

BLUESTONE
MT BARKER



**THE BLUESTONE
TERRACE COLLECTION**

PEET

COME TO LIFE



COME TO LIFE IN STYLE

BLUESTONE AT MT BARKER IS REDEFINING HILLS' LIVING.

Just 30 minutes from the city, Bluestone offers an outstanding lifestyle just minutes from fantastic local schools, shopping, parks, facilities and dining.

And we're redefining hills' living by adding some inner city style to the mix with our stunning Terrace Collection. These beautifully designed and surprisingly affordable homes provide style and innovation in abundance, while not forgetting the reasons why you live in the Hills – the wide open space, picturesque views, fresh air and of course, the highly sought-after lifestyle.

Low maintenance living is the key here. Who wants to spend their weekends watering and weeding? These homes give you your weekends back so you can be free to entertain, relax, unwind and enjoy life at Mt Barker's finest address.

All terrace homes are turn-key, fixed price which means they are inclusive of floor coverings, some window treatments, fencing and front irrigated landscaping. So all you need to budget for is your housewarming party!

This brochure outlines the terrace homes available at Bluestone, perfect for singles and couples, as well as bigger families and those looking to downsize.

Take a closer look at our Terrace Collection. It's putting the style back into lifestyle.

All our properties come with the following:

- 25 year structural guarantee
 - 5 year building warranty
 - Torrens titled
 - Fixed price, 'turn-key' specification
 - Meets or exceeds South Australia's 6-star energy efficiency requirements
 - Quality construction by builders with a proven track record
 - Exciting colour and material finish options
 - Options to up-spec and customise to suit your own needs
 - Fibre optic pre-wired for phone and broadband services
 - 3,000 litre rainwater tank
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HOUSE & LAND PACKAGE

LOFT

38



 The Loft 38 offers an outstanding opportunity to secure a new Torrens titled terrace home featuring an impressive level of standard inclusions.

Comprising of two bedrooms and a spacious open plan kitchen, dining and family room. But, the genius of the design really lies in high ceilings and the stunning master bedroom loft. A private courtyard and secure off-street parking also complements the floor plan.

At Bluestone, innovative design and a fresh approach to contemporary urban living showcases the fantastic value and lifestyle a Loft 38 can provide.

Features include:

- Refer to page 3 for all standard features included in our Terrace Collection
- Insulation to external walls and ceilings
- Feature raked ceiling throughout the home
- Choice of sealed concrete flooring or timber laminate to entry, gallery and living area
- Built-ins in both bedrooms
- Carpeted bedrooms, tiled wet areas
- Window treatments for the main bedroom
- Stainless steel electric oven, gas cook top and range hood
- Instantaneous gas hot water system
- Feature front fence, landscaping and side and rear fencing
- Auto panel lift carport door
- All service connections
- Choice of colour and material finishes



optional ensuite plan



Areas	sqm
Ground living	57.00
Upper living	21.21
Carport	22.42
Verandah	7.07
Total	107.70



Quality Construction by
MELISI PROJECTS

Designed and developed by
PEET





HOUSE & LAND PACKAGE TERRACE 201 & 202

TERRACE 201 (CORNER BLOCK)



Areas	sqm
Living	71.14
Porch	1.54
Carpport	16.50
Courtyard	19.15
Total	108.33



TERRACE 202



Areas	sqm
Living	71.20
Porch	1.55
Carpport	16.50
Courtyard	19.92
Total	109.17



Bluestone's Terrace 201 & 202 are cleverly designed single-storey Torrens titled terrace homes custom-designed for corner allotments.

Unlike traditional terrace homes, the Terrace 201 & 202 take advantage of natural light and ventilation throughout with the flexible two-bedroom plan, making easy, low-maintenance living a reality.

A private courtyard and secure single car garage completes the package.

Terrace 201 or 202 are ideal as affordable homes or investments.

Features include:

- Refer to page 3 for a full list of standard features included in our Terrace Collection Timber frame construction
- Insulation to external walls and ceilings
- 3m ceilings to whole home
- Timber laminate flooring to entry, gallery and living
- Carpet to all bedrooms
- Feature front fence and landscaping
- All service connections
- Window treatments for the main bedroom
- Stainless steel electric oven, gas cook top and range hood
- Instantaneous gas hot water system
- Choice of colour and material finishes
- Plus lots more...

Quality Construction by **Gasparin HOMES** Designed and developed by **PEET**

HOUSE & LAND PACKAGE

HERITAGE

201 & 202

Heritage 201 and 202 are the innovative evolution of traditional terrace living, offering a light and bright home made with high quality materials.

For those after a more understated, traditional appearance, the single-storey home is now available with a Heritage facade.

Just like it's more contemporary, edgy counterpart, the Heritage Terrace 201 and 202 is unlike other conventional terraces on the market today. Incorporating two bedrooms, the design offers up a spacious open plan kitchen and living area, a courtyard for outdoor entertaining and secure, off-street parking. Each room has been carefully considered so that the flow of natural light and air is maximised. Picture windows make the most of the dual frontages, whilst 3m ceilings only add to the feeling of abundant space and light.

The design is popular with first home buyers, as well as those looking to downsize.

It really is the epitome of modern living, with a tip of the hat to an old favourite.

Quality Construction by
Gasparin
HOMES

Designed and developed by
PEET



HERITAGE 201
(CORNER BLOCK)

2 | 1 | 1

Areas	sqm
Living	71.14
Porch	1.54
Carpport	16.50
Courtyard	19.15
Total	108.33



HERITAGE 202

2 | 1 | 1

Areas	sqm
Living	71.20
Porch	1.55
Carpport	16.50
Courtyard	19.92
Total	109.17



HOUSE & LAND PACKAGE MAYFAIR

Introducing the 'Mayfair' - a home for life. Capturing the contemporary and modern feel of Bluestone is the Mayfair by Gasparin Homes.

An evolution of the already popular City Terrace, the Mayfair's mix of materials and relaxed traditional flair sets this new house and land package apart.

The fixed price, 'turn-key' specification is unbeatable value.

The three-bedroom home captures natural light and ventilation throughout.

A main bathroom services the bedrooms upstairs while the downstairs floor plan is all about easy open-plan living.

A powder room, single car carport and private courtyard makes this stunning looking home perfect for those wanting low maintenance and more time to spend on the things that matter most.

The Mayfair is exclusive to Bluestone.

Features include:

- Insulation to external walls and ceilings
- Carpet to all bedrooms and staircase
- 2.9m ceilings throughout
- Timber laminate flooring to entry, gallery and living area
- Tiles to wet areas
- Stainless steel electric oven, gas cook top and range hood
- Feature front fence and landscaping
- Instantaneous gas hot water system
- Auto panel lift carport door
- All service connections
- Choice of colour and material finishes

Mayfair A Floorplan



GROUND FLOOR PLAN



LEVEL 1 PLAN

Quality Construction by
Gasparin
HOMES

Designed and
developed by
PEET



Areas	sqm
Ground living	75.89
First living	78.05
Carport	16.20
Porch	4.80
Patio	10.25
Total	185.19

HOUSE & LAND PACKAGE TERRACE 48

Those who appreciate clever thinking, flexible living and a low-maintenance lifestyle will love the Terrace 48, a true innovation in Mt Barker.

The fixed price, 'turn-key' house and land packages offers style, quality and convenient low-maintenance living, at a price point that makes it accessible to everyone.

The home features two bedrooms, and a generous bathroom with a clever internal light well that fills the bathroom and second bedroom with natural light and fresh air.

The open plan kitchen, meals and living room includes sliding door access to the private rear yard and single car carport.

Constructed by the award-winning Gasparin Homes, a Terrace 48 is an ingenious formula with colour and finishes options to suit the most discerning of buyers.

Whether for your next home or as a savvy investment, be the envy of your friends with a Terrace 48 at Bluestone.

Quality Construction by
Gasparin
HOMES

Designed and developed by
PEET

Features include:

- Refer to page 3 for a full list of standard features included in our Terrace Collection Timber frame construction
- Concrete panel and brick veneer construction
- Insulation to external walls and ceilings
- 3m ceiling height to living areas
- Timber laminate flooring to entry, gallery and living area
- Carpet to all bedrooms
- Feature front fence and landscaping
- Panel lift carport door
- Average 8-star energy efficiency rating
- Window treatments for the main bedroom
- Stainless steel electric oven, gas cook top and range hood
- Instantaneous gas hot water system



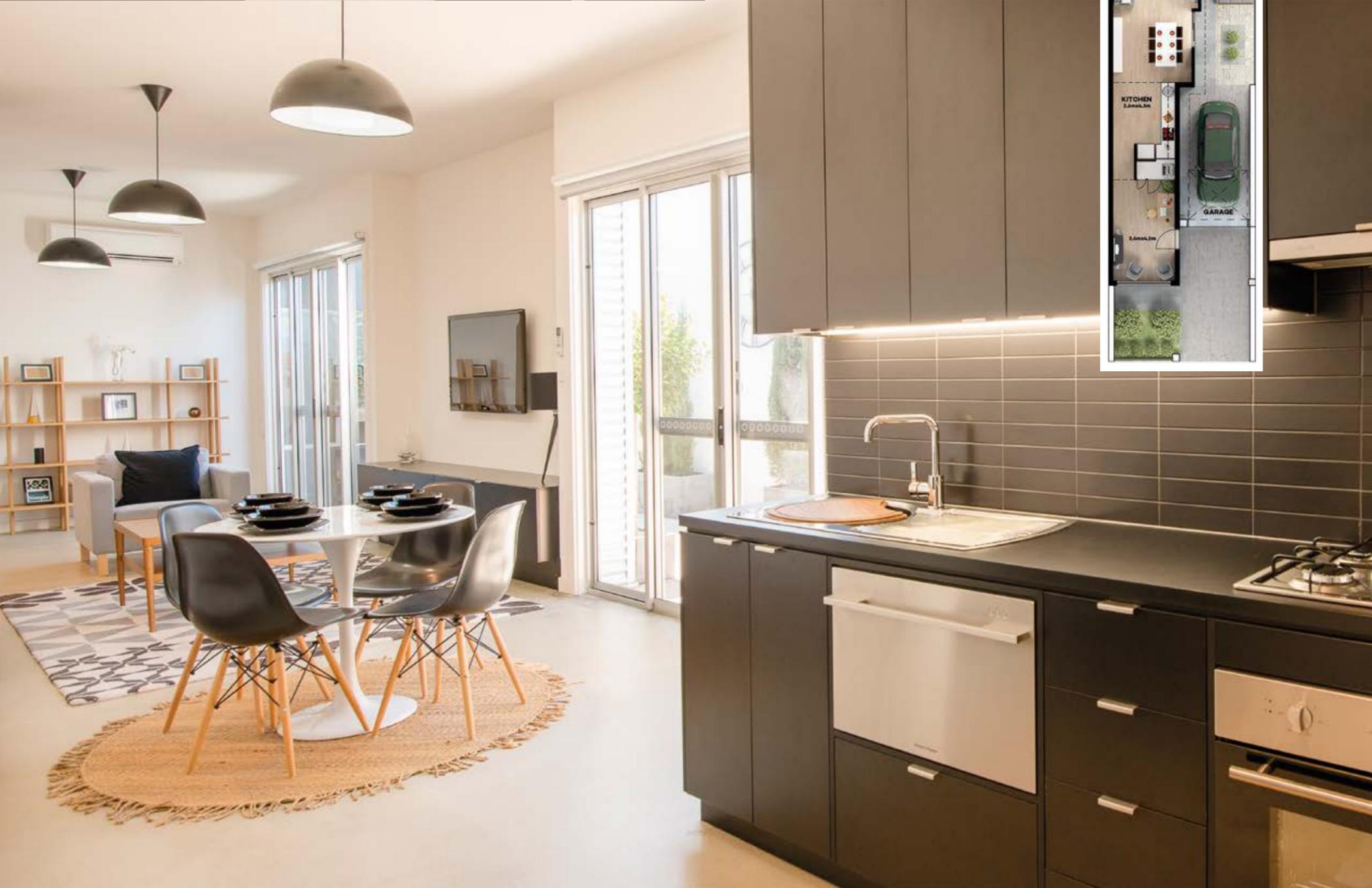
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Areas	sqm
Living	77.37
Garage	18.76
Porch	1.08
Total	97.43





Areas	sqm
Living	97.23
Carport	17.87
Verandah	10.78
Total	125.88



HOUSE & LAND PACKAGE TERRACE 62

 The breakthrough Terrace 62 design has changed perceptions about terrace style living, featuring a ground-breaking planning consent that allows construction to the rear and side boundary. Its highly innovative floor plan, light-filled, airy bedrooms and lofty raked ceilings offer a liveability that is truly remarkable for a home only 6.2m wide.

The innovative two-bedroom home features an open plan kitchen and living area connecting with a perfectly sized courtyard through two cafe style sliding doors.

Sold as a fixed price, 'turn-key' house and land package, the Terrace 62 offers outstanding features and value in a design that has earned national acclaim.

Features include:

- Refer to page 3 for a full list of standard features included in our Terrace Collection Timber frame construction
- Fixed price house and land package
- Insulation to external walls and ceilings
- 3m ceilings to living areas
- Choice of sealed concrete or timber laminate flooring to entry, gallery and living area
- Stainless steel oven, cook top, range hood and dishwasher
- Carpet to all bedrooms
- Fully landscaped front yard
- Feature front fence
- Automatic Garage Door
- Choice of colour and material finishes

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HOUSE & LAND PACKAGE LOFT 238

Inspired by the highly acclaimed Loft 38, we have added to the formula to create an impressive modern family home, offering style, quality and impressive value for money.

Clever design has maximised the appeal and amenity of the Loft 238: from its numerous light voids, internal courtyard and striking street appeal. Sold in a fixed-price, 'turn-key' format, the Loft 238 is sold with a quality specification throughout.

Featuring three light-filled bedrooms (master with ensuite) and private courtyard that injects light throughout the home, 2.5 bathrooms and secure car garage.

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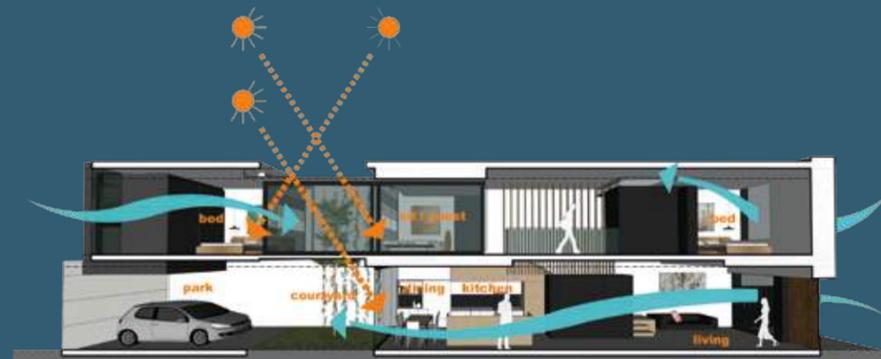
Features include:

- Insulation to external walls and ceilings
- Choice of timber laminate or sealed concrete flooring to entry, gallery and living area
- 2 bedrooms plus guest/bedroom 3
- Carpet to bedrooms
- Tiled wet areas
- Window treatments for the main bedroom
- Stainless steel electric oven, dishwasher, gas cook top and rangehood
- Instantaneous gas hot water system
- Feature front fence, landscaping and side and rear fencing
- Auto panel lift garage door
- All service connections
- Choice of 4 internal colour schemes
- Choice of colour and material finishes



3 | 2 | 1

Areas	sqm
Ground living	56.55
Upper living	76.95
Carport	23.47
Total	156.97





HOUSE & LAND PACKAGE TERRACE 262

Instantly recognisable by its stunning external appearance, material mix and feature light well, the Terrace 262 offers the convenience of a turn-key house and land package with the quality of a custom-designed home.

Featuring two-storeys of spacious accommodation, the Terrace 262 is unlike anything Mt Barker has seen before. From its energy-efficient design and construction to the large central private courtyard which enables light and ventilation into all living and bedrooms, the specification and finish represents outstanding value for money.

Version 2 adds a redesigned main bathroom with bath in addition to an upgraded master bedroom suite with walk-in robe and parents retreat.

Features include:

- Torrens tiled
- 3 bedrooms, master bedroom with ensuite and retreat
- Reinforced aerated concrete panel and brick veneer construction
- Insulation to external walls and ceilings
- Fully landscaped front yard
- Feature front fence
- 3m ceiling height to living areas
- Sealed concrete flooring to entry, gallery and living area
- Choice of elevations
- Carpet to staircase and bedrooms
- All service connections
- 6-star instantaneous gas hot water system
- Stainless steel oven, cook top, range hood and dishwasher
- Panel lift door to carport
- Choice of colour and material finishes

Quality Construction by **MELISI PROJECTS** | Designed and developed by **PEET**



Two clever floorplan options to choose from.



Floor Plan V1



Floor Plan V2

3 | 2 | 1

Version 1 Areas	sqm
Ground living	100.04
Upper living	36.54
Carport	18.43
Deck	9.39
Verandah	8.94
Total	173.34

3 | 2 | 1

Version 2 Areas	sqm
Ground living	101.28
Upper living	50.10
Carport	18.85
Verandah	7.00
Total	177.23

KEY

- KEY PEDESTRIAN/BICYCLE NETWORK
- PROPOSED MAJOR LOCAL ROAD
- WATER COURSES
- FREEWAY INTERCHANGE BALD HILLS ROAD
- RECREATION

1. Parkindula Homestead (future Sales Centre) and Village
2. Sales and Info Centre and Display Village
3. Mt Barker-Hahndorf Golf Club
4. Mt Barker Central Shopping Centre + fashion retailers
5. Gawler Street Shops & Cafes
6. Freeway Interchange Bald Hills Road
7. St Francis De Sales College
8. Wallis Cinema
9. Mt Barker Kindergarten
10. Mt Barker Library
11. Mt Barker Primary School
12. Mt Barker Oval Sports Precinct
13. Mt Barker High School
14. St Mark's Lutheran School
15. Light Industrial Precinct
16. Mt Barker South Primary School
17. Mt Barker IGA
18. Willow Close Preschool
19. Mt Barker District Health Service
20. Mt Barker Waldorf School
21. Laratinga Wetlands
22. Mt Barker Homemaker Centre
23. Park 'n' Ride
24. Mt Barker Hospital
25. The Barker Hotel
26. Cornerstone College
27. Bunnings & Car Wash
28. Steamranger Heritage Railway
29. 'Barka Park' Dog Park
30. Playground and Skate Park
31. Adelaide Hills Recreation Centre
32. Ngeringa Cultural Centre
33. Anembo Park Sporting Ground
34. Mitre 10 and Nursery
35. State Swim Centre
36. Adelaide Hills Farmers Markets
37. Mt Barker Public Swimming Pool
38. Prancing Pony

URBAN LIVING IN THE ADELAIDE HILLS

BLUESTONE
MT BARKER

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SALES & INFORMATION CENTRE
OPEN 9AM - 5PM MON-FRI,
12 - 5PM SAT-SUN
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