.

The best of both worlds

With Gawler’s town centre just moments away, William Lakes is a new community within an established one. You’ll be living in a brand new home in a masterplanned community with every convenience, yet close to the history and amenity of an established community. All just 47 minutes from Adelaide by train or by car.



Nearby amenities

- | | |
|------------------------------|-------------------------|
| 5 mins
Train Station | 5 mins
Schools |
| 5 mins
Gawler Town Centre | 15 mins
Barossa |
| 2 mins
Primary School | 47 mins
Adelaide CBD |

← **Barossa Valley**
15 mins

← **Wineries**
11 mins

Port Adelaide →
30 mins

**Gawler
Main Street**
5 mins

**Gawler Central
Train Station**
5 mins

Coles
5 mins

**Northern
Expressway**

**Trinity
College**
11 mins

Adelaide CBD
47 mins

**Hewett Primary
School**
2 mins

**Xavier
College**
4 mins

● **Sales &
Information
Centre**

william lakes

As the state’s first town, Gawler has a wealth of history, apparent in the buildings and shopfronts on the town’s main street.

Here you’ll have everything you could need, from major supermarkets to pubs, stores, restaurants, cafes and a train station for direct connection to Adelaide.

Although just 15 minutes from the Barossa and 47 minutes from Adelaide via the Northern expressway, Gawler has a laid-back country charm that will make you feel at home.

meet the locals

Ryan knows hot bread makes everything better



Murray's BBQ and Bar at the Exchange



Gawler Train Station



Gawler Flower Gallery



Murray's BBQ and Bar at the Exchange



Gawler Baptist Church



Cafe Sia, Gawler



Murray's BBQ and Bar at the Exchange

Madi knows her macchiatos from her piccolos



Pioneer Park



Gawler’s your new neighbour

Whether it’s a weekday or a weekend, Gawler has all the shops, services, schools and facilities your family will need. There are plenty of parks, and the Gawler River offers numerous walking trails and picnic spots. For your Sunday drive, there’s the Barossa of course, but you’re also close to the heritage town of Kapunda, with its storied museums and mining history. The Adelaide Hills are easily accessible and the Whispering Wall is always worth a stopover with the kids.

places
to stop.
places
to shop.

Clonlea Park



Maggie Beer's Farm Shop

William Lakes



Xavier College

Carol packs a perfect picnic hamper



Whispering Wall



At William Lakes, you're just 15 minutes from Australia's premier wine region, the Barossa Valley. Here 150 wineries and around 90 cellar doors are perfect for sampling the local drops.

Not a wine lover? Not a problem. There are beautiful towns like Tanunda, Angaston and Nuriootpa to explore, plus attractions like the Lyndoch Lavender farm, Maggie Beer's Farm, and the Barossa Farmers' Markets every Saturday morning.



Maggie Beer's Farm Shop



Seppeltsfield Winery



Vineyards in the Barossa



world-class cellar doors on your doorstep

The location




Gawler Region amenities

Shopping and Dining
Gawler Town Centre 5 min drive
You are just minutes from Gawler’s shopping and dining precinct including:

- Golden Fleece Hotel
- Gawler Arms
- Prince Albert
- Woolworths
- Coles
- Drakes
- Anytime Fitness
- TerryWhite Chemmart
- Cibo Espresso
- Dan Murphy’s
- Target
- Willaston Hotel

 Education	
Xavier College Gawler Belt	4 min
Hewett Primary School	2 min
Gawler Primary school	6 min
Immanuel Lutheran School	5 min
Gawler East Primary	8 min
Trinity College	11 Min

 Public Transport	
Gawler Oval Train Station	5 min
Gawler Central Train Station	5 min
Gawler Train Station	8 min

-  Sales and Information Centre
-  Playgrounds and Parks
-  Lakes
-  Ornamental Wetlands
-  Cycling and Walking Trails
-  The Lakehouse Resident's Club



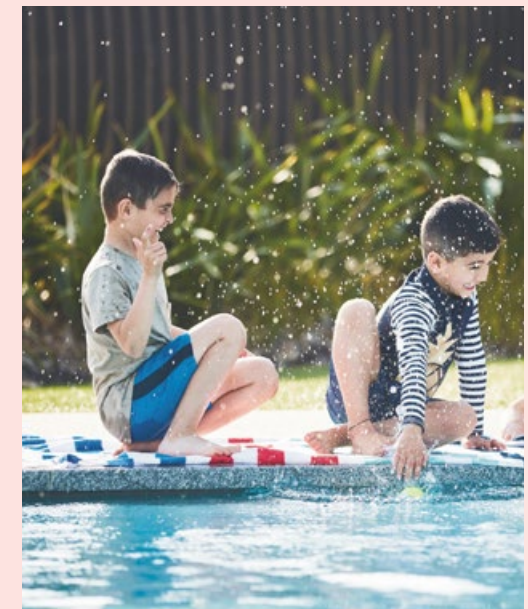
everything you need is waiting for you

A community within a community, William Lakes has everything you need just moments away, from the Residents' Club, parks and walking trails to Gawler's shops, pubs and cafes. From the moment you move in, you're connected with the community that starts in your street and extends all the way into the Gawler township.

Playgrounds and parks



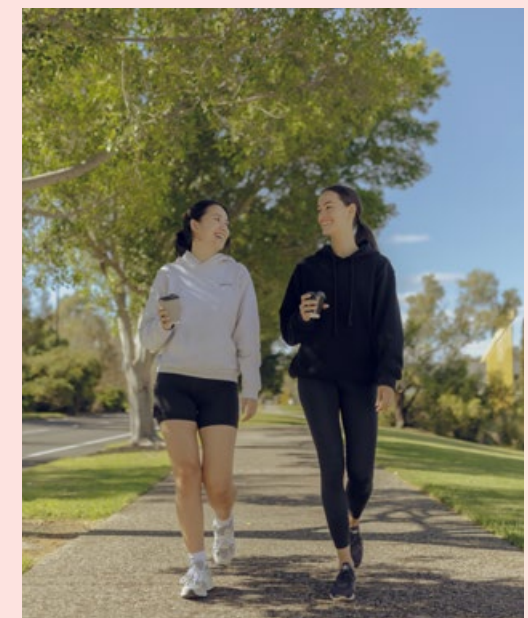
Club William Lakes



Sales & Information Centre



Walking paths



Wander through a stunning range of home designs from our trusted builder partners and find your perfect fit

Once you've decided to make William Lakes your new home, you can begin to plan what your dream build will look and feel like, how many rooms it'll have, and what are your absolute must-haves.

Here, you'll discover a world of inspiration from some of the state's best builders. Our Display Village will give you clarity on what's most important to you so you can choose your builder and design with confidence, to be a step closer to home.

our future display village



Learn more

sustainable living

William Lakes is a future-ready, fully electric community, connected to the latest energy technology via an embedded electricity network. With power controlled at a local level, your electricity supply is guaranteed to be affordable, reliable and green. Electric vehicle charging points will be available at the Residents' Club.

And there are acres of beautifully landscaped spaces to explore with your own two feet - the ultimate in environmentally friendly transport.

Water-sensitive urban design principles are used throughout the development. All stormwater from the community will be cleansed on-site and all public spaces and street trees will be irrigated with recycled water via Bunyip Water.



Award winning initiatives

Villawood is recognised as a thought leader in community development, with a reputation for creativity and innovation. It's why we're frequently awarded for excellence in environmental and residential development.

- 2024** Care Worker Support Program, Marketing Excellence Award, UDIA SA Excellence Awards
Annie Russell, Stuart Main Young Leader Award, UDIA SA Excellence Awards
Care Worker Support Program, Marketing Excellence Award, UDIA National Excellence Awards
- 2023** Care Worker Support Program, Marketing Award, UDIA Vic Excellence Awards
Delaray Wetlands, Clyde North, Sustainability Award, UDIA Vic Excellence Awards
Mesh Planning, Armstrong, Consultants Award, UDIA Vic Excellence Awards
- 2022** Wandana, Geelong, Residential Development (Under 250 Lots) Award, UDIA Vic Excellence Awards
Club Rathdowne, Wollert, Great Place Award, UDIA Vic Excellence Awards
- 2021** Montego Hills, Kingsholme, Residential Development Award, UDIA National Excellence Awards
- 2020** Montego Hills, Kingsholme, Residential Subdivision Award, UDIA Queensland Excellence Awards
- 2019** Aquarevo, Lyndhurst, Environmental Excellence Award, UDIA Vic Excellence Awards
Delaray, Clyde North, Best Residential Development Award (over 250 lots), UDIA Vic Excellence Awards
Paul Abel, Young Professional of The Year, UDIA Vic Excellence Awards
Aquarevo, commendation, Infrastructure Project Innovation, Australian Water Association

developer with a difference

From modest beginnings developing small subdivisions in Bendigo more than three decades ago, Villawood has grown to become one of Australia’s leading and most trusted land developers. We understand there is much more to creating a happy, thriving community than simply building houses.

It’s the people that make a place, and we are committed to using creative design principles that deliver vibrant communities where residents form strong and lasting relationships. It’s what makes our communities different from others and sought-after places to live.

As we continue to grow here in South Australia, we’d love for you to join our community.



Community grant recipients, 2022



Community grant recipients, 2025
Willaston Football Club

Caring for the local community

At Villawood, building new communities goes beyond creating homes - it’s about supporting the local groups and causes that make our neighbourhoods truly thrive.

Through our community grants program and other initiatives, we proudly support dozens of community groups across each of our projects and at a corporate level. While the Good Friday Appeal Charity House Auction remains our highest profile philanthropic initiative in Victoria and more recently with the Good Home initiative in SA, we also champion many smaller local organisations that would normally escape the attention of other corporate sponsors.

We’re extremely proud of the more than 50 completed residential communities we’ve helped create, and of the positive impact they continue to have on the people who call them home.

Your block will help preserve a beautiful national habitat

We’re passionate about the environment and preserving our native flora and fauna. So, for every square metre of land purchased at William Lakes, Villawood will reserve the identical amount of natural, South Australian habitat in Foul Bay on the Yorke Peninsula. We make this commitment to the environment through our projects right across Australia and since 2008, Villawood has preserved hundreds of hectares of bushland for future generations.

National Villawood Awards

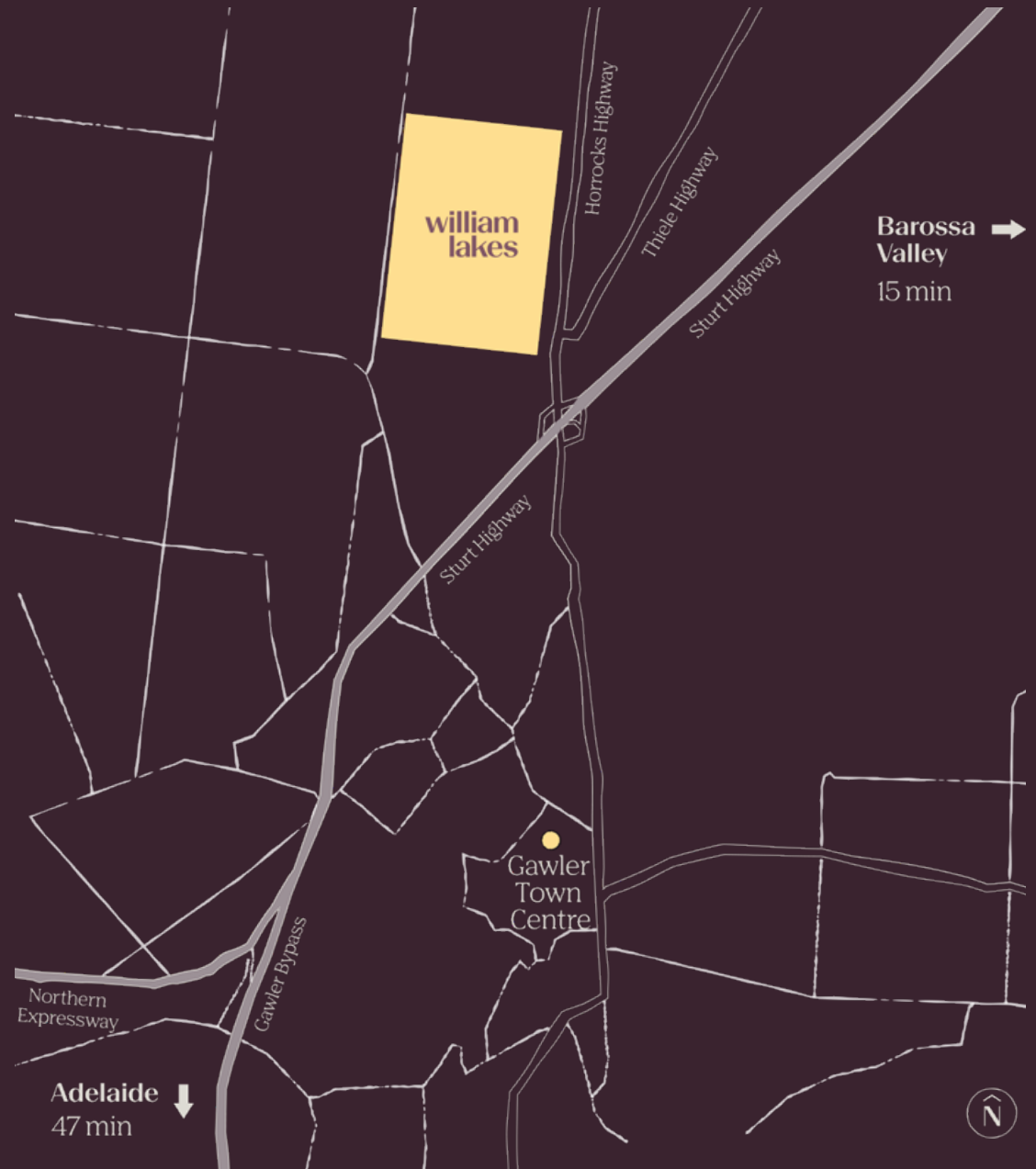
- Winner UDIA SA Excellence in Marketing Award - Care Worker Support Program 2024
- Winner UDIA National Excellence in Marketing Award - Care Worker Support Program 2024
- Winner UDIA VIC Excellence in Sustainability 2023
- Winner UDIA VIC Great Place Award 2022
- Winner UDIA VIC Best Residential Development (Under 250 lots) 2022
- Winner UDIA National Residential Development Award 2021
- Winner UDIA Queensland Residential Subdivision Excellence 2020
- Winner UDIA VIC Excellence Award Environmental Excellence 2019
- Winner UDIA VIC Excellence Award Residential Development Award (Over 250 Lots) 2019
- Winner UDIA VIC Excellence Award Young Professional of the Year 2019
- Winner UDIA Excellence Award Community Engagement 2018
- Winner UDIA Judge’s Award Excellence in Landscaping Award
- UDIA Lifetime Achievement Award Tony Johnson 2018
- UDIA Lifetime Achievement Award Rory Costelloe 2017
- Winner UDIA Excellence Award Masterplanned Development 2017
- UDIA Enviro Development Accreditation 2017
- Winner UDIA Landscape Award 2016
- Winner UDIA Healthy Design Award 2015
- UDIA Enviro Development Accreditation 2013
- UDIA Melbourne Water Recognition Award 2013
- Winner UDIA Excellence Award Masterplanned Development 2013
- Winner UDIA Melbourne Water Recognition Award 2013
- UDIA Distinguished Service Award Rory Costelloe 2012
- Winner UDIA National Best Residential Development 2010
- Winner UDIA Best Residential (over 250 lots) 2009 United Nations (Aus) Enviro Award 2008
- Winner UDIA Judge’s Award 2006



Sales & Information Centre
Open 7 days 11 - 5pm

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