

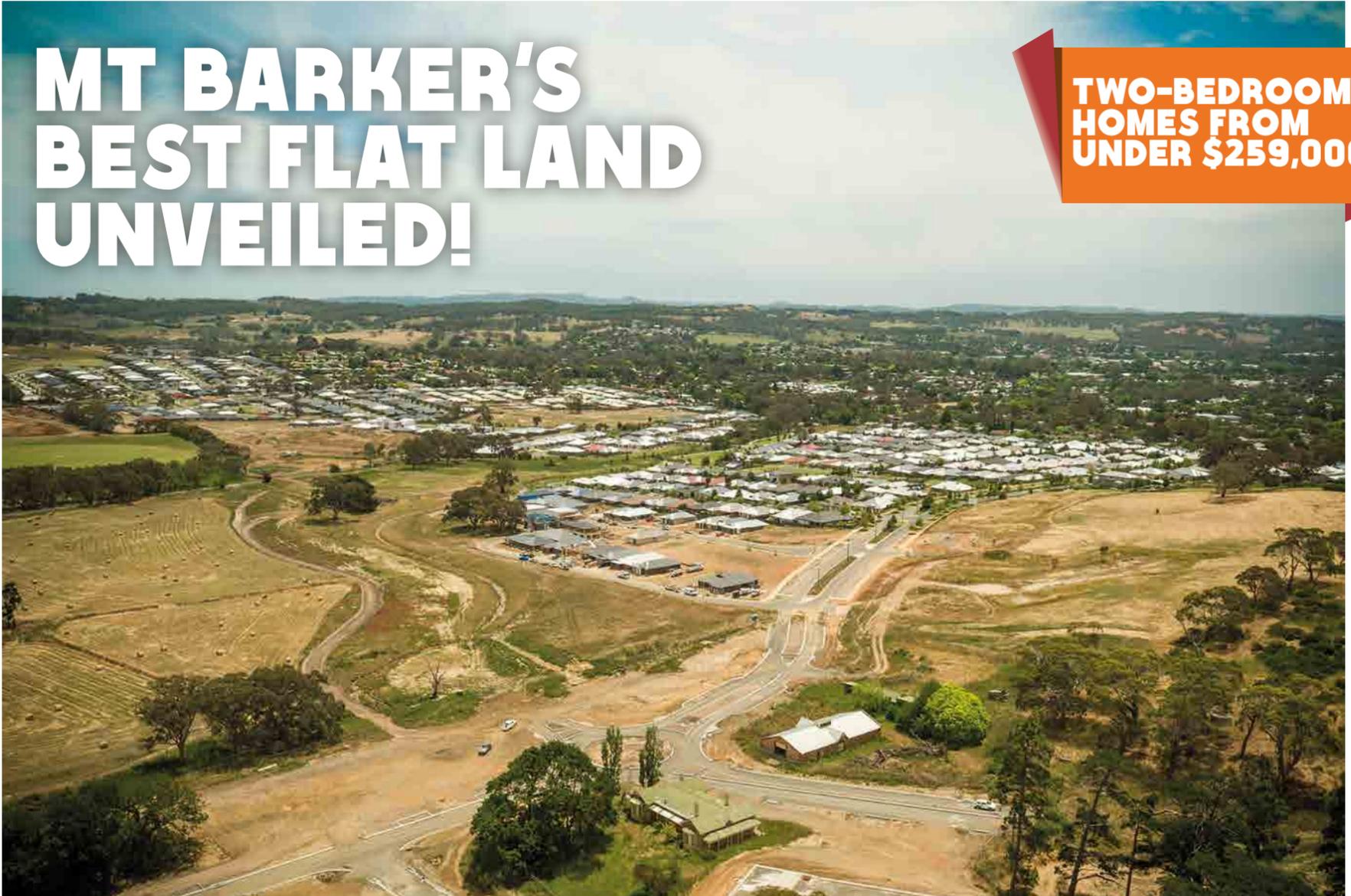
BLUESTONE
MT BARKER

COME TO LIFE

DISCOVER LIFE / RESIDENT LIFE / TASTE FOR LIFE / CHOICES FOR LIFE / PACKAGED LIFE / LIVING LIFE

MT BARKER'S BEST FLAT LAND UNVEILED!

**TWO-BEDROOM
HOMES FROM
UNDER \$259,000**



ISSUE 04

**DISCOVER A
DIFFERENT
MT BARKER**

04

**FLAT LAND
FROM
\$89,000**

FIND YOUR BEST LIFE

PARKINDULA VILLAGE P2

The most impressive flat land in Mt Barker on sale now. Allotments starting from \$89,000.

BEST BUILDERS ON DISPLAY P3

The who's who of builders showcase their best homes in Mt Barker.

CALLING ALL ENTREPRENEURS P3

A rare and exciting opportunity to start up a new business!

RESIDENT SPOTLIGHT P4

See what some of the latest residents have to say about their new homes at Bluestone.

BEST OF MT BARKER P6

Discover a world of memorable moments waiting for you right here in glorious Mt Barker.

Q&A WITH VICKI P9

Bluestone's Sales Consultant Vicki McRae gives the low-down on all you need to know about Bluestone, Mt Barker and finding your dream home.

YOUR PROPERTY GUIDE P10

Here's your chance to call Mt Barker home with some amazing house and land packages on sale now.

SUMMER OFFERS & SOCIAL COMP P12

Jump to it and bag a bargain or join in the social fun for your chance to win!



TERRACE BLOCKS FROM \$89,000
PREMIUM FLAT DETACHED BLOCKS FROM \$129,000
TWO-BEDROOM HOMES FROM UNDER \$259,000

PARKINDULA VILLAGE, WHERE DREAMS WILL BE CREATED

THERE'S SO MUCH TO BE EXCITED ABOUT WITH GRAND PLANS FOR THE MUCH ANTICIPATED PARKINDULA VILLAGE THAT'S REALLY BEGINNING TO TAKE SHAPE.

The village will become the new focal point for the Bluestone community, comprising of a new home display, high quality parks and reserves, a new Sales and Information Centre, along with a proposed Woolworths supermarket development in the immediate precinct. And other shops and cafes as well.

Walking and bike trails will be framed by what can only be described as idyllic landscaping. Amongst the elaborate canopy of greenery, you will find tennis and BBQ facilities, play spaces for children and other public amenities, creating an ideal setting for family picnics and community events.

At the heart of Parkindula Village is the historic homestead and stables, with renovations set to commence early in the new year. The refurbishment will capture the historic nature

of the building whilst adding amenities so that it can also be used as a new Sales and Information Centre and meeting space for locals.

With such grand plans on the horizon, many are suggesting it will almost certainly serve as a second town centre for the ever growing Mt Barker. This precinct is set to become the new community meeting spot, a home away from home for locals.

For those wanting to find home in the new Parkindula Village, on sale now is the most impressive flat land in Mt Barker with a range of terrace and larger allotments - perfect for building your dream home.

"Parkindula is home to the most sought-after flat land in Mt Barker," says Bluestone Development Director, Alan Miller.

"FLAT LAND LITERALLY SAVES OUR BUYERS THOUSANDS ON SITE EXCAVATION AND RETAINING WALL COSTS REQUIRED ELSEWHERE."

If you are interested in securing your lot, you must be quick. This land release is strictly limited.

For more information about our premium flat land or to arrange a site tour, contact Vicki McRae on 0417 852 470.



WORK ON THE PARKINDULA VILLAGE RESERVE HAS ALREADY COMMENCED WITH THE HOMESTEAD REFURBISHMENT SET TO START EARLY IN 2017.

BLUESTONE'S EXISTING DISPLAY VILLAGE FEATURES 16 STUNNING HOME DESIGNS BY SOUTH AUSTRALIA'S LEADING BUILDERS. BE INSPIRED TO BUILD YOUR DREAM HOME TODAY.

The Village, located at 5 Bluestone Drive Mt Barker is open Monday, Wednesday, Saturday and Sunday between 1pm and 5pm.



BEST BUILDERS ON DISPLAY AT BLUESTONE, MT BARKER

BUILDERS ACROSS ADELAIDE ARE CURRENTLY PUTTING THE FINISHING TOUCHES TO THEIR DESIGNS AND PLANS FOR WHAT WILL BE ONE OF SOUTH AUSTRALIA'S MOST EXCEPTIONAL DISPLAY VILLAGES.

"IT'S SUCH A BEAUTIFUL AREA AND WE BELIEVE THAT OUR NEW DESIGNS WILL HAVE HUGE APPEAL FOR FAMILIES WHO WANT OPEN-PLAN LIVING AND PLENTY OF SPACE IN A STYLISH HOME WITH REAL ARCHITECTURAL APPEAL. AT AN AFFORDABLE PRICE.

Dechellis Homes - winner of this year's Housing Industry Association Project Home of the Year Award - will have three brand new three and four-bedroom home designs with a guaranteed 'wow' factor.

Marketing Manager, Janelle Zajackowski says there's a real sense of excitement about the new designs, and construction is expected to be underway early in 2017.

"We build larger homes for growing families and we're looking forward to joining Peet at Bluestone," she said.

"New homeowners will see something quite different in our Bluestone display homes - we'll not only have new designs, but we're also working with colours and textures to create something very special."

Another multi-award-winning builder, Format Homes, will showcase a single-storey, four-bedroom home ideal for mum, dad and two or three children.

"This home is great value," says Chief Executive Marco Formato. "The design is being finalised as we speak and, with the weather warming up, we're preparing to start construction as soon as possible.

"It will feature a home theatre, double garage and alfresco area, as well as loads of street appeal.

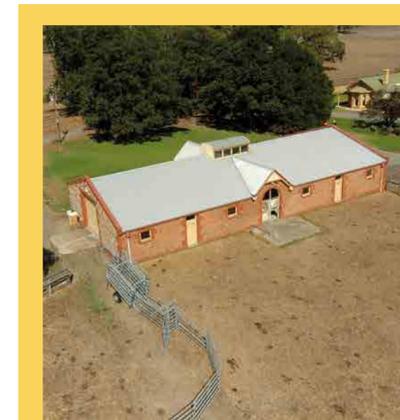
"We've worked with Peet before - they've got the right approach and the right attitude," Marco explains. "So it's terrific to have the opportunity to display at Bluestone

where we believe our design will prove popular with families buying into what is a real growth area."

New homeowners are in for a treat at the new display village, with the Dechellis and Format homes among 16 designs already underway and more in the pipeline.

Stay tuned for more news of what is bound to be a celebratory launch, late in 2017!

Builders interested in displaying in the new Village should contact Antony Brabham on 0412 839 738 to register their interest.



FOR SALE.

Expressions of interest are currently being sought for the adaptive re-use and sale of the character-styled building that enjoys a high profile location, positioned alongside the Parkindula homestead and yet to be built display village. The stables would be the perfect spot for a market hall or cafe just to name a few!

It is a stunning stone fronted colonial style building of 350sqm, which sits on a corner allotment, enjoying two street frontages.

Expressions of interest close 28 February 2017.

For more information and to register your interest contact Antony Brabham on 0412 839 738 or email antony.brabham@peet.com.au

RESIDENT SPOTLIGHT



SEA CHANGE TO TREE CHANGE



Ryan and Tamara Honter made a sea change after migrating from Sri Lanka less than two years ago, but now they're making a tree change and heading straight for the Adelaide Hills.

"We don't really visit the beach that much and I've always been drawn to the beauty and greenery of the Adelaide Hills," explained Ryan.

"We were looking for a great place to raise our family and value for money – and Bluestone, had both of these," he said

"WHEN WE SAW THE LAYOUT OF THE ESTATE AND HOW BIG THE BLOCKS ARE. WE LOVED IT."

With two school-aged children and a five-month-old, finding a good base for the family with quality schools was a high priority for the Honters, and an expanding Mt Barker was full of bonuses.

"We also like all the facilities on offer – the shopping, recreation options, and being so close to Hahndorf. It's a picture-perfect area and we just can't wait to live there," Ryan said.

After being guided through the whole process of finding the perfect block by the "bubbly and hospitable" Vicki McRae, the couple opted for an impressive four-bedroom family home by Statesman Homes, with a study and home entertainment room. It'll be almost 260sqm of living space – plenty of room for a family of five!

Reputation matters to Ryan and Tamara, and it was Statesman Homes' good name that won them over.

"We saw their display home and found a plan that really suited us, and they've been great at accommodating the changes we wanted to make," said Ryan.

The family will move in around August 2017 – and Ryan's looking forward to an even quicker commute to work in the city.

"I honestly can't imagine a better morning commute than driving through the beautiful Adelaide Hills every day."



BEYOND RETIREMENT



Retirees Tony and Roslyn Ingerson are so eager to live in Bluestone, that they're renting in their new community while their new home is being built.

Having lived in the region for the past 20 years, Tony and Roslyn decided they wanted their own little piece of Mt Barker that's small enough to maintain but with some outside space so they can still enjoy one of their favourite hobbies – gardening.

"We were living in a retirement village for a while but we chose to leave so that we could have our own little house and be able to do what we like with our home and gardens," Tony said.

With a 270sqm block that's ideal for them, the couple is building with Rivergum Homes.

"WE REALLY LIKED THE DESIGN OF THIS THREE-BEDROOM HOME AS SOON AS WE SAW IT AND WE FEEL YOU GET QUITE A BIT FOR THE MONEY YOU PAY." SAID TONY.

This will be the fifth build for the Ingersons but the first with Rivergum Homes. To top up their pension and keep themselves busy during the week, the couple also cleans display homes for two other builders – so they're seasoned property people!

This energetic duo also help care for their grand-daughter who lives nearby, play bowls, read a lot, whilst still finding time to socialise. But they'll make sure they take time out to watch their new home take shape during 2017 too.

"Our rental is just over one kilometre from the new house so I'll be around there all the time seeing what is going on and keeping the builders on their toes," Tony adds with a smile.

"Hopefully being there so often will mean we also meet some of our neighbours."



HASSLE-FREE BUY-AND-BUILD



THE TERRACE 262 IS EXCLUSIVELY AVAILABLE AT BLUESTONE, MT BARKER.

The couple can't wait to move into the Terrace 262. Their three-bedroom, two-bathroom, two-storey terrace will be the perfect home to start their new family!

They'd been looking for a place of their own to raise a family for some time, but been frustrated by poor communication and lack of action at the development they went to first.

"One of the friends Sinead walks with works with the Bluestone team and she convinced Sinead that we should have a look at Bluestone," Brett recalled. "I'm glad we did."

"WE REALLY LIKED THE STYLE OF THE ESTATE."

The Ferrises are first home buyers and have chosen a house and land package exclusive to Bluestone for the simplicity of having the project all arranged in one place.

Brett says they'll consolidate with this first home at Bluestone, and then look to upgrade, keeping the terrace house as an investment property.

"A house and land package was hassle-free," explains Brett. "We signed the contract and didn't have to worry about anything else. We even had Council approval before the finance came through."

Their easy-maintenance two-storey terrace will sit on a 170sqm block, with a small courtyard but no garden to look after.

There's a master bedroom with ensuite and parents retreat upstairs and the other two bedrooms, a bathroom, open-plan kitchen-living-dining downstairs.

Sounds like 2017 is going to be another big year for these brand new parents and first home buyers!

2016 has been a life-changing year for Mt Barker locals and new parents, Brett and Sinead Ferris.

The 27-year-olds have packed a lot in – their wedding in March, purchasing their first home and welcoming their first born into the world, a gorgeous baby boy. Congratulations Brett and Sinead!

"It's been pretty full-on," said Brett, "But now we've found Bluestone, Mt Barker, things are settling down."

The couple can't wait to move into the Terrace 262. Their three-bedroom,

two-bathroom, two-storey terrace will be the perfect home to start their new family!

They'd been looking for a place of their own to raise a family for some time, but been frustrated by poor communication and lack of action at the development they went to first.

"One of the friends Sinead walks with works with the Bluestone team and she convinced Sinead that we should have a look at Bluestone," Brett recalled. "I'm glad we did."

"WE REALLY LIKED THE STYLE OF THE ESTATE."

The Ferrises are first home buyers and have chosen a house and land package exclusive to Bluestone for the simplicity of having the project all arranged in one place.

Brett says they'll consolidate with this first home at Bluestone, and then look to upgrade, keeping the terrace house as an investment property.

"A house and land package was hassle-free," explains Brett. "We signed the contract and didn't have to worry about anything else. We even had Council approval before the finance came through."

Their easy-maintenance two-storey terrace will sit on a 170sqm block, with a small courtyard but no garden to look after.

There's a master bedroom with ensuite and parents retreat upstairs and the other two bedrooms, a bathroom, open-plan kitchen-living-dining downstairs.

Sounds like 2017 is going to be another big year for these brand new parents and first home buyers!

THE TERRACE 62 TICKS ALL THE RIGHT BOXES

FROM \$281,500
SEE PAGE 10 FOR DETAILS



Clever comes in all shapes and sizes at Bluestone and the Terrace 62 is one of the best examples you'll find. It is has a floorplan that has already proven popular at Bluestone, offering some design elements that you simply won't find anywhere else in Mt Barker.

This two-bedroom Torrens titled home has a great sense of space and light throughout, and there's plenty of windows and sliding doors to make the most of it. Lofty-ceilings, a second living space and a carport with automated panel lift doors are great features, but it's the unique design that sees the home constructed all the way to the rear boundary that is its most impressive feature. This unlocks what can sometimes be smaller disconnected spaces into one large and usable central courtyard, meaning every living space and bedroom has plenty of light and fresh air.

Sold in a fixed-price 'turn-key' specification, there are options to upgrade finishes to suit personal needs. There are even three colour and material finish schemes to choose from.

With the Terrace 62 having so much to offer, it's no surprise Anna purchased one.

With fond memories of a childhood spent exploring the great outdoors in the Adelaide foothills, Anna Nelligan was determined to give her own daughter the same lifestyle opportunities.

"Bluestone, Mt Barker is everything I dreamt of for Charlotte's childhood – one where she can experience nature and have plenty of open space to explore.

"The Terrace 62 is so light and airy and it feels spacious. Having two living areas is ideal - Charlotte can use one of the rooms as a playroom and it will be handy having the extra space as she gets older," said Anna.



"HONESTLY, THE WHOLE PROCESS OF SELECTING AND BUYING AT BLUESTONE, MT BARKER HAS BEEN FANTASTIC." SAYS ANNA.

Anna, Charlotte and the two cats expect to move in around mid-2017. "We are so happy! Bluestone is so peaceful and it feels friendly and safe."

LAND OPTIONS FOR EVERYONE!

THERE'S LAND FOR EVERY BUDGET AND LIFESTYLE AT BLUESTONE. WHETHER YOU'RE STARTING FROM SCRATCH WITH A CUSTOM-DESIGNED HOME BUILT. OR YOU'RE AFTER A CONTEMPORARY HOUSE AND LAND PACKAGE WITH SMART, ARCHITECTURALLY-INSPIRED DESIGNS – BLUESTONE HAVE OPTIONS TO SUIT EVERYONE.

DETACHED RANGE			
LIFESTYLE ALLOTMENT	10.0m	330m ²	30m
EXECUTIVE ALLOTMENT	12.5m	375m ²	30m
PREMIUM ALLOTMENT	15.0m	450m ²	30m
PLATINUM ALLOTMENT	18.0m	540m ²	30m
<p>LIFESTYLE ALLOTMENT Sized to give just the right amount of room for low-maintenance, trouble-free living.</p> <p>EXECUTIVE ALLOTMENT A flexible allotment that perfectly accommodates many of the display home designs in the Bluestone Village.</p> <p>PREMIUM ALLOTMENT Perfect for those families who love to live an active lifestyle inside and outside of the home.</p> <p>PLATINUM ALLOTMENT Big enough to suit the most upmarket house designs in the Adelaide market.</p>			
TERRACE RANGE			
CITY TERRACE	130m ² -155m ²		
TERRACE 48	4.8m	132m ²	27.5m
TERRACE 55	5.5m	151m ²	27.5m
TERRACE 60	6.0m	165m ²	27.5m
<p>Designed with terrace home living in mind, these cleverly designed Torrens-titled allotments have varying frontages and garaging solutions.</p>			

VISIT THE BLUESTONE SALES AND INFORMATION CENTRE OPEN 9AM - 5PM WEEKDAYS AND 12 - 5PM WEEKENDS AT 5 BLUESTONE DRIVE, MT BARKER.

BEST OF MT BARKER

THERE ARE SO MANY THINGS TO SEE AND DO IN MT BARKER. SO JUMP TO IT AND DISCOVER A WORLD OF MEMORABLE MOMENTS. HERE ARE SOME OF OUR FAVOURITE PICKS.



STRAWBERRY PICKING

Beerenberg Farm | Mt Barker Road, Hahndorf
Ph 08 8388 7272 | beerenberg.com.au

What better way to enjoy the freshest fruit than pick it yourself! That's exactly what visitors to Beerenberg Family Farm have been doing since 1975. The kids can get down and dirty searching for that perfect strawberry while the young at heart can make a day of it wandering through the rows of strawberry plants.

Afterwards, stop by the Farm Shop to sample the delicious range of jams, relishes and sauces all made using fresh Beerenberg produce.

Make sure you call or check Beerenberg's website to check the patch is open - sometimes they need to close for a few days to let young fruit ripen.



HISTORIC GAWLER STREET

Pearle Boutique | 44 Gawler Street, Mt Barker
Barang Homewares | Shop 3, 41 Gawler Street, Mt Barker

Mt Barker might be the commercial hub of the Adelaide Hills but it still has a delightful 'village' feel and there's nowhere better to get a sense of that than in historic Gawler Street.

You'll find a choice of bakeries, cafes, restaurants and pubs as well as an eclectic mix of shops to explore.

Drop into Pearle Boutique for fashion and accessories and meet owner, Alex who has had a passion for retail for around 20 years or more. And just across the road is the second Barang Homewares store in Adelaide for brothers TJ and Jesse Sekon. They're keen to "find things that bring a splash of colour and fun to our lives" and you'll be hit with inspiration from homewares and furniture sourced from more than 16 countries around the world.



MT BARKER'S BEST BURGERS

My Place Kitchen | Shop 2, 1 Walker St, Mt Barker
The Barker Hotel | 32 Gawler St, Mt Barker

If you love a good burger, then you're going to be spoilt for choice in Mt Barker. From veggie versions to classic combinations that feature locally sourced produce and mouth watering taste sensations. Drop into My Place Kitchen where owners Brooke and Andrew have created the 'Jawbreaker' - big in size and huge on flavour. The Barker Hotel's burgers showcase some of the finest regional produce including sauces from Beerenberg and succulent local bacon - yum! You'll find more choices than you can poke a bun at.



PRANCING PONY LEADS THE WAY

Prancing Pony | 42 Mt Barker Rd, Mt Barker

Mt Barker is full of surprises, and none more so than being home to the only brewery of its kind in Australia - Prancing Pony, where you can watch the brewer in action and sample their award winning beers. Prancing Pony's India Red Ale was recently awarded the Trophy for Best Ale and Supreme Champion Beer at the International Beer Challenge in London. That's probably why you'll find these exceptional craft beers served in some of the best bars in the state. The brewery is open 7 days a week so pop in between 10am-6pm for awesome snacks and burgers made entirely from fresh local produce. Just a heads up though, you might want to stay for the day!



SALES AND INFO CENTRE AND DISPLAY VILLAGE

ROMANTIC WINE AND CHEESE TASTING

Howard Vineyard | Lot 1, 53 Bald Hills Road, Nairne | Ph 08 8188 0203 | www.howardvineyard.com

Located just outside Nairne and set amongst rows of vines and soaring gum trees is the family-owned Howard Vineyard cellar door and Clover restaurant.

Spend a romantic afternoon walking through the beautifully manicured gardens, relaxing on the patio, or visiting the beautifully restored, stone barn cellar door, all while enjoying a glass or two of the latest vintage.

For something a bit different, build your own cheeseboard with fresh, local accompaniments from Tuesday to Saturday or, on Sundays, check out the restaurant's fresh and vibrant South-East Asian cuisine.



GOLF!

Mt Barker-Hahndorf Golf Club | 435 Bald Hills Rd, Mt Barker Ph 8931 0547 | mtbarkergolf.com.au

Whether you're the next Adam Scott, teeing off for the first time, or just kicking back and enjoying the panoramic views, you'll be warmly welcomed at the Mt Barker-Hahndorf Golf Club.

There's a picturesque 18-hole course with a par-70 rating and a fully-licensed Clubhouse set high on the hill - and both are open to members and the general community.

Watch out for news of new shorter, sharper competitions ideal for beginners too, as well as the regular social activities that invariably attract a great crowd of all ages.

The Club's top pennant team has taken out the district championship for the last two years - but Club Manager Peter Kennedy will be quick to tell you that while they celebrate that success, they're built more around people having a good time.



HEYSEN BOULEVARD

A planned ring road, named Heyesen Boulevard, will pass through the Bluestone and Parkindula precinct, making Bluestone even more ideally positioned within the Mt Barker township. This means quick and easy access to the town centre and surrounding schools, shopping and facilities.

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

BLUESTONE'S RANGE OF FIXED PRICE HOMES

VISIT OUR DISPLAYS AT THE LIGHTSVIEW DISPLAY VILLAGE

BLUESTONE'S HOUSE AND LAND PACKAGES HAVE BEEN HIGHLY ACCLAIMED AROUND AUSTRALIA FOR THEIR ARCHITECTURALLY INSPIRED, CONTEMPORARY AND SMART DESIGNS.

TERRACE 262

This two-storey, three-bedroom home redefines terrace living with airy and light-filled living areas on the open-plan ground floor and a spacious and comfortable master suite with accompanying ensuite upstairs.

Open 3:45pm-4:15pm, Rapid Avenue, Lightsview Every Sunday

LOFT 38

Sitting atop Torrens-titled land, the large windows in the Loft 38's upstairs master bedroom let natural light flood down into the open-plan kitchen, dining and family room downstairs. The high ceilings give an expansive feel to this two-bedroom home, which also features a private courtyard and secure off-street parking.

Open 3pm-3:30pm, Rapid Avenue, Lightsview Every Sunday

TERRACE 48

With an architect design, the Torrens-titled Terrace 48 homes include a flexible two-bedroom floorplan that is opened-out by a clever internal light well and generous private rear courtyard. The carport and panel lift door perfectly complement the internal design of this home that features turn-key specification.

TERRACE 62

The Terrace 62 offers a highly innovative floorplan, creating a sense of space for the most discerning of buyers. The light-filled, airy two-bedroom home features an open-plan kitchen and living area connecting with a perfectly sized courtyard through two cafe style sliding doors.

Open 3:45pm-4:15pm, Rapid Avenue, Lightsview Every Sunday

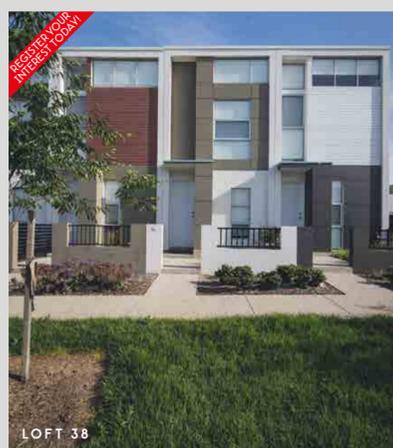
TERRACE 201/202 A NEW LOOK FOR AN OLD FAVOURITE

An innovative progression on traditional terrace living, the Terrace 201/202 is a light and bright home made with high quality materials. This stylish single-storey house, designed for corner blocks and low maintenance living is popular with many first-home buyers and those downsizing. Depending on your particular taste, the Terrace 201/202 is available with a contemporary or heritage facade.

INTRODUCING THE 'MAYFAIR' - A HOME FOR LIFE.

An evolution of the already popular City Terrace, the Mayfair by Gasparin Homes offers a contemporary and modern feel. This Torrens-titled house and land package, with three bedrooms and fixed price 'turn-key' specifications represents unbeatable value.

FOR MORE INFORMATION CONTACT THE BLUESTONE SALES AND INFORMATION CENTRE ON 1800 790 700 OR VISIT BLUESTONEMTBARKER.COM.AU



A Q&A WITH VICKI.

BLUESTONE SALES CONSULTANT

WHETHER YOU WANT TO TAKE A 'FROM SCRATCH' APPROACH OR ARE MORE SUITED TO A FIXED-PRICE, 'TURN-KEY' SOLUTION. THERE IS SOMETHING TO SUIT EVERYONE.

Q. WHO IS BUYING AT BLUESTONE MT BARKER?

A. The short answer is everyone. The Mt Barker offering has great appeal amongst first home buyers, both singles and couples, as well as families and down-sizers. People are looking for flat land in the area to save money and that's what we have plenty of. Our range of land options and fixed price, turn-key housing solutions mean accessibility to ownership for those with varying budgets and needs. Bluestone has the biggest range so we can help just about anyone.

Q. WHAT ARE SOME OF THE CONSIDERATIONS WHEN BUILDING A NEW HOME?

A. Creating something 'from scratch' does always come with some challenges. But that's not to say it isn't worth it. The key to success is being informed. Understanding the process and what to expect is really important and that is why at Bluestone we offer regular seminars on various real estate topics. I'm also available anytime to meet with clients to help them navigate their way through.

Q. WHERE DO BLUESTONE'S NEWEST RESIDENTS COME FROM?

A. Half of the people we see are from an area within the Adelaide Hills. The rest of our buyers in Bluestone are from metropolitan Adelaide. People are making

the move to Mt Barker in search of value for money without having to compromise on lifestyle. Mt Barker offers all the conveniences of urban living within the wonderful ambient setting of the hills. What's on offer the same distance north or south of the CBD, simply does not compare.

It really is the perfect location. It's 30 minutes from Adelaide CBD and 35 minutes to the sea. But unlike other locations closer to the city, Mt Barker offers unprecedented wide open spaces. At Bluestone, we alone have 20 hectares dedicated to green open spaces. There's something really special about having this on your doorstep.

Q. WHY BLUESTONE OVER OTHER DEVELOPMENTS?

A. For me, the answer is simple. From the biggest idea to the smallest detail, Bluestone has been designed so that it's the kind of place that you want to come home to.

It's close to the CBD, not far from the sea with so much to see and do just minutes from your doorstep.

Most importantly though, Bluestone is distinct from other developments in that it's been developed from a blueprint that's focused on building a strong, cohesive community.

The 130-hectare area has been carefully laid out so that each land parcel becomes an integral part of the street, giving every resident a strong sense of belonging. To protect and preserve the existing character of the land, more than 100 mature eucalyptus trees have been retained, and thousands more native plants and shrubs planted. Wide open reserves and children's play spaces, as well as exercise equipment and 10 kilometres of walking trails providing every opportunity to residents to get out and enjoy their surroundings. It really is the neighbourhood you'll want to be part of.

VICKI'S 4 REASONS FOR CHOOSING BLUESTONE:

- 1) Best location in the Mt Barker township.
- 2) We offer the biggest range of value packed house and land options.
- 3) We have plenty of flat land that will save you thousands.
- 4) Mt Barker is a great place to live - it's clean, safe and has everything you need just moments from your doorstep!



SUMMER DEALS

SAVE THOUSANDS!

SEE PAGE BACK PAGE FOR DETAILS

BUYING YOUR FIRST HOME? DOWNSIZING? UPGRADING? WHY NOT VISIT A LOCAL MT BARKER MORTGAGE BROKER TODAY?

Our friends at Aussie and RAMS Mt Barker have a team of experts who can help you navigate what can often be a tedious process. They have the local knowledge and experience, having already helped a number of residents in and around the Bluestone area.

Find out about your borrowing power and take the confusion out of applying for a home loan.



Aussie Mt Barker
Call Nathan Misell
Franchise Principal 0433 265 830
Visit them at Shop 51, Mt Barker Central Shopping Centre Hutchinson Street Mt Barker.



RAMS Mt Barker
Call Stephen Villios
Franchise Principal 0488 227 200
Visit them at 11 Gawler Street Mt Barker.

HOUSE AND LAND PACKAGES

2 BEDROOM HOMES UNDER \$275,000



TERRACE 48
 Lot 756 Wycombe Drive
 • Completed build - Ready to move in!
 • Torrens-titled 2-bedroom terrace home
 • Rear lane access for parking
 • Park frontage

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



HERITAGE 202
 Lot 792 Wycombe Drive
 • Torrens-titled 2-bedroom home
 • Secure single car garage
 • Private courtyard
 • Choice of colour and material finishes

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



LOFT 38
 More Stock Coming Soon
 • Torrens-titled terrace home with innovative loft design
 • 2-bedroom with ensuite upgrade option
 • Private rear courtyard • Light and airy throughout
 • View this popular design at Lightsview

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



HERITAGE 201
 Lot 2022 Wycombe Drive
 • Fixed price house and land package
 • Panel lift carport door
 • 3m high ceiling to all areas
 • Feature front fence and landscaping

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au

3 BEDROOM HOMES UNDER \$340K



AVENUE TERRACE 48
 Lot 739 Wycombe Drive - Park frontage
 • All robes
 • Floor coverings
 • Air-conditioning
 • Brilliant open-plan design

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



BROOKLYN 3
 Lot 743 Wycombe Drive
 • 2.7m high ceilings
 • Walk in robe to master bedroom
 • Smeg European appliances
 • Remote controlled panel lift garage door

Ron Andrews: 0423 070 148
 ron.andrews@formathomes.com.au



TOORAK II
 Lot 807 Arlington Street Mt Barker
 • Floor coverings
 • Driveway and perimeter paths

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au

SUPER 2



TERRACE 62
 426 Parkindula Drive
 • Located in Parkindula Village!
 • Torrens-titled terrace home
 • Private internal courtyard • Two living areas
 • View this award winning design at Lightsview

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au

SUPER 3 BEDROOM HOMES



TURNER
 • 3-bedrooms plus study
 • All robes included
 • Flooring and paving and perimeter paths
 • Ducted air-conditioning

John Daley: 0417 812 926
 john_d@internode.on.net



DELTA 21
 • 25 years structural guarantee
 • Selection of colours across bricks and roof tiles
 • Spacious open-plan living
 • Master suite with large walk-in robe and ensuite

Tristan Stokes: 0439 864 586
 tristanstokes@metricon.com.au



TURN-KEY TERRACE
 Lot 932 Albion Court - Reserve at rear
 • 2.7m high ceilings both floors
 • All floor coverings
 • Reverse cycle air-conditioning
 • Dishwasher

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



THE MAYFAIR
 Lot 2017 Rutland Street
 • Carpet and tiles included
 • All floor coverings
 • Driveway and paths

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au

BEAUTIFUL 3 BEDROOM TOWN COTTAGES



VICTORIA
 Lot 1809 Arlington Street
 • Complete turn-key package
 • Large ensuite with double vanity
 • 3-bedroom plus study
 • Feature fence and landscaping

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au



MAJESTIC
 Lot 808 Arlington Street
 • All robe included
 • Floor coverings
 • Rendered front to front bedroom

Vicki McRae: 0417 852 470
 sales@bluestonemtbarker.com.au

SUMMER DEALS

SAVE THOUSANDS!

SEE PAGE BACK PAGE FOR DETAILS

4 BEDROOM HOMES UNDER \$425,000



MALIBU
 • Fixed site and footing costs - No hidden extras!
 • Upgraded Kew facade
 • 2.74m high ceilings
 • Remote panel lift garage door

James Richards: 0418 822 239
 james.richards@simonds.com.au



JASMINE
 • Fixed site and footing costs - No hidden extras!
 • 30 year structural guarantee
 • 15 month maintenance period
 • Instantaneous gas hot water Service

Stephen Bartel: 0458 505 825
 stephenB@burbank.com.au



• Commercial quality Supaloc steel frames
 • Colorbond roof, gutters, fascias and downpipes
 • Carpets to bedrooms
 • Timber laminate flooring

Maria Canala: 0403 243 355
 maria.canala@weeeks.com.au



• Commercial quality Supaloc steel frames
 • Colorbond roof, gutters, fascias and downpipes
 • Carpets to bedrooms
 • Timber laminate flooring

Mike Watts: 0412 619 334
 mike.watts@weeeks.com.au



VIRIDIAN - OXYGEN
 • 2.7m high ceilings
 • Automatic panel lift door
 • Ducted reverse cycle air-conditioning

Paul Marr: 0478 876 523
 p.marr@rivergumhomes.com.au



• Double Garage
 • Carpet to bedrooms and living
 • Ducted reverse cycle air-conditioning
 • Walk-in pantry
 • Walk-in robe

Mario Carbone: 0408 379 766
 mario@hickinbotham.com.au

SPOIL FOR CHOICE



CUSTOM PLAN
 • Double garage
 • Automatic garage doors
 • Tiled roof + sarking
 • Large alfresco + bbq gas point

Matt Wake: 0458 840 505
 mattwake@sterlinghomes.com.au



AZURE - OXYGEN
 • Generous site costs and footings
 • 3 coat internal paint system
 • Quality fixtures and fittings

Bill Harding: 0428 411 991
 b.harding@rivergumhomes.com.au



• Double garage including automatic garage door mechanism
 • Upgraded elevation
 • Free dishwasher
 • Ducted reverse cycle air-conditioning

Blathin Quinn: 0425 306 800
 blathin@statesman-homes.com.au

THERE'S SOMETHING ELSE THAT'S NEW AT BLUESTONE



We all know Bluestone is a very special community with its own unique identity. And, with the imminent unveiling of new Parkindula Village and refurbished historic homestead there really is so much to celebrate.

But there's something else that's new at Bluestone. Peet Limited recently incorporated CIC Australia into the Group so wherever you've seen the CIC brand name, you'll now see Peet. For more than 120 years, Peet has been part of the Australian landscape and is one of Australia's largest national property groups with successful communities throughout the nation.

Peet will continue to deliver a vibrant community at Bluestone, Mt Barker. So watch out for the Peet name that's helped tens of thousands of Australians achieve their property dream.

You can find out more about Peet, its rich history and other vibrant communities around Australia at peet.com.au.

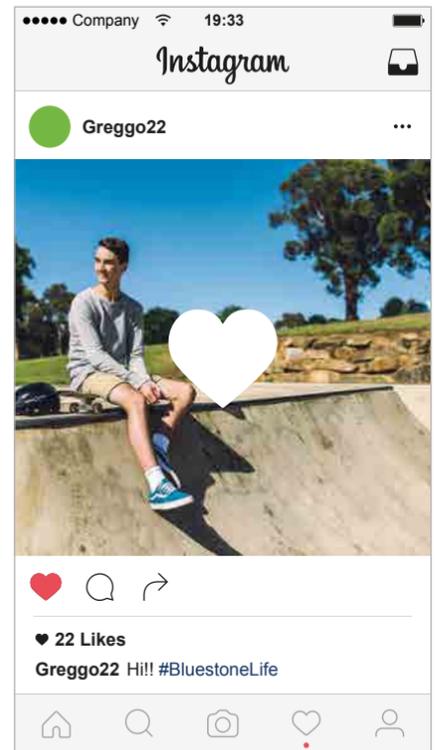
BLUESTONE'S PHOTO COMPETITION

POST A PIC OF WHAT YOU LOVE ABOUT LIFE AT BLUESTONE.

#BluestoneLife

It could be your favourite local park or lake, the community news, or simply relaxing in your very own place. Whatever you enjoy most, share the love with us! Snap a photo and upload it to Facebook or Instagram with the hashtag #BluestoneLife and you could win a \$100 Visa Card.*

You'd better make it snappy, as this competition must end 28 February 2017 and the winner will be selected based on the number of likes.



*By using the #BluestoneLife hashtag, you acknowledge and give consent to Peet using your photo/s, including but not limited to use on Peet's social media accounts and website. You give permission for Peet to link your image to your social media handle and the Peet community where the photo is taken, as well as posting any associated comments or the photo caption. You also agree to the terms of Peet's User Generated Content Agreement and understand your information will only be presented and stored strictly in accordance with Peet's Privacy Policy. For terms and conditions visit bluestonemtbarke.com.au



SAVE THOUSANDS WITH THESE GREAT OFFERS FROM BLUESTONE.

\$5000 BACK.

Purchase from a range of selected house and land packages and receive a \$5000 rebate.*

OR

LANDSCAPE ME!

Get free front landscaping with options valued up to \$5,000.**

BUT YOU BETTER BE QUICK! WHILST STOCK LASTS. AVAILABLE FOR A LIMITED TIME ONLY!

Contact Vicki on 0417 852 470 or email sales@bluestonemtbarke.com.au for details.

*Available on the Terrace 48, 62, 201/202, Mayfair, Town Cottage and Loft 38, as listed on page 8. Offer valid until 28 February 2017 or until allocated house and land packages are sold. **Available for any detached allotment of land contracted by 28 February 2017. Landscaping offer is valid for 1.5 years from settlement. Conditions apply.

BLUESTONE
MT BARKER

1800 790 700
BLUESTONEMTBARKER.COM.AU

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

PEET

FACEBOOK.COM/BLUESTONEMTBARKER

PEET ESTATES (SA) PTY LTD RLA 217912

All care has been taken in the preparation of this material. No responsibility is taken for any errors or omissions and details may be subject to change. Intending purchasers should not rely on statements or representations and are advised to make their own enquiries to satisfy themselves in all respects. Artwork images and plans are artist's impressions only and are not to be relied upon as a definitive reference. Peet Limited intend by this statement to exclude liability for all information contained herein. Designs, plans, prices and participating builders are subject to change - please consult the Bluestone Sales and Information Centre for the latest stock availability and pricing. All architectural designs and graphics are subject to copyright. Produced December 2016. CIS 0117