

Good Home



**Auction
1st Nov**
Open for inspection
every Saturday & Sunday
12 - 5pm

The Advertiser
Foundation

KIDS' APPEAL

villawood
properties

W Weeks

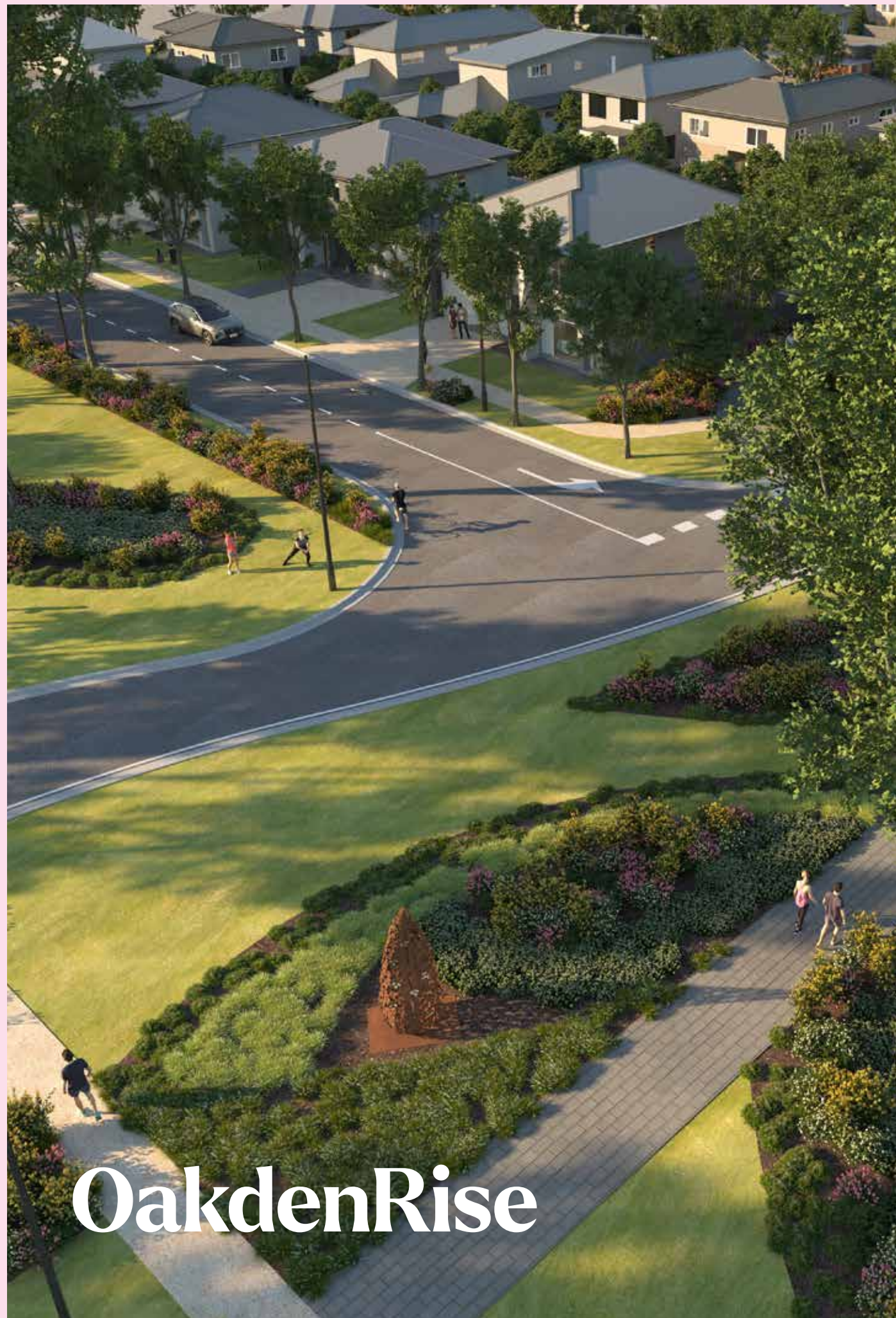
Bid with heart. Live with Purpose

Proudly donated by Villawood Properties and Weeks Homes, this complete house and land package is the first major initiative of the Advertiser Foundation Kids' Appeal, and a rare opportunity to turn your home purchase into something truly meaningful.

Set within the thriving community of Oakden Rise, The Good Home is a beautifully designed Japandi-style, two-storey residence that offers more than just contemporary living. With 3 bedrooms, 2.5 bathrooms, and thoughtfully crafted open-plan living, it's a home built to make a difference.

The Good Home isn't just about building a house, it's about building hope, with funds raised at auction going toward supporting local children's charities and the young lives they serve.





Welcome to Oakden Rise, the place to be.

Oakden Rise, one of Adelaide's most remarkable communities by Australia's premier residential developer, Villawood Properties.

Just 9km from Adelaide's CBD, Oakden Rise is a modern community built around connection, convenience and open space.

At its heart is an exclusive residents' club with a gym, pool, café, function spaces and more — everything you need to work out, wind down and feel at home.

With walking trails, playgrounds, leafy parklands and a green space within 200 metres of every home, Oakden Rise is designed for healthier, happier living in everyday life.

From low-maintenance terraces to spacious family homes, Oakden Rise offers a choice of designs to suit every stage of life —it's a place to start your next chapter and be part of a connected community.

To find out more visit:

www.villawoodproperties.com.au/community/oakden-rise/

OakdenRise

The Good Home.

The Good Home builds on Villawood’s long-running relationship with The Advertiser’s News Corp through Melbourne’s Good Friday Appeal Charity House Auction for The Royal Children’s Hospital – an annual project that has raised \$11.5M over the past 15 years.

In similar fashion, The Good Home has been built by South Australia’s finest suppliers and most skilled tradespeople who have joined with Villawood, Weeks Homes and The Advertiser to deliver this valuable community contribution to help vulnerable children.

Funds raised by The Good Home auction will be shared by the following six major charities through the Advertiser Foundation Kids Appeal:

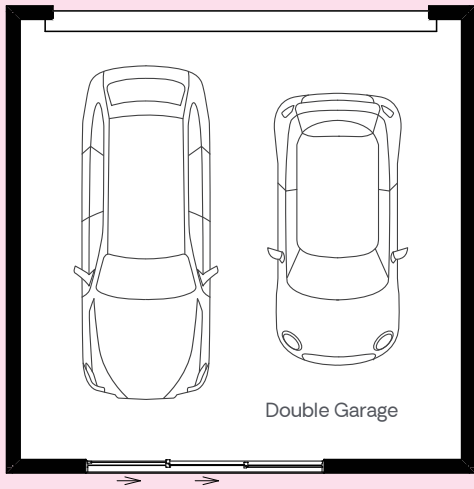


A huge thank you for your support.

We are humbled by the generosity of the businesses and individuals within our community who donate their time and energy to causes such as this. Thank you from the bottom of our hearts.



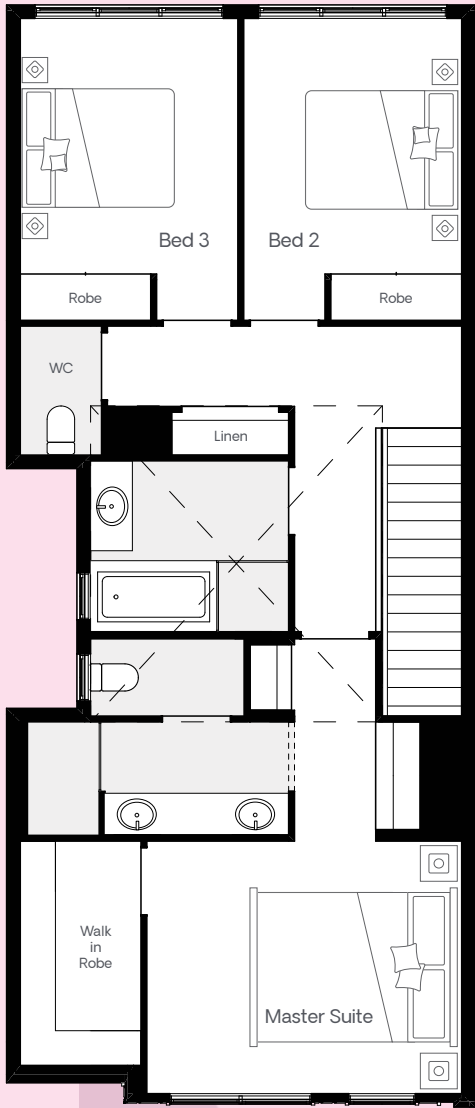
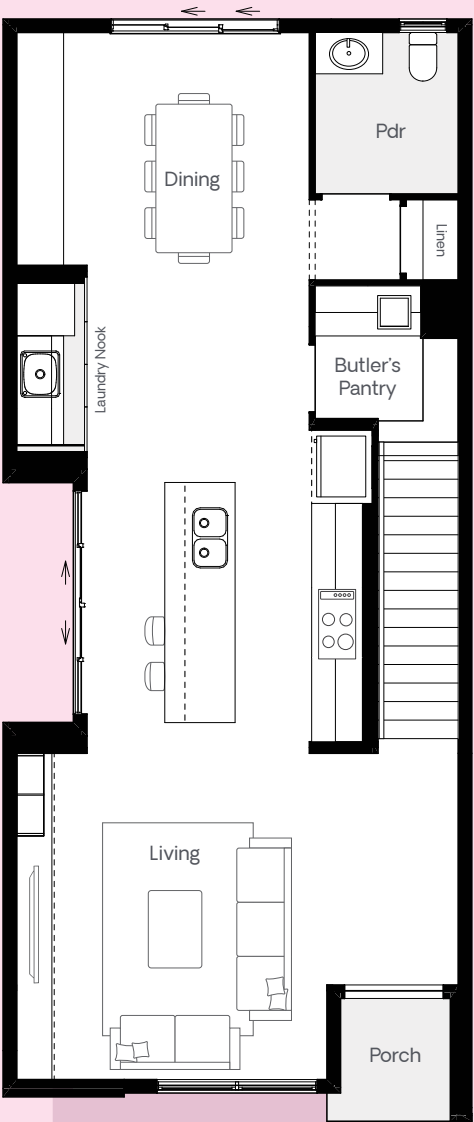
Adelaide Fencing Solutions	CSR Bradford	Hanson Construction Materials	PPG Taubmann
Austral Bricks SA	Days Landscaping	Harris Real Estate	Priceless Electrical
Beaumont Tiles	Dowell Window Systems	Hydroproof	Reece Pty Ltd
Caesarstone	Dulux	Ideal Stone	S&A Stairs
Carpet Call	Dynamic Door Service	Infrabuild Steel Centre	SA Quality Tiling
CATCRETE Solutions	Earthworks by Aaron Phillips	James Hardie – Cladding	S&I Sennis
CBS Bins	eco Walling Systems	Laminex	Simple
Climat Air Conditioning	Elite Plumbing Services	Lovelight	Smartposts Solutions
Clipsal	Energy Build	Millers Roofing Pty Ltd	SMT Drainage & Excavations
Conslab	Fisher & Paykel	OG Building – Insulation	Supaloc
Corinthian Doors	Flawless Painting Services	Packers	Toser Design Pty Ltd
CSR Hebel	Flushing by Anvar	Masons Plasterboard Services	Total Building Systems



3 1 2 2

Living Area	4.0m x 4.2m
Dining Area	3.7m x 5.8m
Kitchen Area	3.5m x 4.0m
Master Bedroom	4.0m x 3.3m
Bedroom Two	2.8m x 3.9m
Bedroom Three	2.8m x 3.9m
Double Garage	5.7m x 5.7m
Entry Porch	1.5m x 1.4m

Width: 6m | Depth: 26m
Total Area: 199.67m²



Specifications

Home Exterior

Blonde Oak AWOWS 19H front door – 2340mm high x 1200mm wide with Trilock Omni
Allure 600 satin graphite entrance set
2400h panel lift garage door with 2 remotes.
2400h Dining Room stacker door, Kitchen Sliding door & Stacker door to rear of Garage
Awning windows throughout
Fly screens to all openable windows and glass sliding/stacking doors.
Tiling to Porch
Feature brick work to first and ground floor facade
Hebel construction with rendered finish to ground floor walls and James Hardie Scyon Linea Oblique cladding laid vertically to first floor walls

Landscaping & Exterior

Fully sealed stormwater system connected to the street
Front and rear landscaping with irrigation/drippers
Feature fencing to front of home and 1.8m high, Colorbond, good neighbour fencing to rear boundaries
200mm charcoal under fence plinth/s where required
1m wide, Colorbond, good neighbour side gate/s
Exposed aggregate concrete to driveway and front path
Urbanstone pavers to courtyard
TV Antenna, Clothesline & Letterbox in fence
270L Heat Pump Hot Water Service

Kitchen

20mm Caesarstone bench tops and splash back
900mm F&P 5 zone induction cook top
900mm F&P under bench electric oven
900mm F&P concealed range hood
F&P integrated french door fridge / freezer
F&P integrated dishwasher
F&P built in stainless steel microwave
Overhead cupboards including over fridge
2x sets of 3 pot drawers to rear appliance bench
Soft close doors and drawers
Double bowl under mount sink
Gooseneck mixer tap in brushed nickel
2 x 29 litre pull out bins

Butlers Pantry

20mm Caesarstone bench tops and splash back
Single bowl under mount sink
Overhead cupboards
400mm deep pantry shelving in Laminex finish

Laundry

European style Laundry with Laminex bi-fold doors
20mm Caesarstone bench tops and splash back
Inset 45L Laundry trough
F&P 11kg front loading washing machine
F&P 9kg heat pump dryer
Washing machine & dryer stacker kit
Overhead cupboards & open shelves with hanging rail
Gooseneck mixer tap in brushed nickel

Ensuite

Floor to ceiling tiling with 300mm x 600mm tiles and a single feature wall to shower
Frame-less shower screen with brushed nickel fittings.
1200mm high tiled shower ledge
20mm Caesarstone bench top to vanity
Feature mirrors with integrated LED lighting
Semi-inset basins with brushed nickel basin mixers.
Back to wall toilet suite
Brushed nickel mixer tap to shower
Brushed nickel twin rail shower
Brushed nickel accessories

Bathroom & WC

300mm x 600mm tiles to floor
75mm x 300mm tiles to walls and bath hob
2100mm high tiling to shower alcove
1200mm high tiling behind toilet, bathtub and vanity
Skirting tile to remainder of areas
Posh Solus MKII 1520mm bath tub
Frame-less shower screen with brushed nickel fittings.
Tiled shower niche
20mm Caesarstone bench top and wall hung vanity
Feature mirror with integrated LED lighting
Semi-inset basin with brushed nickel basin mixer.
Brushed nickel mixer tap to shower and bath
Brushed nickel twin rail shower
Brushed nickel bath spout
Brushed nickel accessories
Back to wall toilet suite to WC

Powder Room

Back to wall toilet suite
1200mm high feature tiling behind toilet suite
Skirting tile to remainder
20mm Caesarstone bench top and wall hung vanity
Feature mirror with integrated LED lighting

Home Interior

2.7m high ceilings
Square set cornice throughout (excl garage, WIR & robes)
55mm cove cornices to wardrobes, bed
67mm high skirting boards & architraves
3 coat, washable paint throughout inc. internal doors, skirtings and architraves.
2340mm high feature timber internal doors throughout
Laminate timber look flooring to ground floor
Carpet to first floor passages, bedrooms and robes
Feature timber staircase
Zoned, ducted reverse cycle air conditioning
TV lintels for all living area's
Block out roller blinds to all windows and sliding doors
S-Fold feature sheer curtains to living areas and bedrooms
Bespoke TV joinery including wine shelving to Living area

Bedrooms

Bespoke joinery to master bedroom entrance
Walk in robe to master bedroom with drawer unit, full hanging and double hanging rails
Full height sliding mirrored built in robes to all other bedrooms with a 100mm bulkhead above

Electrical

Three-phase power supply
NBN (including registration by builder)
Saturn Zen switch plates throughout
Down lights throughout
Feature pendant lighting to dining, kitchen and master bedroom
Feature wall lights to front of garage
Feature ceiling fan to bedroom 2 and 3
LED mirrors to all vanities
LED feature strip lighting to kitchen and butlers pantry
3in1 Airflow fan/light/heater unit to ensuite & bathroom
Double power points throughout
Smoke alarms throughout (as required)

Energy

R6.0 ceiling insulation to ceilings including garage
R2.0 insulation to mid floor & cantilevered floors
R2.0 insulation to all internal walls
R2.0 insulation to all external walls
Wall wrap to cladding
3.96kw Solar System with battery and EV charger



Join us on auction day 1st November 2025

100% of the winning bid will support the Advertiser Foundation's SA Kids Appeal.

Join us for the Auction of this stunning home for your chance to live in luxury while making a difference to the lives of South Australian Children. 100% of proceeds from the auction will benefit six local South Australian charities through the Advertiser Foundation Kids Appeal.



Open Saturday & Sunday 12pm – 5pm
Weekdays by appointment

24 Bluegum Way, Oakden Rise



For more information & to register your interest
scan the QR code