



## Messenger Real Estate Guide

Friday 3/2/2006

Page: 3

Section: General News

Region: Adelaide Circulation: 9,990

Type: Suburban

Size: 356.29 sq.cms.

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# REAL INFO



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### BUYERS GUIDE



**Rob Bidmeade**

#### NEW ESTATE AT NOARLUNGA DOWNS



**T**HE Point in Noarlunga Downs (left) is a prime parcel of gently sloping land, offering spectacular views of the rolling southern hills and waters of St Vincent Gulf. It is Adelaide's newest

residential estate to be established by AVJennings Developments.

The Point is just 35km from the city and represents one of the last opportunities buyers will have to buy land of this calibre in the south for quite some time.

"This new community is poised to become one of the high points in the emerging southern region," AVJennings land general manager Gary Page said.

The 204-lot estate overlooks the majestic Onkaparinga River and is adjacent to a

recreational reserve, complete with bicycle trails and a meandering 4.5km boardwalk that follows the curves of the river.

Mr Page also said, as with each new community established by AVJennings Developments, a great deal of thought had gone into the overall design of The Point.

"We have taken great care to ensure the layout of the new estate makes the most of its location and view for the residents to enjoy."

To accommodate a variety of families and lifestyles, allotments at The Point will range from family blocks to the more compact dimensions for courtyard and villa homes.

Work on stage 1 of the project is scheduled to start early this year following development approval, with allotments available for house construction by the middle of the year.

*To register your interest in The Point or any of AVJennings' residential developments call 13 18 78 or visit the website at [www.avjennings.com.au](http://www.avjennings.com.au)*

#### DEVINE EXPANDS IN SA

**S**TRONG demand has been received for the latest addition to Devine's expanding residential portfolio - the \$25 million Lakeside lifestyle estate on 8ha at Andrews Farm (right).

Lakeside will offer its residents a mix of



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three and four-bedroom fully landscaped family homes, with the convenience of community amenities and lakes, parks, reserves and walking trails at their doorsteps.

Set on Davoren Rd, Lakeside comprises 107 residential lots and will be released in three stages.

Stage One has 42 lots, ranging in size from around 375sqm to 595sqm.

Home-and-land packages at the estate will start at \$219,000.

The versatile homes at Lakeside will have functional layouts to maximise the amount of useable space, rooms with an airy, open feel, and easy-care front and back yards.

Like all of Devine's designs, careful consideration has been given to living spaces, window placements and storage facilities.

"I expect Lakeside will primarily attract young first and second home buyers as its convenient, well-serviced location ensures a secure, long-term investment," Devine's South Australian manager Steve Weightman said.

Six parks and at least 10 primary and secondary schools are nearby, while the city is easily accessed by fast road and commuter train services.

"We are looking for more opportunities like Lakeside in South Australia to build our reputation, not only as contract builders, but as project initiators like we are in Queensland and Victoria," Devine's national manager of housing and land Paul Nash said.

Lakeside is open for inspection from 10am to 5pm daily.

***Inquiries: Devine on 13 24 66.***

