

A  
VISION  
LIKE  
NO  
OTHER



**Tonsley  
Village.**

**PEET**

Tonsley Village where innovation and lifestyle intersect to create a residential address where you can learn, shop, play, meet, eat, drink, invent, live and belong to a community like no other. In Australia's leading innovation district, unparalleled opportunity exists for those wanting to call Tonsley Village home.



# WELCOME TO TONSLEY VILLAGE

Australia's most innovative address.

---

# M

Make the move to Tonsley Village and find your place where the best of innovation and lifestyle meet.

With first homes, forever homes, a mixture of both fixed price terraces and apartments, Tonsley Village has something for everyone. Located only 20 minutes from the city, you can access affordable living at fixed prices where life's better connected. Now that's a smart move.

What's truly special about Tonsley Village isn't just its proximity to a range of shops, entertainment

and services, but what's on offer that's right on your doorstep. With cafes within close reach, a future wellness and retail precinct and microbrewery in the works, there's a growing list of reasons why you'll find it hard to leave the village.

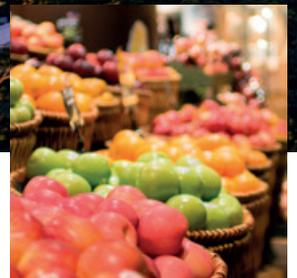
So, discover the address that's streets ahead, the place to start something new and be a part of something bigger.

# Get ready. A new life awaits.

## TOP REASONS TO MAKE TONSLEY VILLAGE HOME...

### MOVE

Live at Tonsley Village and be right next door to everything that matters. With a train station on your doorstep and the new South Road upgrade, getting from A to B has never been easier. Just 20 minutes from the city, 10 minutes to the beach and 25 minutes to McLaren Vale. It's where you can access more, quick smart.



### PLAY

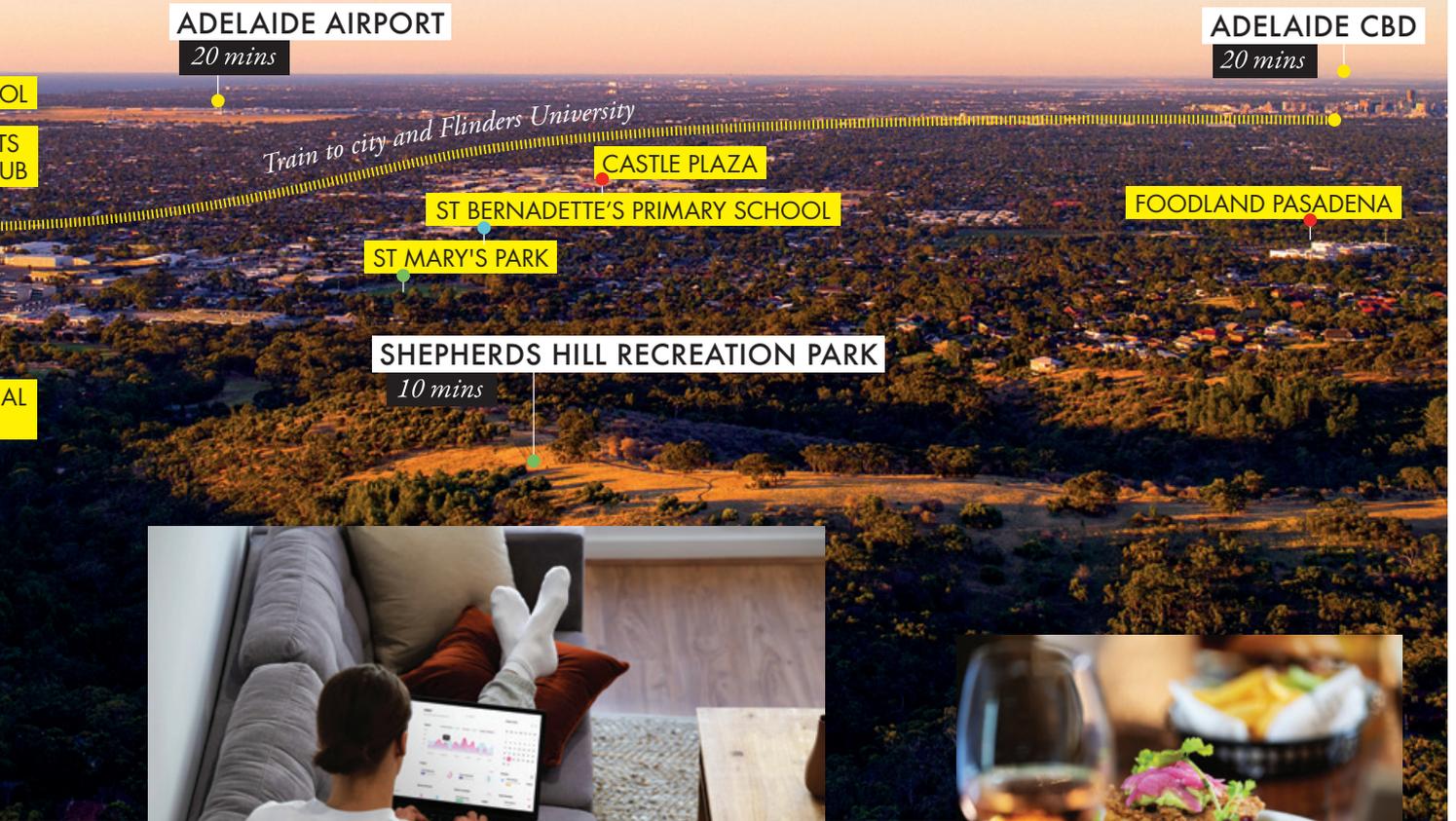
Newly upgraded Mitchell Park Sports and Community Club, Shepherds Hill Recreation Park, St Mary's Park, Brighton Beach, and the new southern hike and bike trail are all on your doorstep.

### SHOP

With future shopping at Tonsley Innovation District, plus Westfield Marion, Adelaide's Finest Supermarket Foodland Pasadena and Castle Plaza close by, you'll have everything you need.



# ADELAIDE, SOUTH AUSTRALIA



## LEARN

No matter what age you are, with Flinders University at Tonsley and Bedford Park, TAFE SA at Tonsley and primary and secondary schools all close by, you will always find a way to learn something new.

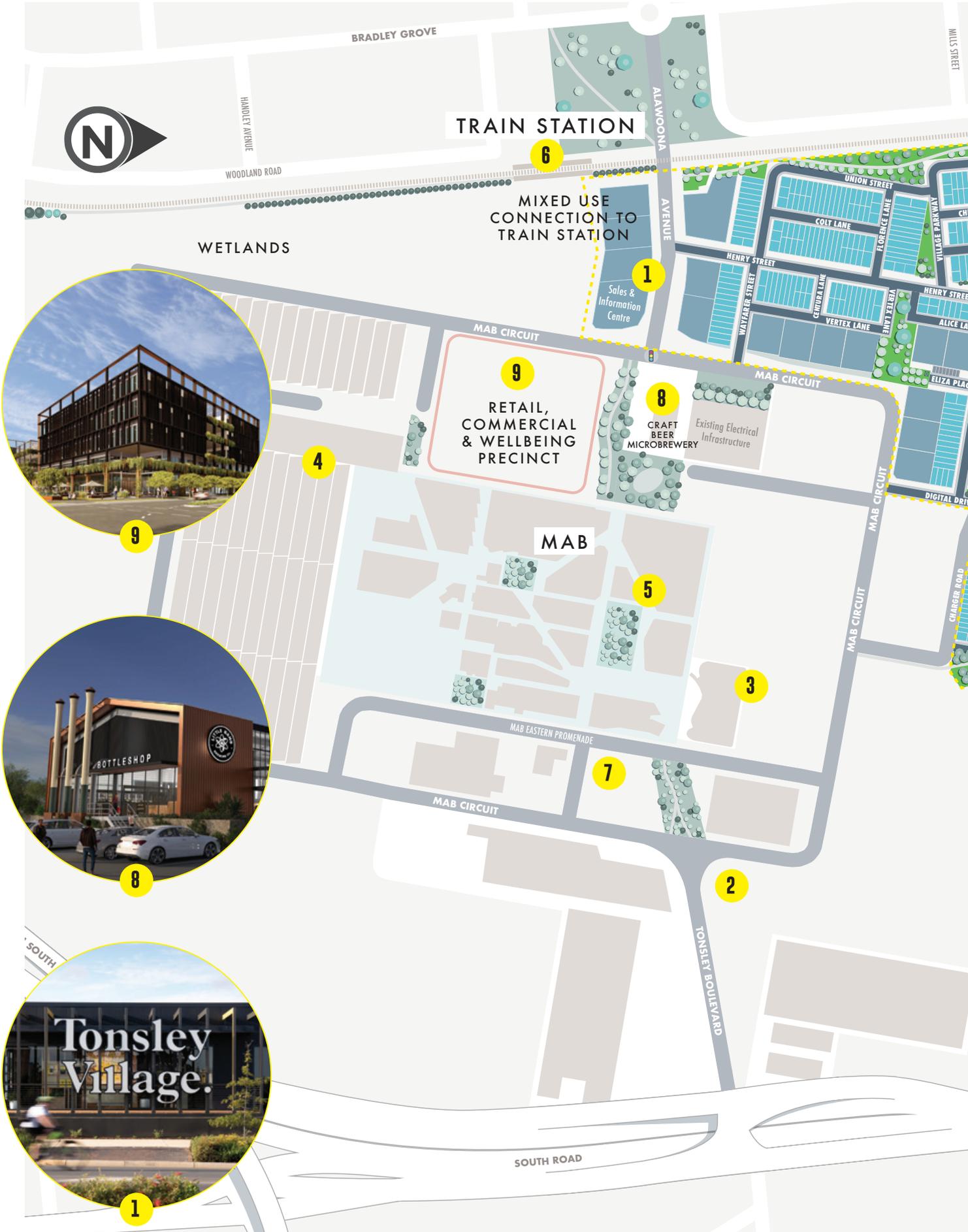
## CONNECT

At Tonsley Village, you will not only be connected by train, you'll also be only moments from the rest of the world. That's because at Tonsley Village we have the technology to connect you with the rest of the globe in just milliseconds.

## EAT

Pop into the Tonsley Innovation District's many food outlets for a quick bite. Soon to be open, the Boiler House will be a unique food experience, or if you want something special, Tonsley Village is close to Windy Point at Belair or the McLaren Vale wine region.

# TONSLEY VILLAGE MAS



TRAIN STATION

6

MIXED USE CONNECTION TO TRAIN STATION

1

Sales & Information Centre

WETLANDS



9

RETAIL, COMMERCIAL & WELLBEING PRECINCT

9

8

CRAFT BEER MICROBREWERY

Existing Electrical Infrastructure

MAB

5

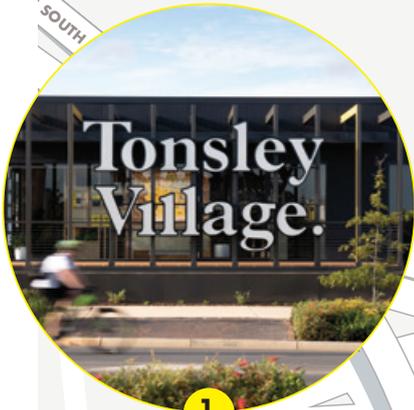
3



8

7

2



1

SOUTH ROAD

# TERPLAN



## TONSLEY & SURROUNDS

- 1 Sales and Information Centre
- 2 Autism SA
- 3 Flinders University
- 4 TAFE SA
- 5 Three Little Pods Café and Sakura Sushi
- 6 Train to Adelaide CBD
- 7 Mantra Tonsley Adelaide
- 8 Craft Beer Microbrewery
- 9 Retail, Commercial & Wellbeing Precinct
- 10 Cohen Court Reserve

## CONNECTED TO THE BEST OF ADELAIDE



THREE LITTLE PODS

2 MIN



FUTURE CRAFT BEER MICROBREWERY

3 MIN



WELLNESS & RETAIL HUB

3 MIN



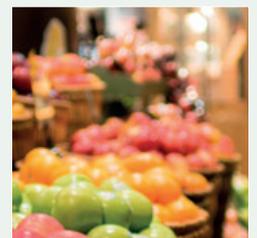
FLINDERS UNIVERSITY

3 MIN



TONSLEY TRAIN STATION

3 MIN



WESTFIELD MARION

5 MIN



ADELAIDE'S BEST BEACHES

10 MIN



ADELAIDE AIRPORT

20 MIN



ADELAIDE CBD

20 MIN



MCLAREN VALE

25 MIN

Our apartments and terrace homes all have one thing in common - the promise of a lifestyle you'll love coming home to each day.



Modo Apartment living area.

# Start writing your story now.

TONSLEY VILLAGE  
IS WHERE YOU'LL  
FIND ADELAIDE'S  
SMARTEST HOMES.



Discover the perfect terrace home or apartment, fit for a progressive and easy to manage lifestyle.

Start your next chapter in an architecturally designed, low maintenance, turn-key terrace home. Choose from a variety of options to suit anyone looking for a first home, forever home and everything in between. Select from a range of bedrooms, bathrooms

and layouts, to create your perfect home and make yourself comfortable in an innovative living environment that continues to set industry benchmarks.

If apartment living is more your style, there's a range of designs and layouts for all. Enjoy secure and low maintenance living where you can lock up and leave in no time and get away for the weekend.



"EVERYTHING IS AT YOUR DOORSTEP AND THERE'S REALLY GREAT GROWTH IN THE AREA."

*Angela Haggerty – Apartment Owner*



Altura Terrace exterior.



Altura Terrace kitchen area.



Courtyard area in Altura Terrace home.

*Please scan the QR code to discover the full range of living options at Tonsley Village.*



# LIVE A LIFE BETTER CONNECTED.

Tonsley Innovation District has become a vibrant, lively place and as the village continues to grow, a place where you can be seamlessly connected to the rest of the world.



MAB Central Forest.

# T

onsley is arguably Australia's most awarded innovation district, offering collaboration at the highest level. Already home to 1,700 employees and 8,000 students, those who choose Tonsley Village will be part of Australia's most collaborative environment, joining a group of visionaries that together are inventing our future. Here you'll find the smartest neighbours in town. They're part of leading-edge research and educational institutions, as well as local and international businesses and savvy start-ups.

Tonsley is one of the world's 16 Gig City sites, offering internet speeds that elsewhere can only be dreamed of. Within Tonsley Village we have partnered with technology providers to ensure all homes can access direct fibre optic internet. What it means is that you will be able to connect across the globe in just milliseconds. From Tonsley Village, you can be anywhere and family and friends have never been closer.



An innovative and thriving community, Tonsley is already employing over 1,700 staff.



“IT’S A VERY NICE COMMUNITY WE’VE GOT HERE – PEOPLE ARE SO FRIENDLY.”

*Dr Sherry Randhawa*



Connectively paths surround the MAB.

So, it’s no surprise that Dr Sherry Randhawa has chosen Tonsley Village to call home. From Singapore to Tonsley Village, the big-city vibe mixed with local friendliness has made this address the ideal option.

coffee haunt, Three Little Pods, know who she is and anticipate her regular order.

“It’s a very nice community we’ve got here – people are so friendly.”

Sherry views the sleek, futuristic vision for Tonsley Innovation District as a solid future investment, from the Flinders University driverless shuttle buses, the recently upgraded train station and high-speed internet, to the buzz created by plans for the new Boiler House brewery.

As for the bigger picture, Sherry believes that the more people who invest in terrace homes and new apartments, the more the South will boom.

“It’s going to be a fantastic area. It’s up-and-coming, it’s really modern and it’s got a vibrant feel to it – and more people coming will make it even more vibrant. Things are going to happen in this place!”

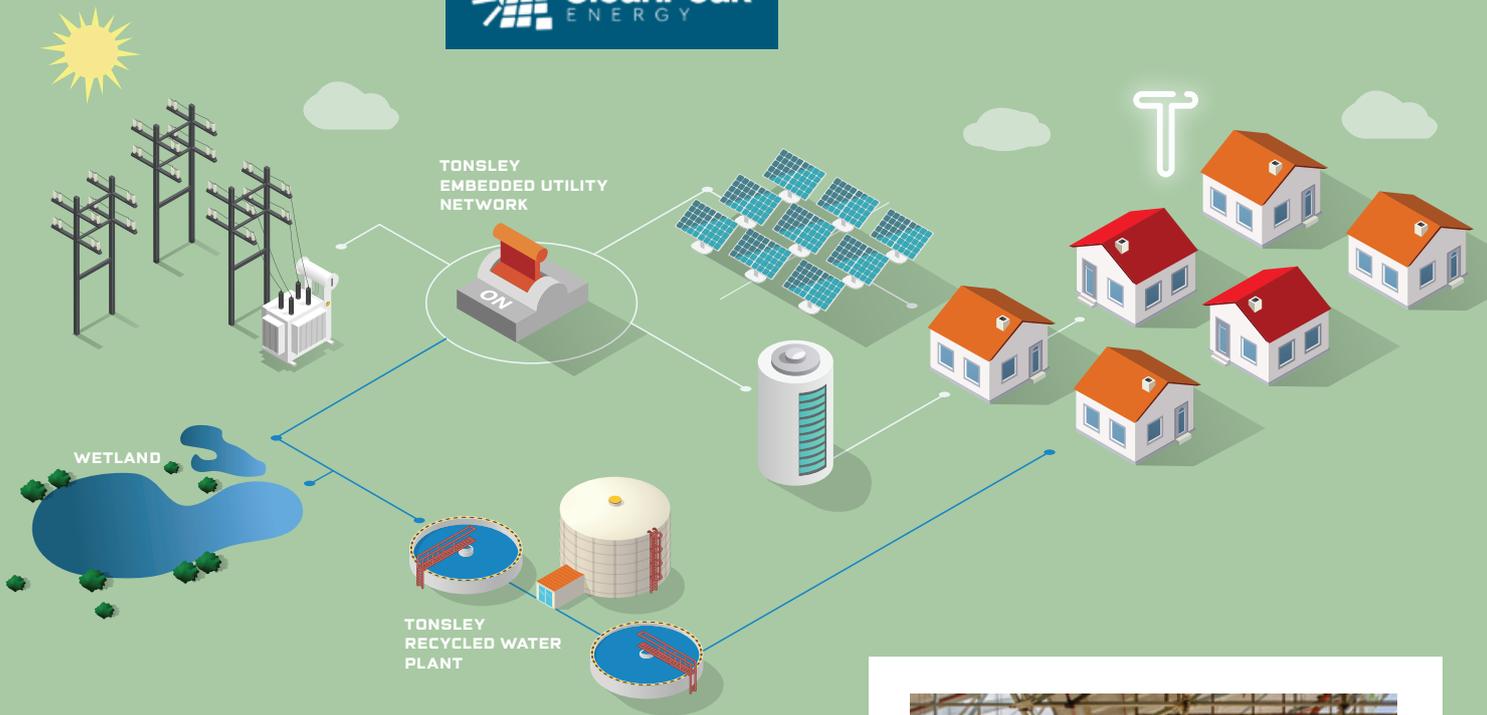


Flinders University connects directly with the MAB.

# SUSTAINABLE LIVING AT TONSLEY VILLAGE.

Tonsley Village's range of architecturally designed homes offer stylish, contemporary living filled with value-packed features. But they have the environment in their focus too.





**E**nvironmentally minded technology runs deep at Tonsley Village. Embedded into each street is a suite of innovative and world leading infrastructure that will future proof the power, water, gas and internet provision that drives environmental sustainability within the precinct.

The whole of Tonsley's electrical infrastructure has been designed to run off an independent embedded network.

CleanPeak Energy manages the power solution at Tonsley Village including over 17,000 solar panels that provide approximately 40% of the site's energy needs annually.

The precinct has a smart metering system deployed, allowing residents to take control of their energy usage by understanding how and when they consume electricity.

Streetscapes around Tonsley Innovation District are also irrigated via stormwater recapture scheme, ensuring every aspect of living at Tonsley Village exceeds modern environmental standards.

OptiComm supplies and maintains the Tonsley Innovation District network and keeps residents up to date with the latest fibre optic technology.



## A NEW LEASE ON LIFE.

Tonsley Innovation District, of which Tonsley Village is a part, is centred around South Australia's former Mitsubishi Motors car assembly building. Mitsubishi ceased production and the plant closed down in 2008.

The residential precinct is a key element to the site's transformation. It's an exciting part of its future, offering the opportunity to be part of a vibrant, innovative and sustainable community.

Much of Tonsley Village previously served as the car park for new vehicles awaiting delivery to the dealer network.

An independent auditor has given the site full environmental clearance for residential development.

# THE PEET STORY



At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live. People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.

Where *you* belong

**PEET**



Find your new  
home and write  
your story.

---

Contact us on 1800 733 888, or see  
our Sales and Information Centre address  
by scanning the QR code.

*[tonsleyvillage.com.au](https://www.tonsleyvillage.com.au)*





Disclaimer: This material has been prepared for information purposes only, to assist interested parties when conducting initial enquiries of the property. It does not constitute advice and does not contain all of the information that a prospective purchaser may require to make their purchasing decision. Interested parties should conduct their own investigation and analysis of the property in order to satisfy themselves of relevant matters and must not rely solely on this material to make their purchasing decision. To the maximum extent permitted by law, Peet Tonsley Pty Ltd excludes all liability arising from reliance on the information contained herein. Whilst due care has been taken in the preparation of this material, to the maximum extent permitted by law, no responsibility is taken for any errors or omissions and details in this material may be subject to change. Artwork, images and plans are artist's impressions only and should not be relied upon as a definitive reference. Designs, plans and prices were correct at the time of printing and are subject to change – please consult the Tonsley Village Sales and Information Centre for the latest stock information contained herein. Copyright is reserved in this material, including all architectural designs, plans, text and graphics. Unless expressly stated otherwise in writing, you may not reproduce or adapt any of this material without our further written permission. Nor may you use any of our logos or trade marks without our written permission. December 2023.