



# OakdenRise

The new place to be

# Welcome to Oakden Rise by Villawood





Although our name has only been seen in South Australia for a few years now, at Villawood Properties we've been creating vibrant and innovative communities all over Australia since 1989.

We are dedicated to creating places for people to live and grow, with neighbours, friends, and family.

Every Villawood project is individually designed to include user-friendly facilities with the best possible mix of parks, gardens, wetlands, public art sculptures, playgrounds and more.

Our reputation is built on **innovation**, **quality**, and **affordability** and we deliver what we promise, which is an ethos that has helped thousands of families find their home in more than 50 master-planned communities around Australia.

The key to our success is understanding a great community is about so much more than just bricks and mortar. It's about designing a place to enable people who live there, to form life-long friendships.

A special place where balanced, healthy living is harmoniously integrated with the surrounding ecosystem to deliver a happy, thriving lifestyle that is not only liveable and environmentally sustainable, but exceptional.

A place people aspire to live in and are proud to call home.

A place where every detail has been carefully designed and thoughtfully planned to cater for you and your family's needs today and, in the years to come.

Our vision for Oakden Rise is to deliver a unique master-planned community, with a diverse choice of affordable and premium housing, an abundance of parks and open spaces, urban art, and facilities of the highest quality.

We are immensely proud of this, a new benchmark in residential community living in South Australia, and the next chapter in our story and we hope, yours too.

**Welcome to Villawood and welcome to Oakden Rise, the new place to be.**











The new  
place to be





Close to it all, Oakden Rise is the new centre of good living. Just 10km from the very heart of the city, this vibrant new community is being created as a place where the spirit of joy thrives – in the parks, the streetscapes and fabulous amenities within Club Oakden Rise.







# Street appeal

Your new neighbourhood will incorporate a diverse array of housing styles including a mix of VillaRange terraces and free-standing homes, along with vacant land allotments being made available for quality, external builders, and architecturally designed homes.

As well as the retail shops and commercial services of the Village Centre, the resort-inspired Club Oakden Rise – a truly new concept in South Australia – will provide residents with access to a wide range of leisure, wellness, and communal facilities.

In the future, low maintenance, easy-care apartments are envisaged – adding even more vibrancy and energy to the Village Centre at the heart of Oakden Rise.



Grand Entry from Fosters Road





Artist Impression



Artist Impression



## Space & happiness



Many of the existing stands of significant trees and vegetation will be retained wherever possible and more than 15% of the site will become open, green space so every home will be no further than 200 metres from parks and gardens.

Parklands, playgrounds, walking and cycling trails winding their way through established trees and new landscaped plantings means everyone can enjoy the beauty and benefits of nature every day.

To further enhance the rejuvenating and soothing qualities of carefully maintained landscaping and open spaces, memorable artworks have been commissioned and they, along with significant retained trees, will be uplit at night to welcome you home.

A carefully considered, meticulously planned, and genuinely connected community, Oakden Rise, is the new place to be.





Bringing art and nature to our communities with Folko Kooper

Artist Impression

# All in your backyard to enjoy every day



30% tree canopy coverage with thousands of new trees planted



A park or green space within 200m of every home



15% open space



30km cycling and walking trails



Playgrounds for a range of age groups encouraging exploration and activity



Memorable artwork enhancing identity and sense of place





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Artist Impression





# Club Oakden Rise

Aside from the excitement of moving into a beautiful, brand-new home in a thriving community, there are so many other special aspects of Oakden Rise to delight you and your family.



Club Trillium Event Space, Mickleham, Victoria



Club Armstrong, Mount Duneed, Victoria





Club Armstrong Tennis Court, Mount Duneed, Victoria



Club Alamanda Pool, Point Cook, Victoria



## A truly connected community

The focal point of the neighbourhood and central to Villawood's ethos of building connected communities, is Club Oakden Rise and the Village Centre.

Club Oakden Rise is an entirely new concept in South Australia and will feature state-of-the-art amenities including a lap pool, and outdoor resort-style plunge pool, a children's splash deck, parents' lounge, event space, gymnasium and a café.

Club Oakden Rise is designed to bring people together. It's where you can forge friendships and community ties. A great place to play, socialise, entertain, relax, network, and start up local interest groups like mums' groups, cycling clubs, men's groups, book clubs, gardening groups, whatever you can think up . . .

It's yours to enjoy as everyone who buys a home at Oakden Rise will become members of Club Oakden Rise.

Club Oakden Rise, the jewel in the crown of the Village Centre, is centrally located to all homes and set amongst a magnificent park precinct and play space.

The Village Centre will become your local destination for day to day retail convenience needs, local commercial services and health and wellness needs.



# Oakden Rise Masterplan





### Key features

- 45-hectares in total site area
- Up to 1,300 dwellings
- 15% of site dedicated to open space
- District Park & Play Space adjacent to Club Villawood and Retail Village Centre
- 30km pedestrian and cycling link
- The first Villawood Community Club in South Australia equipped with state-of-the-art amenities







## Healthier, happier and greener

From filtering air pollution to cleaning stormwater runoff, there are a host of environmental and personal benefits to living in a greener community. This is where Oakden Rise is ahead of the rest.

Aside from the fitness facilities of the club, the entire neighbourhood has been carefully designed to incorporate lots and lots of wide-open space to create a beautiful environment.

Great care has been taken to retain as many healthy significant trees and vegetation as possible. In addition, there will be thousands more new trees planted that, once mature, will provide an unparalleled 30% tree canopy coverage. Significantly more than required by legislation, at least 15% of the entire site will be dedicated to green, open spaces.

A major 1-hectare park as well as the huge 2-hectare reserve adjacent to the club are connected by and crisscrossed with walking and cycling trails, as well as a regenerated and well planted creek.

Leave your car in the garage and enjoy the stroll through your lush, new surrounds. Say hello to your new neighbours and watch your children run free among the trees.











## Making homeownership possible for more South Australians

At Villawood, we want to make the dream of homeownership a reality for more people and have ensured 25% of Oakden Rise will be dedicated to affordable housing.

We're proud to be a partner in the state government's HomeSeeker SA initiative that is designed to reduce housing stress by helping more South Australians buy their dream home and will offer ongoing reserved allotments and House & Land Packages for eligible and approved HomeSeeker Purchasers.

Helping people to navigate the complexities of homeownership by offering up-to-date information in addition to a range of home buyer grants, loans, and schemes, means owning a home has never been more affordable.

Together, we can make it happen for you and your family.





# Caring for the carers

We're making homeownership more affordable for the people who care for us, by taking care of them.

At Oakden Rise, we're committed to looking after local community care workers, police officers, emergency service workers, nurses, teachers and the many more people who make such a valuable contribution to our society.

So, if you are one of the many local care worker professionals and work with a 10-kilometre radius of Oakden Rise, you can save \$20,000 on selected Careworker allotments.





# Desirability, diversity peace of mind

Architectural integration, design guidelines and a mixture of housing types and styles are vital in creating an interesting, appealing streetscape that adds value year after year.

At Oakden Rise, we offer a variety of house and land packages for you to choose from on selected allotments.

Firstly, there is the VillaRange – high quality, turn-key terrace,

and standalone homes, as well as apartments integrated into the Village Centre. Plus, there will be a significant number of vacant allotments in varying sizes should you choose to build your own home with an external builder.

We have created a set of practical and detailed design guidelines for all new homes to ensure everyone at Oakden Rise lives in an attractive and appealing neighbourhood, now and in the future.



VillaRange Contour Living design



VillaRange Contour design



VillaRange HiLight design



VillaRange HiLight, Redbrick design





## The VillaRange of stunning modern homes

If you're looking for a low-maintenance, architecturally designed single or double storey home, the spectacular VillaRange has been created with you in mind.

Design, quality, and value are at the heart of every VillaRange home, and housing diversity is central to our philosophy.

Living zones maximise space and natural light, and stunning architectural façades blend seamlessly with the leafy landscapes to create distinctive residences and appealing streetscapes that complement the beautiful aesthetic of Oakden Rise.

The wide variety of home and land packages on diverse allotment sizes allow for an array of options to suit different budgets, lifestyles, and stages in life. Specially reserved allotments for home seekers and care workers will help to add to the rich character and vitality of Oakden Rise.





## Committed to sustainable living and wellness

Many organisations talk about sustainability, but at Villawood we deliver.

As an example, Oakden Rise will be a fully electric community (no gas) and connected to the latest energy technology in the form of an embedded energy network.

With power controlled at a local level, your electricity supply is guaranteed to be affordable, reliable, and green. All stormwater from Oakden Rise will be cleansed onsite, with all public spaces and street trees irrigated with recycled water.

While there will be electric vehicle charging points available at Club Oakden Rise, we will encourage you to use the most environmentally-friendly transport of all – you.

High quality landscaped spaces, walking and cycling trails, parks, and green spaces will be within 200 metres of every home to help you connect with nature.

30% tree canopy at maturity within the neighbourhood and thousands of new trees will be planted. Adding to the natural beauty of Oakden Rise, will be a range of public art designed and crafted by the highly regarded and multi award-winning sculptor, Folko Kooper.

All of this adds up to a more beautiful, stimulating, and healthier neighbourhood for all to enjoy.





# 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 Oakden Rise, 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.



## Discover how we're a greener community



Fully electric community



Embedded energy network



Affordable and reliable energy



Stormwater cleaned on site



Electric vehicle charging points



Walking and cycling trails







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To sweeten the deal, we will give every person who buys land at Oakden Rise a jar of honey grown in the 580-hectares of native bushland that Villawood has gifted to the Greater Bendigo National Park.

It is a small token of thanks and a reminder how every small, local act can make a big difference in the world.



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# Connected way of life

Adelaide CBD – less than 10km and only 20 minutes from Oakden Rise





Future Club Oakden Rise





# Close to all that you know and love

Surrounded by well-established suburbs, everything you could possibly want is already on the doorstep.

In addition to the new retail and commercial facilities of the Oakden Rise Village Centre, within a few minutes you will find a diverse range of shops, services, schools, and places to eat, meet and be entertained – all ready to welcome you from day one.

The start of the Dry Creek Walking Trail and Wetlands is just up the road, Tea Tree Plaza shopping centre is nearby, and the city and the hills are mere minutes from home.


With such easy access to the O-Bahn Busway and the North-South Motorway, Oakden Rise will be one of the most connected and convenient communities in South Australia.







# Directory





 8 minutes to Paradise Interchange O-Bahn

 Less than 10km and only 20 minutes to Adelaide CBD

 10 minutes to Westfield Tea Tree Plaza

 25 minutes to Airport

 10 minutes to Modbury Hospital

 6 schools within 2km





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## Everything is right on your doorstep



### School and Education

1. Heritage College
2. Cedar College
3. Northfield Primary School
4. Hillcrest Primary School
5. St Paul's College
6. Wandana Junior & Primary School
7. Ingle Farm East Junior and Primary School
8. Valley View Secondary School
9. Roma Mitchell Secondary College
10. Avenues College
11. St Pius Primary School, Windsor Gardens



### Childcare and Early Learning

1. Community Kids Greenacres Early Education Centre
2. Northgate Early Learning & Kindergarten
3. Busy Bee at Gilles Plains
4. Treetops Early Learning Centre
5. Stepping Stone Northfield
6. Stepping Stone Lightsview
7. Great Beginnings Gilles Plains
8. Northgate Children's Services
9. Good Start Early Learning, Ingle Farm
10. Good Start Early Learning, Clearview
11. Good Start Early Learning, Blair Athol
12. Good Start Early Learning, Campbelltown



### Shopping

1. Westfield Tea Tree Plaza
2. Northgate Shopping Centre
3. Gepps X Home Headquarters
4. Ingle Farm Shopping Centre
5. Gilles Plains Shopping Centre
6. Ceylon Supermarket
7. Modbury Triangle Shopping Centre
8. Newton Shopping Centre
9. Greenacres Shopping Centre
10. Costco Warehouse
11. Ekam Indian Groceries
12. Mercato Food and Wine
13. Foodland Valley View
14. Northpark Shopping Centre



### Health and Medical

1. Oakden Medical Centre
2. 480 Specialist Centre
3. My Physio, My Health, Hampstead Rd
4. Modbury Hospital
5. Primary Dental Modbury
6. North Eastern Community Hospital



### Park and Recreation

1. Harry Wierda Reserve
2. Lightsview Playground
3. Roy Amer Reserve
4. Woodland Reserve
5. Valley View Par 3 Golf Course
6. Dry Creek Trail
7. Duncan Fraser Reserve
8. Vickers Vimy Reserve



### Cafés and Restaurants

1. Lakeside Café
2. Lightsview Pizza
3. B Social Restaurant
4. North China Restaurant
5. Afghan Chef
6. Salam Charcoal Kebab House
7. The Baristro
8. The Windsor Hotel
9. Tummy Full Indian
10. The Highlander Hotel
11. Grand North
12. Prospect Dining Precinct
13. Jibbi & Co
14. Enfield Hotel
15. Chicken and Dumpling
16. Shanti Indian Cuisine
17. The Royal Biryani
18. The Pangaea Kitchen
19. Avellino Pizza



### Entertainment

1. Clearview Bowling Club
2. Westfield Tea Tree Plaza & Cinemas
3. Escaplex Escape Rooms
4. BOUNCEinc
5. Palace Nova Prospect Cinemas









# The new pl



A woman and a young child are sitting on a skateboard on a paved path in a park. The woman, on the left, is wearing a white helmet with colorful stickers and a blue and white striped t-shirt. She is looking towards the child. The child, on the right, is wearing a blue helmet with a colorful design and a grey t-shirt. The child is holding the top of their helmet with their right hand. They are both wearing patterned pants and sneakers. The skateboard has yellow wheels. The background is a blurred green park with trees and a path.

ace to be



# Villawood Properties

## recognition of excellence

We're proud of the more than 50 residential communities we've helped create and the awards we have received that demonstrate Villawood delivers on what it promises.

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 Judges 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 Judges Award 2006



Villawood Properties Executive Team. From left to right: Rory Costelloe and Tony Johnson, Executive Directors and Alan Miller, Chief Executive Officer.

## OakdenRise

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

Contact our friendly sales team on 08 7201 3980  
[hello@oakdenrise.com.au](mailto:hello@oakdenrise.com.au)  
[www.oakdenrise.com.au](http://www.oakdenrise.com.au)

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