

Six new communities to explore

Summer, 2025

About Life

Residents' Club
Coming Soon to
William Lakes

Final Stages at St Andrews

Oakden Rise is Up and Away

Off and Racing at The Quarter

villawood
properties

Life goals. Tick.

The Villawood
difference

Connected living

The benefits of
close-knit communities

A new style
of life for
communities
across South
Australia.

The Villawood Story

It's about life.



Villawood signs are popping up all over Adelaide. Pictured is signage at Seacliff Village.

From William Lakes in Adelaide's north to Seacliff Village on the southwest coast, more and more South Australians are choosing to live in Villawood communities. So what's it all about?

To begin with, it's about more than spots on a map. It's about the people and activities that happen there, the sense of place and pride in those places. Every Villawood community has its own personality, formed by the people who live there and the life they lead there, filled with joy.

Villawood communities are places where you can easily have a life lived with purpose and fun. It's about real communities that work together to build a place where everyone belongs. It's about vibrant parks and playgrounds, and amazing residents' clubs that enhance your wellbeing. It's about affordable, beautiful homes and neighbours that are friends. It's About Life.

You'll find all this in abundance in our six emerging communities. We hope you enjoy the stories, information and ideas in this first edition of **About Life** and find something to inspire you in the journey to home ownership.

Six communities across South Australia

Everything that Villawood Properties does is lead by our fundamental belief that communities should be where people connect and experience life together.

We're all about delivering beautiful, liveable communities that turn dreams into reality. From modest dreams to grand visions, for singles, couples and extended families. In over 35 years, we're proud to have helped more than 6000 families establish a new home in one of our communities and lead rich, fulfilling and connected lives.



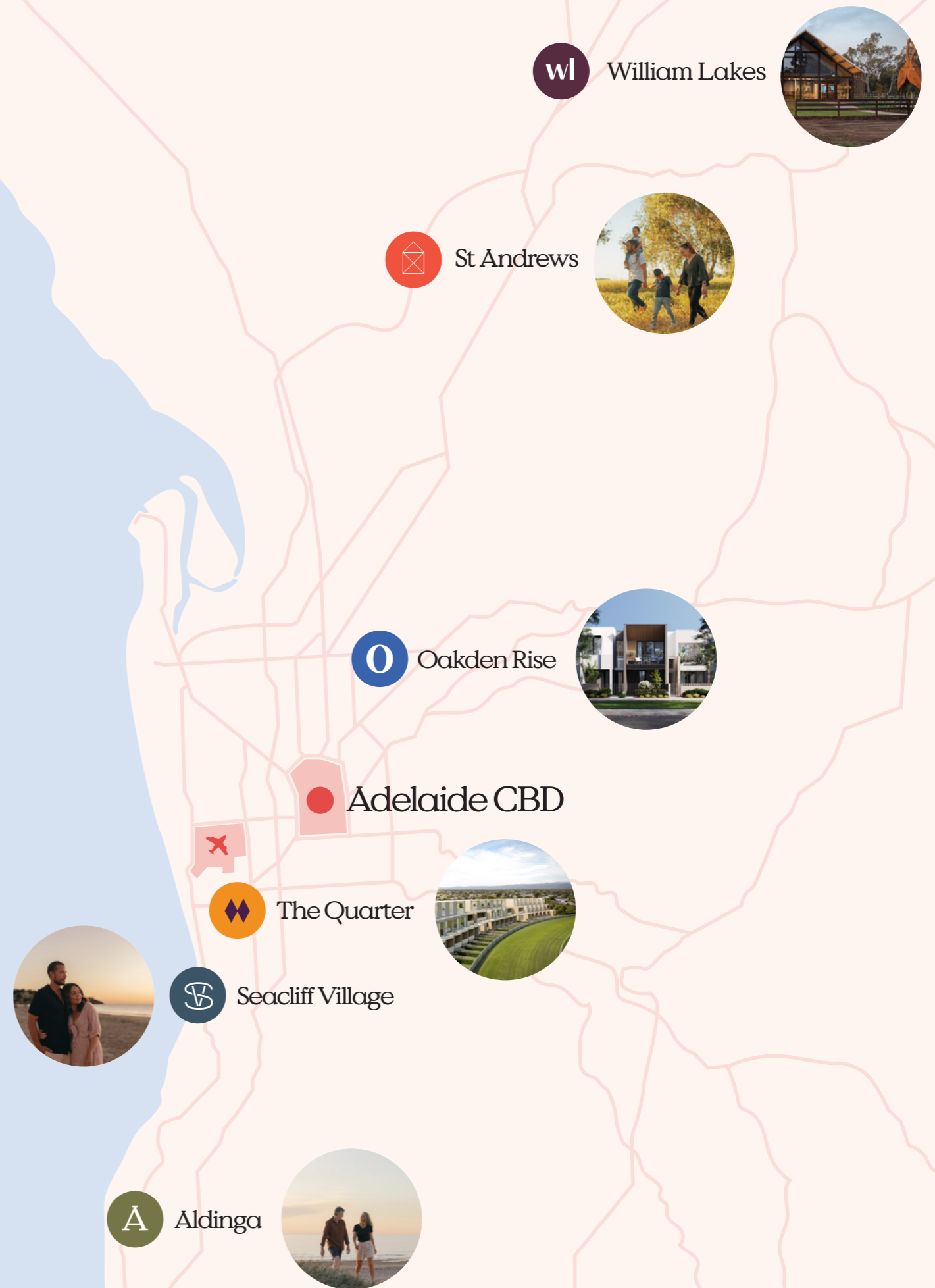
Explore our communities.

The Villawood Philosophy

Life that's not just lived, but celebrated, with abundance and joy. A life with parks and playgrounds and residents' clubs with swimming pools and trees and colourful sculptural things that make you feel happy just because they are there.

With a community that everyone works to build, and where everyone belongs. Where everything comes together to positively impact every part of your wellbeing.

St Vincent Gulf



Oakden Rise

The place to be.

Oakden Rise is more than a home, it's a lifestyle and a community. With the luxury Club Oakden, stunning open green spaces at your fingertips, and just 9km from the city, you can enjoy a resort-inspired lifestyle without sacrificing convenience. This is the place to work out and wind down, sleep in or splash out, living your best life.

There are living options for everyone at Oakden Rise, from the certainty and style of our fixed-price turn-key VillaRange homes, to the stunning house and land packages from our builder partners. If your heart is set on a particular design, we also have a limited allocation of allotments that are yours to shape from scratch.

“As you journey through a Villawood community, the network of green spaces creates both breathing space for the housing as well as opportunities to relax AND recreate.”



Artist Impression, Grand Alta Now Selling at Oakden Rise

OakdenRise

45Ha Total site area

9km from the City

15% Dedicated open space

Every home within 200m of a park or green space

Residents' Club at the heart of the community

2Ha Open space

30km Pedestrian and cycling link

Display Village Opening 2025

Explore homes now selling at Oakden Rise



Oakden Rise Sales & Experience Centre
Open 7 days from 11am-5pm
Cnr Fosters and Grand Junction Roads
Oakden SA, 5086

The Residents' Club

Putting the Life in to Lifestyle

Villawood Residents' Clubs are yours to relax and socialise, to play and exercise. They're a first-of-its-kind lifestyle concept for South Australian communities, loved by Villawood residents Australia-wide. And they're planned for Oakden Rise, William Lakes and Aldinga.

Resort-style living

Take one stunning architecturally designed central meeting place, add luxurious recreational facilities and a sparkling blue pool, and you have our amazing Residents' Clubs. Each one is designed to be a haven of happiness, fun and fulfilment.

Start your day with a coffee and a chat, take a boxercise class or say namaste at a yoga class before you take a quick shower and a swim in your very own resort-style pool. You're living your best life every day.

Lifestyle by design

Villawood's award-winning Residents' Clubs are expertly planned, designed and built for the lifestyle you want. They are centrally located - within easy walking, jogging or cycling distance - as a strong, accessible community hub where everyone can connect with their neighbours and enjoy a healthy, happy, engaged and fun lifestyle.



Watch the video.



Club Armstrong, Mount Duneed VIC

“There's only one place you'll find us when the sun is shining and that's swimming in the year-round heated pool!

Whether it's lapping it up or splashing with our bub in the kiddie pool, where else would you rather be?”

Jasmine Lincoln,
The Surrounds resident, Victoria.

10 ways to play at our Residents' Club

1. Smash out some laps in the sparkling blue pool
2. Work out in the full-size, state-of-the-art gym
3. Watch the kids have fun in the pool or the wet deck play areas
4. Sip on a barista-made coffee or enjoy a snack in the buzzing café
5. Work on your fitness levels with the multi-use sport courts
6. Throw a party to remember in the function room
7. Take a fitness class or attend a workshop
8. While away an afternoon on the outdoor sun decks
9. Potter in the community gardens
10. Chill out with friends at a summer BBQ



Club Armstrong



Artist Impression, The Lakehouse William Lakes.

1700 Homes

45 Minutes from Adelaide by train or car

Convenient location near Gawler's main street

Exclusive Lakehouse Residents' Club

Meandering lakes

Walking paths and cycling trails

State-of-the-art playgrounds and parks

William Lakes

There's no place like it.

With Gawler's town centre just moments away, William Lakes is a new community within an established one.

The tranquil lakes that wind their way through the development are the first sign that this is something special. The second is the stunning Lakehouse - William Lakes' exclusive Residents' Club at the heart of the community. Luxury resort-style facilities here include a fully equipped gym, pools, parents' lounge, café/restaurant, outdoor sports court, and multi-function community spaces for parties and events.

Homes are surrounded by greenery and tranquility with tree-lined streets, nature-based playscapes and open spaces. Like every Villawood community, William Lakes is designed for connection, with walking and cycling trails that help you connect with nature and enjoy the great outdoors.

William Lakes is the first development of its kind in South Australia and a beautiful escape from the stresses of everyday life.



Stage 1 Block Walk at William Lakes



William Lakes Sales & Information Centre

Explore house & land packages now selling at William Lakes



William Lakes
Sales & Information Centre,
Open 7 days from 11am-5pm
Horrocks Highway,
Gawler Belt SA 5118



“Charity is the heart of everything Villawood does.”

Villawood Foundation Ambassador, Jacqui Felgate

Community is our passion

The Villawood Foundation

Paying it forward is at the heart of why we exist, because life's better for everyone when we belong to something bigger than ourselves.

The Villawood Foundation is the philanthropy program that encompasses all our nationwide sponsorships, donations and grants, to help build and support strong communities. Jacqui Felgate launched the foundation in 2022 and that year alone, our philanthropic support totalled more than \$3.4 million.

Over the years, we've helped 300 causes, large and small. These include football, netball, athletics, cricket, special needs, men's sheds, family services, fire brigades, triathlons, schools, service clubs, rugby, basketball, swimming, surf lifesaving and festivals. Many of these organisations are too small to attract donations from large corporates and would otherwise fly under the radar.

South Australian Community Grant Recipients

William Lakes

- Remembering Courageous Women Mosaic Mural Project
- Gawler Ranges Baseball Club
- Gawler Eagles Football Club
- Roseworthy Primary School Fundraising Committee
- Barossa Wildlife Rescue
- Gawler Apex Club
- Roseworthy Railway Club

Seacliff Village

- Seacliff Hockey Club

Oakden Rise

- Para Vista Cricket Club

St Andrews

- Andrews Farm Cricket Club
- Andrews Farm Soccer and Community Club



Artist Impression, Good Home at Oakden Rise

Good Home

The Advertiser Foundation **KIDS' APPEAL** villawood properties **Weeks**

Buying a home is life-changing for anyone, but the Good Home House and Land Auction is changing lives and bringing hope to thousands of young South Australian kids. Villawood has joined forces with News Corp Australia, The Advertiser Foundation and Weeks Homes for a stunning brand new home to be auctioned to support a raft of programs that help young people in South Australia. The first will be built on land at Oakden Rise and auctioned in 2025.

“Weeks is proud of its commitment to the community, so it's a privilege to work with Villawood, who mirror these values.”

Sally Dunn,
Marketing Manager, Weeks Homes



Madison Nothrop, St Andrews first purchaser as part of the Care Worker Support Program



St Andrews Block Walk



Artist Impression, St Andrews



First residents call St Andrews home, Summer 2024!

St Andrews

A story in the making.

Located in Adelaide's rapidly growing northern suburbs, St Andrews is a safe and welcoming community where residents can make the most of open green spaces and beautifully designed streetscapes. It has the distinct advantage of being closely connected to the north's pre-existing amenities, schools and shops.

Everything at St Andrews has been carefully considered to create a sense of community, from the variety and aspect of the allotments, to the streetscapes and open spaces that encourage residents to venture outside and be active.

There's even a nod to the agricultural history of the site, with small ornamental orchards scattered throughout St Andrews. Additional trees are planted in tight grid formations to provide shade for seating areas and create a distinctly European feel.



Explore house & land packages now selling at St Andrews



St Andrews
Display Village now open
Sales & Information Centre
Open 7 days from 11am-5pm
8 Andrews Rd, Andrews Farm
South Australia 5114

30 Minutes to CBD

Diverse lot sizes and housing options

Convenient location in Adelaide's rapidly growing northern suburbs

Close to Eyre Sports Park with large ovals and a soccer ground

Two spacious parks with signature sculptures

Proximity to Stebonheath Dog Park

St ANDREWS

VillaRange

Designer chic within your reach.

Whether you're a first homebuyer, a downsizer, an upsizer, or simply looking for affordable luxury, there's a VillaRange home for every lifestyle.

If you've been wondering how to afford the type of home you really want, wonder no more. Villawood Properties is disrupting the market with VillaRange - an uber-chic suite of affordable new contemporary homes designed in collaboration with future-thinking architects.

In uncertain times, VillaRange delivers certainty of style, cost and quality. Buyers can choose from a variety of affordable two and three-bedroom, single and two-storey designs, with all the comfort, style and space of traditional larger homes. This is a great opportunity to lock in a beautiful, luxurious home and lifestyle at a fixed price.

Design takes centre stage with the use of light, tone, texture, materials and height to create stunning internal living areas. Externally, contemporary lines, materials and site-specific design accents blend skilfully to provide intelligent, aesthetic architectural responses.

Housing has been more and more out of reach for many Australians, so VillaRange homes are designed specifically to be well below the median home price.

"We've had a look around everywhere... Nothing came close to the price, but also the look and feel of VillaRange"

Jess & Daniel,
VillaRange 'HiLight' Purchasers



Explore VillaRange homes for the life you love.

VillaRange
BY VILLAWOOD
PROPERTIES



HiLight



Atrium



Contour



Sphere



Alta 1



Grand Alta



Array 2



Lumen





Artist Impression, The Meridian, now selling at Seacliff Village

SEACLIFF VILLAGE

One of a kind views across St Vincent Gulf

Moments from Seacliff Beach
and Seacliff Golf Club

Less than 30 minutes from the Adelaide CBD

Fully-electric sustainable community

2Ha of open space, irrigated by recycled stormwater

Medical, GP and day surgery facility,
supermarket, liquor store, cafes and gym

Seacliff Village

“We can’t think of anywhere
better to live.”

Josephine and Kent, First Purchasers
at Seacliff Village

Heighten your expectations.

Step into Seacliff Village and you’ll discover a masterplanned community on the rise. With its elevated location and proximity to the beach, there is no rarer offering on the Adelaide coastline. Residents will live the high life while enjoying expansive views that stretch from Seacliff to Brighton and beyond.

Just moments from the white sands of Seacliff Beach, the lifestyle on offer here is every bit as exclusive as the location, with stunning architecturally designed living options, from Torrens Titled terrace homes to ocean view apartments.

Just 16 kilometres from the Adelaide CBD, Seacliff Village will be a self-contained and connected community, with its own supermarket, medical centre, retail outlets and park. The cafes and restaurants of Brighton and Seacliff, the city train, schools and Flinders University are also just moments away.

The development’s proximity to the coast makes it easy to go kayaking and paddle boarding at Marino or hiking along the numerous coastal trails and boardwalks. There’s a resort vibe 365 days a year, with all the necessary conveniences close to home.



Explore luxury
homes for sale
at Seacliff Village



Seacliff Village Display Suite
Open 7 Days from 11 am-5pm
Clubhouse Road
Seacliff Park SA 5049

Builder Partners

Building for the future.

A large part of Villawood's success is due to the strong and long-standing relationships we have with our builder partners. We owe them a huge debt of gratitude for their support in all of our communities.

We partner with Australia's best builders to deliver innovative and practical solutions that fit your family - whatever your lot size, budget and design preferences. We're all about meaningful one-on-one conversations with our builder partners to learn which of their designs could be right for you.

You'll see this support in our high-end Display Villages, which are a brilliant source of information and inspiration. Each display home is a chance for our builder partners to showcase their latest and best in home design and styling. Function, form and practical solutions, combined with friendly expert advice, will ensure that your new home will exceed your needs and expectations.

Display Villages

Now open

St Andrews
Open Mon, Wed, Sat and Sun
From 12pm-5pm
8 Andrews Rd, Andrews Farm
South Australia 5114

Coming in 2025

Oakden Rise
Cnr Fosters and Grand Junction Roads
Oakden SA, 5086



Showcasing our trusted builder partners across Villawood's SA developments.



The Quarter, Morphettville

First place for living.

Morphettville is a mainstay of the inner south-west and has a rich history of creating shared experiences. Now it's entering a new era as a place to live, play, shop and enjoy.

The Quarter will be an exclusive offering of innovative, architecturally designed two and three-storey homes and high-end apartments, with a once in a lifetime opportunity to secure a limited release of premium luxury trackside residences.

The Quarter will be a truly connected urban community that's every bit as much a place to retreat to as it is a place to live it up. Key features planned for the redevelopment include a new community plaza - available for year-round events and creating a grand entry to the racecourse - mixed-use apartment buildings, a supermarket, shops, hospitality outlets, along with 250 townhouses and low-rise apartments.



Artist Impression



The Quarter Sales Launch, 2024



Artist Impression, Trackside Homes Now Selling

THE QUARTER



250 New houses, including premium luxury trackside residences and high-end apartments

Proposed vibrant community plaza

Pedestrian link connecting the residential precinct and the racecourse

Extensive parks and refreshed landscaping on the racetrack

A rare opportunity for trackside living

Choices, choices...

There's so much to do here, you're spoiled for choice. Tap into the thrill of the Morphettville precinct or follow your whims with spontaneous beach trips. Stay connected to the city with a short commute to the endless entertainment options or wander about the endless greenery and soak in your surrounds.

Whether you're moving into your first place, or entering your prime, we can help you pick a favourite and live in a place that exudes elegance and style.

Be the first to know about upcoming releases at The Quarter



The Quarter Display Suite
Located next to The Junction,
Morphettville
470 Anzac Highway, Camden Park
Open 7 days from 11am-5pm

Sustainability

Our community commitments.

We all want to play a part in contributing to a better future. That's why at Villawood, we're all about practical, sustainable solutions that reduce environmental impact and tread more lightly on the earth.

Villawood's South Australian communities feature considered design to reduce energy consumption throughout the year. From efficient heating and cooling systems to low-energy street lighting, embedded grid networks, environmentally conscious timber and aggregates, and sustainable landscaping - it's all thought out for the future.

Wetlands, green reserves, open spaces and extensive tree canopies to reduce heat island effect are trademark Villawood measures to enhance sustainability. They also help absorb carbon dioxide from the atmosphere and improve air quality.

Our enviroSTAR® initiative delivers practical information and advice to purchasers on how they can save on household costs and help the environment by building a more environmentally sustainable home.

Around Australia, Villawood Properties has committed to all new communities being gas-free. This means gas is not reticulated within the streets, resulting in a significantly lower carbon footprint for household heating, plus the added benefit of cheaper overall energy costs.



Learn more about Villawood's commitment to sustainability.



Foul Bay: Protecting native bushland when every square metre counts.

We're doing more to protect native bushland so that flora and fauna can keep doing what it does best - thriving for generations to come.

For every block of land purchased in South Australia, we preserve the same amount of natural South Australian habitat in the Yorke Peninsula at Foul Bay. The area, close to Marion Bay, is secluded and heritage-listed, with plentiful wildlife that will be protected.

Each year, Villawood sources two tonnes of honey from these operations, which it gives away in 1kg tubs to purchasers across its communities.





Artist Impression, Aldinga development.

Aldinga

800 Homes over 46Ha

Net zero community

200 Homes in an exclusive
Over 55s lifestyle village

All-electric development

Energy-efficient homes with solar,
heat pumps, batteries and microgrid

Exclusive Residents' Club

Extensive open space and green
canopy, parks and reserves

Aldinga

Future-forward thinking in a net zero community.

Villawood is breaking the mould on sustainability and affordable housing with its stunning net zero project at Aldinga in Adelaide. The 800-home development will deliver South Australia's first-ever masterplanned, net zero carbon mainstream community with a range of energy-saving initiatives to help ensure a sustainable future for generations to come.

Extensive open spaces, parks, reserves and attractive chain-of-ponds corridors will be complimented by extensive green canopy as well as biodiversity offsets that will see over 40ha of land donated for conservation.

Aldinga is the sixth major project by Villawood since its arrival in South Australia in 2021. This is the first time the elements of cost, design, sustainability, social connection and quality have come together like this - all in a beautiful location between the coast and the McLaren Vale vines of Adelaide's outer south.



Artist Impression, Aldinga streetscape



Villawood CEO Alan Miller with
SA Premier Peter Malinauskas

Launching
2025



Explore a
sustainable
future.



Villawood Elite Cycling Team

SA Office

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