

BLUESTONE
MT BARKER

COME TO LIFE

FAMILY LIFE / GOURMET LIFE / CAFÉ LIFE / HOME LIFE / SPORTING LIFE



COME TO LIVE!

**A NEW HOME AT
BLUESTONE FROM
\$243,950**

ISSUE 02

**UNCOVER ADELAIDE'S
BEST KEPT SECRET**

**LAND FOR
SALE FROM
\$74,000**

02

It was mid-morning by the time we ventured out of the house in search of a coffee last Saturday.

The sleep-in was restorative, and although we left home and drove the few minutes from Bluestone into Mt Barker's town centre with plans to do not much of anything, it turned out we had the energy – and the opportunity – for way more.

The coffee at Sazón (pg 03) turned into a few coffees and an early lunch – a change of plans that can be put down to the skills of the barista, the comfort of the chairs and the absorbing nature of our book and newspaper. Then - inspired by the seasonal salad we ate and keen to see if we could replicate the flavours at home, we wandered down to the Adelaide Hills Farmer's Market (pg 04) and picked up a bunch of stuff – the strawberries seem to be particularly good this time of year.

By this point we were caught up in the momentum of the day, and it seemed only sensible to contemplate what we might do next over a beer at Prancing Pony Brewery (pg 03). We bumped into some other locals down there, and soon got chatting about life in Mt Barker (pg 05).

An impromptu trip to the movies at Auchendarroch House followed, and as we left after all the excitement of the latest *Star Wars* release – the beautiful details of the converted heritage building that houses the cinema caught my eye. The cornices and sky-high ceilings reminded me of Parkindula – another of Mt Barker's historic edifices that is set to be restored and refurbished for community use at Bluestone (pg 11).

It was time to head back home – by now the cats were certainly feeling a little hungry. Once they were fed, a quick stroll through the parks of Bluestone got our appetite up again, but our motivation was still firmly in weekend mode. A quick call to Giovanni's Pizzeria (pg 03) meant an authentic Italian pizza was on its way, and pulling the top from a bottle of Ngeringa Nebbiolo (that we'd picked up a few minutes away at Mt Barker Summit) looked like the most challenging thing we'd have to do all night.

That first mouthful of wine brought with it a realisation. This was the kind of Saturday I had always wanted, and it was so readily available here in Bluestone – where land can cost as little as \$74,000. The only thing I ever need worry about here is whether to tell my friends about it, or to keep the secret to myself.

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ALL YOU CAN EAT [AND DRINK]

THE ONLY PROBLEM WITH MT BARKER'S FOOD AND DRINK SCENE IS THERE ARE TOO MANY CHOICES. FROM MEXICAN TO ITALIAN TO CRAFT BEER AND TRADITIONAL PUB MEALS. YOU CAN FIND IT WITHOUT STRAYING TOO FAR FROM BLUESTONE.



SAZÓN ESPRESSO

1/24 GAWLER STREET, MT BARKER
WWW.SAZON.COM.AU

The food at Sazón tastes so good because José and Oswaldo Estrella have brought their recipes to Mt Barker direct from Mexico City – where they grew up.

The cousins opened Sazón seven years ago, after moving to Australia and working in local restaurants for a few years. As soon as they threw open the doors of the café and eatery, they were immediately welcomed by the Mt Barker community.

“We were really lucky in Mt Barker and we grew really quickly,” says José. “After two years we expanded and are now twice the size.”

Alongside their menu of authentic Mexican and contemporary Australian food (our pick would be the huevos rancheros for breakfast), Sazón has also developed a strong reputation for their coffee.

“We would like people to know that we’re passionate about coffee,” says José, “...coffee is very important to us. We even won best coffee in the Adelaide Hills last year.”

With a newly completed outdoor dining area ready to go, it looks like Sazón will be the perfect place to spend those long, lazy mornings (or afternoons) drinking coffee after coffee, and fitting some food in-between.



PRANCING PONY BREWERY

42 MT BARKER ROAD, TOTNESS
WWW.PRANCINGPONYBREWERY.COM.AU

Prancing Pony – a well respected craft brewery and the only fire brewer in Australia – is one of Mt Barker’s many success stories.

The business was only established three years ago, but its production and popularity have grown so much it was recently forced to find larger premises. In contemplating new locations, CEO Corinna Steeb says she and head brewer Frank Samson were determined to stay in Mt Barker.

“We think the Hills are really well placed for good food, good beer and lots of other goodies,” she says.

Now at home in a purpose-built facility on Mt Barker Road, Prancing Pony has been

able to expand its front-of-house and can now comfortably seat up to 120 people, making it the perfect location for a weekend or evening pint.

Corinna is excited about the growth and what it means for the community.

“Three years ago it was just the two of us – me working on the weekends and Frank working full time in the brewery and now we provide employment for 19 people,” she says. “We didn’t want to do this just for ourselves, we wanted to do it with a social conscience and create employment opportunities in the Adelaide Hills.”



GIOVANNI RISTORANTE PIZZERIA

15 MORPHETT STREET, MT BARKER
WWW.GIOVANNIRISTORANTE.COM.AU

Giovanni Ristorante Pizzeria (or Gio’s, as it is often known to locals) is an institution in the Adelaide Hills. The first Italian restaurant in the area, it was opened by the Mignone family in 1975.

Throughout its 40 years serving up pizza, pasta and other authentic Italian meals, it’s maintained a reputation for good quality. Even so, there was a ripple of excitement that shot through the Mt Barker community when people heard Edi Mignone – son of original owner Giovanni – was returning to the business nine years after selling it on.

“I missed the friendly people, the space and the magnificent old gum trees,” says Edi.

Edi is keen to make sure the venue stays true to the original vision of his parents.

“We take inspiration from Mum and Dad who came from southern Italy. Everything is made with love, with tradition, and is satisfying. You never go home hungry,” he says.

And while there are lots of things at Giovanni’s that have never changed, and never will, there are a few updates that have come with evolving tastes and a growing community. Innovations like gluten-free pizza base options have modernised the offering, without losing its classic charm.



THE BARKER HOTEL

32 GAWLER STREET, MT BARKER
WWW.THEBARKERHOTEL.COM.AU

Housed in a converted 150-year-old building on Mt Barker’s main street, The Barker Hotel has the air of history about it.

But while the heritage stone work in the front bar speaks to the building’s past, the food and wine on offer there is a careful balance between the traditional and future classics.

“Being a pub, we always have the classics but our head chef Matt loves to experiment with spices – so he works with Mexican and Indian flavours a lot,” says Ashleigh Callins – the Bistro and Function Manager at the pub.

“He’s also really interested in contemporary chefs and he loves researching places by going and trying new things, he was in Sydney recently doing that. He takes a lot of inspiration from the contemporary chefs that are really well known.”

The calendar at the Hotel also reads as a balance between old favourites and new. The well-loved tradition of cheap schnitzel night (that’s on a Tuesday, just in case you need to know) are joined by weekly live music on Saturday nights from 8.30pm and DJ sets on Fridays from 9.30pm.



ALL ON YOUR DOORSTEP

Along with being one of South Australia's fastest growing regions, Mt Barker is home to an almost unbelievable array of businesses and facilities. From international beauty brands to nine different schools, it's a suburb that has more than you could ever explore.



There is some common knowledge about Mt Barker. Most South Australians know it is about 15 minutes drive up the freeway. They know that it is one of the most popular towns for new home owners in SA, and that it's growing rapidly.

What they often don't know, though, is that Mt Barker is one of the most diverse and swiftly developing regions in the state.

A well serviced district, it has all the essentials – including a police station, a Country Fire Service station, the Adelaide Hills State Emergency Service centre, an ambulance station and five bus routes. But when it comes to that other necessity – education – Mt Barker does far more than just satisfy the normal requirements.

A choice of nine schools in the immediate area means there is an educative style to suit every family's approach.

Schools like Mt Barker South Primary and Mt Barker High School are part of the public system, and are well respected thanks to initiatives like the High School's voluntary community service program and the South school's science focus.

On the edge of town, the Mt Barker Waldorf School takes an alternative approach. Students at this – one of the leading Steiner

schools in Australia – are immersed in the Waldorf curriculum from kindergarten all the way through to year 12.

Meanwhile, Cornerstone College and St Francis de Sales College offer the opportunity to have a private school experience with religious input as well.

Far from being just a town of services, Mt Barker is also a growing business hub. It's home to myriad industries – from agriculture to busy small businesses – and also serves as the production base for international beauty brand Jurlique.

It was 30 years ago that Jurlique founders Dr Jurgen Klein and his wife Ulrike started the company on a farm in Mt Barker. Even though it has grown from a small operation into a success story that ships its products around the world, it retains strong ties to its home town.

“THE ADELAIDE HILLS HAS ALWAYS BEEN THE HEART OF THE BRAND AND THIS IS THE SAME TODAY.” SAYS JURLIQUE’S MANAGING DIRECTOR FOR GLOBAL OPERATIONS. JON WESTOVER.

“We have no plans to change as the character of the Adelaide hills, its geography, its environmental characteristics and climate, all remain as it has always been since our founders selected the location for the Jurlique farm...”

“As the business has grown, our locations have expanded internationally; whilst head office is now located in Sydney, the operations and product development centre

together with other corporate functions, remain in SA.”

Tying together this seemingly disparate but impressive collection of organisations that call Mt Barker home is the town's strong sense of community.

Seen in force at annual occasions like the Christmas Pageant, the strength of the bond between residents also shines at more regular events like the weekly Adelaide Hills' Farmers' Market, held on Mann Street.

As well as being a place to pick up organic produce, free range meats and treats like hand-made cakes, the Market serves as a gathering point for friends and neighbours.

“I think it's a meeting place for people,” says Market manager, Peta Page. “We can all come together over food. Lots of community projects – you overhear them being hashed out at the market when people have come to meet up for coffee and some locally-made cake.”

All this is right on your doorstep when you live at Bluestone – the most exciting address in one of South Australia's most dynamic and rapidly evolving townships.



EDUCATION INDEX

CORNERSTONE COLLEGE

68 Adelaide Rd, Mt Barker
(08) 8398 6000
www.cornerstone.sa.edu.au

MT BARKER PRIMARY

2A Dumas St, Mt Barker
(08) 8391 1241
www.mtbarkerps.sa.edu.au

ST FRANCIS DE SALES COLLEGE

8 Dutton Rd, Mt Barker
(08) 8393 1000
www.stfrancis.catholic.edu.au

MT BARKER KINDERGARTEN

2B Dumas St, Mt Barker
(08) 8391 0685
www.mtbarkerkgn.sa.edu.au

ST MARK'S LUTHERAN SCHOOL

37 Hampden Rd, Mt Barker
(08) 8391 0444
www.stmarks.sa.edu.au

MT BARKER HIGH SCHOOL

2 Wellington Rd, Mt Barker
(08) 8391 1599
www.mtbhs.sa.edu.au

MT BARKER SOUTH PRIMARY

33/45 Princes Rd, Mt Barker
(08) 8391 1197
www.mtbssouthps.sa.edu.au

MT BARKER WALDORF SCHOOL

Sims Rd, Mt Barker
(08) 8391 0411
www.mtbarkerwaldorf.sa.edu.au

LITTLEHAMPTON PRIMARY SCHOOL

16-30 Baker St, Littlehampton
(08) 8391 1194
www.littlehaps.sa.edu.au

TIME TO TALK

BLUESTONE IS ONE OF THOSE PLACES WHERE YOU ALWAYS END UP BUMPING INTO FAMILIAR FACES. WE COULDN'T HELP BUT CHAT ABOUT THE COMMUNITY WHEN WE RAN INTO THESE FRIENDLY NEIGHBOURS.

MICHAEL & LYNSEY

Lynsey Ielasi has been an Adelaide Hills girl all her life, but suburban-born husband Michael has been thinking about making the region his home for almost as long.

"I've been coming up here since I was kid because I have family in Echunga, and I've always loved it," he says.

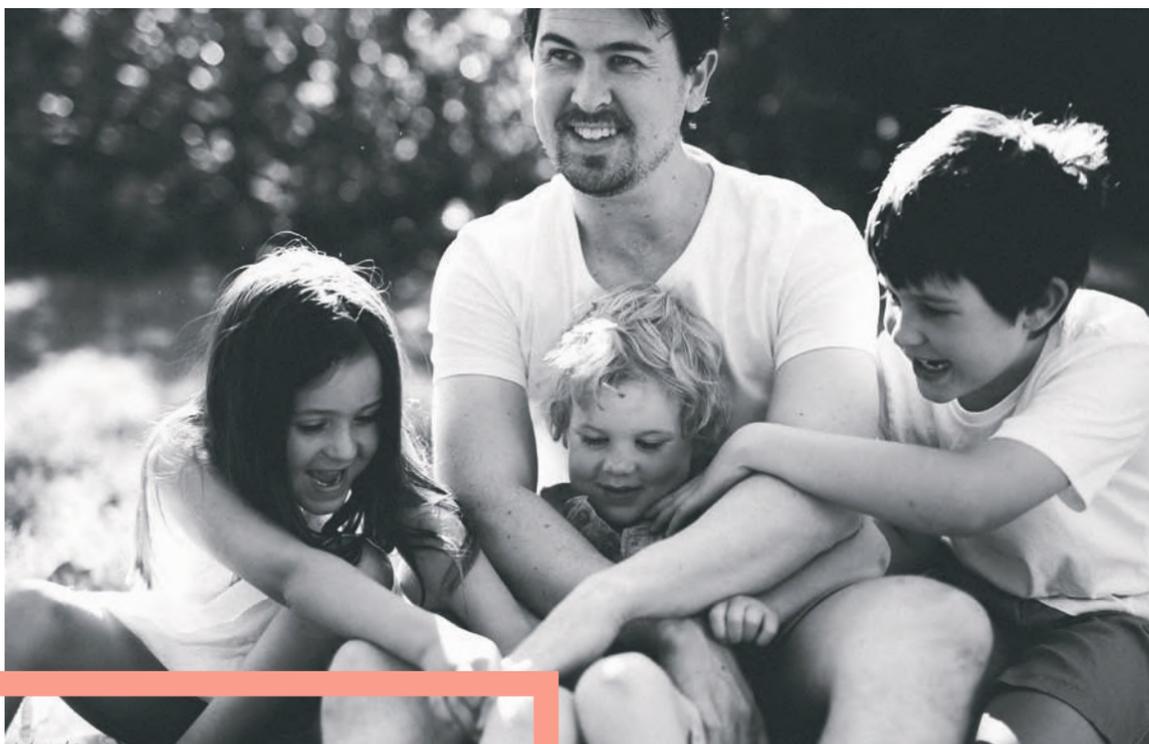
Chef Michael and teacher Lynsey are now one step closer to making that a reality, having recently signed on to buy land and build at Bluestone. Currently renting a property just outside of the estate, Michael said the decision to commit to a permanent home in Mt Barker was an easy one.

"I work in McLaren Vale and Lynsey works in Murray Bridge, but we didn't move to the Hills because of the work - it was just where we wanted to be," he says.

The couple are working with Gasparin Homes for the build at Bluestone - a location which they say immediately struck them as a place they would love to live.

"SOME OF THE LAND SITES AT BLUESTONE... WITH THE RESERVES AND THE VIEWS... ARE JUST BEAUTIFUL."

says Michael. "Once we looked there we fell in love with what they were offering and decided pretty quickly on a site and got the ball rolling."



CINDY & JIMMY + BAILEY, AZALEA & COOPER

The Morrison family built a home in Bluestone in the early stages of the development, but when life lured them to Queensland they sold up and shipped out. Now they're back here renting, and are in the midst of making plans to build again.

For lots of people the appeal of the area is its convenience and affordability, but Cindy loves Bluestone because it offers her family enough choice to lead the life they want.

"We shop every weekend at the Farmers' Market - so we get all our fruit and veg there, it's organic and fresh," she says. "Then we go to the local butcher - Skara, because their

meats are all fresh and free range. So, it's really good for produce and I would miss that if we lived anywhere else."

And it's not just the consumables that appeal to the Morrises. With a busy calendar of events, they rarely find the kids worrying about being bored.

"THERE'S A LOT OF COMMUNITY EVENTS THAT GO ON UP HERE - THEY DO THE CAROLS AND BLUESTONE DO SOME OUTDOOR CINEMA THROUGH THE SUMMER."

"They're always doing things for families and kids and things to keep us busy," Cindy says.

JANNI OOSTHUIZEN + FAMILY

The Oosthuizen family have only lived in Mt Barker for a few months, but already have been taken in by its charms.

Lured up the Hill by a change of job, Janni wasn't sure what to expect after years of living in suburban Adelaide. But when he, his wife and two daughters were settled in to their newly-built home at Bluestone, he found Mt Barker to be a more convenient and modern neighbourhood than anywhere he had lived before.

"We love it here, it's great," says Janni. "As a matter of fact when we lived in the city Woolies and Coles would close at 7pm but in Mt Barker they open at 6am and then don't close until 10pm or later at night."

The charms of Bluestone itself haven't been lost on the family either, with their location in the suburb adding to the family's affection for the area.

"We're very happy, it's been four months now," says Janni. "Where we specifically live - it's in a cul de sac and we're opposite the creek, and we have really nice neighbours and open space in front of us."

"THERE'S A LOVELY FEELING THAT YOU'RE NOT BOXED IN AND THERE ARE WONDERFUL VIEWS."



INSPIRED BY CHOICE

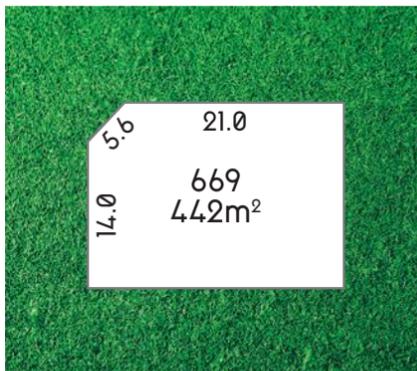
IT'S NO SURPRISE BLUESTONE'S INNOVATIVE RANGE OF LAND AND FIXED-PRICE HOUSE AND LAND PACKAGES ARE QUICKLY BECOMING THE TALK OF THE TOWN.

NOW SELLING HOUSE & LAND PACKAGES FROM \$243,950

LOT 669 | *Cheshire Court*

\$175,000

- 442m² Platinum Allotment
- Absolute park frontage allotment in a quiet cul de sac
- Level allotment requiring no expensive earth works or retaining walls
- Side fence included
- Constructed and titled - ready to build your home now!



LOT 1689 | *West Parkway*

\$125,000

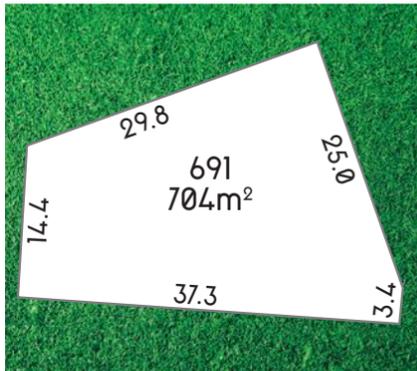
- This 10m wide Executive Allotment is great for a single or double-storey home
- Located close to a future linear park as well as the existing park and playground located opposite the Sales and Information Centre
- Last one this size in this location. Act quickly!



LOT 691 | *West Parkway*

\$195,000

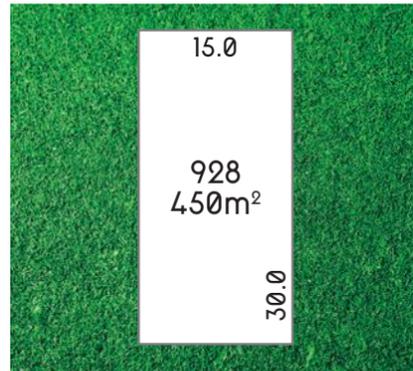
- Big 704m² allotment with scope to build a very large family home
- Close to a linear park connecting you throughout Bluestone
- See our Display Village builders for homes to fit this allotment
- Flat allotments like this will save you thousands on retaining wall costs



LOT 928 | *Albion Court*

\$187,000

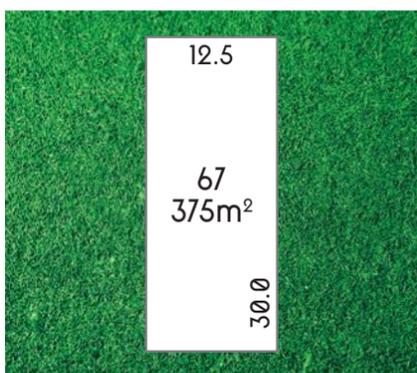
- Absolute park frontage - grab this quickly while it lasts!
- Big 450m² allotment with 15m frontage
- A great blank canvas for a variety of designs such as the one featured on the front cover
- Fantastic views across the planned Parkindula community precinct



LOT 67 | *Albion Court*

\$152,000

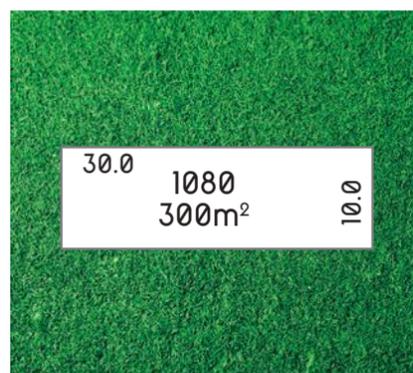
- North facing rear orientation
- Short walk to a future park network and the future Parkindula community precinct
- 12.5m wide Executive Allotment suits single and double-storey homes
- Under construction now, ready to build on in March 2016 (approx)



LOT 1080 | *Albion Court*

\$126,000

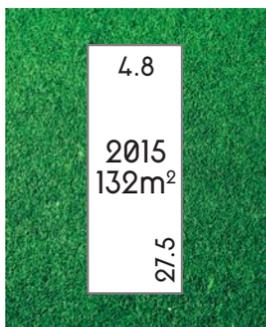
- North facing allotment located in our latest stage off East Parkway
- Quiet no through road and only a moment's walk from an extensive park network planned off Albion Court
- Ideal for single or double-storey homes



AVENUE TERRACE 48 LOT 2015 | *Rutland Street*

\$74,000

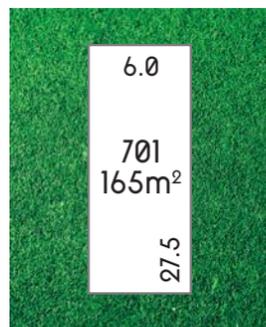
- Torrens-titled allotment designed to suit a double-storey 3 bedroom home
- Rear lane access for parking
- Great designs are on offer to suit through our Display Village partners



AVENUE TERRACE 60 LOT 701 | *Rutland Street*

\$89,000

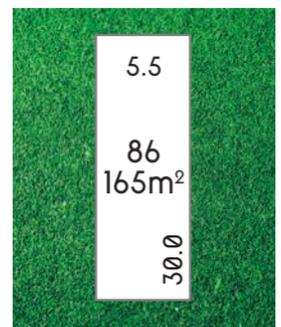
- Our most flexible terrace allotment; great for a family home
- Popular designs to suit include 3 bedrooms, 2.5 bathrooms and double garaging
- A great way to get the most from your budget



TERRACE 55 LOT 86 | *Albion Court*

\$77,000

- Torrens-titled terrace allotments with park frontage
- Flexibility allows design to suit your needs
- An affordable way to build a 3 bedroom family home with single car garaging



CALL VICKI MCRAE ON 1800 790 700 OR 0417 852 470



Only a short 20 minute drive from the Adelaide CBD, Bluestone Mt Barker comes to life offering innovation, sophistication and quality, but above all, affordability without compromising on lifestyle. Take a look at our latest house and land packages that cleverly combine the desirability of country warmth with the spoils of today's luxuries.

BLUESTONE TOWN COTTAGE

3 bedrooms, 2 bathrooms, 1 carport

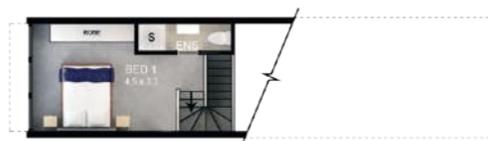
Be the envy of your neighbours with this gorgeous Bluestone Town Cottage featuring three bedrooms for the growing family. Designed on a single-storey floor plan, the 9 foot ceilings give the open-plan living area an impressive feel. Including a master bedroom with its own built in robe, timber floorboards, carpet, stainless steel appliances, perimeter paths, stormwater, boundary fencing and a picture-perfect picket fence to the front - this house and land package starting from only \$303,950 is affordable living at its best. **Choose from other floor plans in the range.**



LOFT 38

2 bedrooms, 1 bathroom, 1 carport

Step inside the Loft 38 and you'll be amazed with the natural light that floods down into the open-plan kitchen, dining and family room downstairs. The genius of the design lies in the high ceilings giving it an expansive feel, and the stunning master bedroom loft. The home can be configured as a one or two bedroom home featuring a dramatic full length loft roof line, large picture windows, a private courtyard and carport. It has all the benefits of a full size home but with the convenience of low maintenance needs. Coupled with a fixed-price 'turn-key' package and 25-year structural guarantee, the Loft 38 is not only a stylish choice, but a smart one too.



Optional ensuite shown.



BLUESTONE TERRACE 200 SERIES

2 bedrooms, 1 bathroom, 1 car space

Architecturally-inspired design meets affordability. An innovative evolution of traditional terrace living, the Terrace 201 is a light and bright home made with high quality materials that make for low maintenance living. This stylish single-storey house, designed for a corner allotment - incorporates two bedrooms, an open-plan kitchen and living area, a courtyard for outdoor entertaining and secure, off-street parking. Unlike conventional terraces, each room has been carefully considered so that the flow of sunshine and air is maximised. Picture windows make the most of the dual frontages, while 3m high ceilings add to the feeling of spaciousness.



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

HOUSE AND LAND PACKAGES



BANKSIA 27

\$436,380

Lot 67 Albion Court - Land Size: 375m²

- All floor coverings included
- Built-ins for bedrooms 2, 3 & 4
- Master suite includes walk-in robe and ensuite
- 25 year structural guarantee

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



EVANDALE 80

\$264,600

Lot 80 Albion Court - Land Size: 300m²

- All floor coverings
- Reverse cycle air-conditioning
- 2700mm high ceilings
- Kitchen joinery inc. overhead cupboards

Bill Harding: 0417 892 704
billh@statesman-homes.com.au



DALI VILLA

\$141,075

Home price only. Suits a 10m wide allotment priced \$127,000 (approx)

- 2 living areas plus separate study, WIP and store room
- Designer kitchen with soft close drawers
- Ensuite and bathroom floating vanities

Bronwyn Aldridge: 0498 055 636
bronwynaldrige@outlook.com



RENOIR 280

\$180,784

Home price only. Land to suit now selling from \$199,000.

- Modern with superior energy efficiency
- Alfresco with hardwood decking
- Robes to all bedrooms
- Designer kitchen with huge WIP

Bronwyn Aldridge: 0498 055 636
bronwynaldrige@outlook.com



THE ALDGATE

\$389,750

Lot 778 Wycombe Drive - Land 16m x 30m (408m²)

- All floor coverings
- 2700mm high ceilings
- Bi-fold doors to alfresco area
- Built-in robes

Tiffany Callegher: 0422 072 598
tiffany@rossdalehomes.com.au



GLENALTA

\$300,995

Lot 704 West Parkway - Designed for a 12.5m wide allotment

- Main bathrooms and ensuite to master bedroom
- 3 bedrooms and double garage
- 129m² of living area
- Customise to your style

Bill Harding: 0417 892 704
billh@statesman-homes.com.au



GREENDALE

\$337,000

To suit a 12.5m x 30m allotment (375m²)

- Choice of elevations
- Ducted air-conditioning
- Floor coverings
- Second living area

Mario Carbone 0408 379 766
marioc@hickinbotham.com.au



PRESTONE ALFRESCO

\$420,000

Lot 829 Heathfield Street (land 20m x 27.5m)

- A big home designed for 18m wide allotments
- Double carport with auto roller doors
- Choice of elevations available
- Ducted reverse-cycle air-conditioning

Mario Carbone 0408 379 766
marioc@hickinbotham.com.au



POPPY TERRACE

\$295,604

To suit Bluestone's 5.5m wide Terrace Allotments

- 2700mm ceilings throughout
- Auto panel lift garage door
- Stainless steel appliances
- A great home or savvy investment

Leigh Johnson on 0428 411 991
ljohnson@rivergumhomes.com.au



LOT 827

\$364,739

Lot 827 West Parkway

- Generous flexible floor plan
- Options for interior colours and finishes
- Supaloc Steel framing
- Visit the Bluestone display home

Ron Andrews 0423 070 148
ron.andrews@weeks.com.au



CYAN

\$258,055

Lot 1689 West Parkway - Land 10m x 27.5m (275m²)

- Clever utilisation of space
- Flooring throughout
- Split system air-conditioning
- Trendy linear kitchen

Leigh Johnson 0428 411 991
ljohnson@rivergumhomes.com.au



VIRIDIAN

\$360,513

Package to suit 15 x 30 allotments

- Ducted reverse-cycle air-conditioning
- Flooring throughout and paved driveway
- Robes to all bedrooms
- Over 175m² of living space

Leigh Johnson 0428 411 991
ljohnson@rivergumhomes.com.au



TERRACE 190

\$251,928

Land to suit \$77,000 (approx)

- Designed for any Bluestone Terrace 55 allotment
- Big 3 bedroom floor plan with central courtyard
- Single car garage
- Air-conditioning included!

Bronwyn Aldridge 0498 055 636
bronwynaldrige@outlook.com



LOFT 38

\$243,950

Exclusive To Bluestone in Mt Barker

- Torrens titled terrace home with innovative loft design
- Light and airy throughout
- 2 bedroom design with optional ensuite
- Private rear courtyard

1800 790 700



TERRACE 48

\$243,950

Exclusive To Bluestone! Lot 757 Wycombe Drive

- Torrens-titled 2 bedroom terrace home
- Rear lane access for parking
- A popular design
- Park frontage
- View our display at Lightsview (Northgate)

1800 790 700



TERRACE 62

\$257,950

Exclusive To Bluestone! Turn-key fixed price house and land

- Award winning Torrens-titled terrace home
- Spacious plan with second living area
- Central courtyard
- See the display home at Lightsview (Northgate)

1800 790 700



TERRACE 262

\$329,950

Exclusive To Bluestone!

- 3 bedroom Torrens-titled terrace home
- Fantastic design with generous central courtyard
- Master with ensuite and balcony
- Colour and finishes options available

1800 790 700



LOT 67 ALBION COURT

\$326,238

To suit a 12.5m wide allotment (375m²)

- Free luxury upgrade with bathroom bonus
- Choice of elevations
- Robes to all bedrooms
- Luxury kitchen fittings

Graeme Baird: 0417 717 057
graemb@fairmonthomes.com.au



MOANA

\$336,600

Lot 705 West Parkway - Land Size 15m x 27.5m (413m²)

- Stainless steel dishwasher included
- Air-conditioning
- All flooring
- Ensuite with double vanity

Bill Harding: 0417 892 704
billh@statesman-homes.com.au



MALIBU 190

\$379,850

Designed for a 15m wide allotment

- Based on land price \$179,000
- 4 bedroom plus home theatre!
- Master with walk-in robe and ensuite
- 3-way main bathroom

Enquire today on 8340 1115



LAND RANGE

FOR THOSE WHO WANT TO TAKE A 'FROM SCRATCH' APPROACH, CUSTOM-DESIGNED HOMES BUILT AROUND YOUR IDEAS CAN BE DEVELOPED USING THE BUILDER OF YOUR PREFERENCE. ALTERNATIVELY, CONTEMPORARY HOUSE AND LAND PACKAGES WITH SMART, ARCHITECTURALLY-INSPIRED DESIGNS ARE ON HAND FOR THOSE AFTER A COMPLETE SOLUTION.

DETACHED RANGE



LAND FOR EVERY LIFESTYLE AT BLUESTONE
The land options at Bluestone are diverse, with the widest range of choices available in the Hills. Structured to suit every budget and lifestyle, the options at Bluestone are deliberately designed to be flexible and responsive so that you can craft a unique solution that suits.

LIFESTYLE ALLOTMENT

Sized to give just the right amount of room for low-maintenance, trouble-free living, the lifestyle allotment is perfect for those getting a second lease on life after the kids have flown the nest or maybe you're a young professional looking for a home without much upkeep.

EXECUTIVE ALLOTMENT

A flexible allotment that perfectly accommodates a great number of the display home designs being shown in the Bluestone Village, the executive allotment offers maximum efficiency for a very reasonable price.

PREMIUM ALLOTMENT

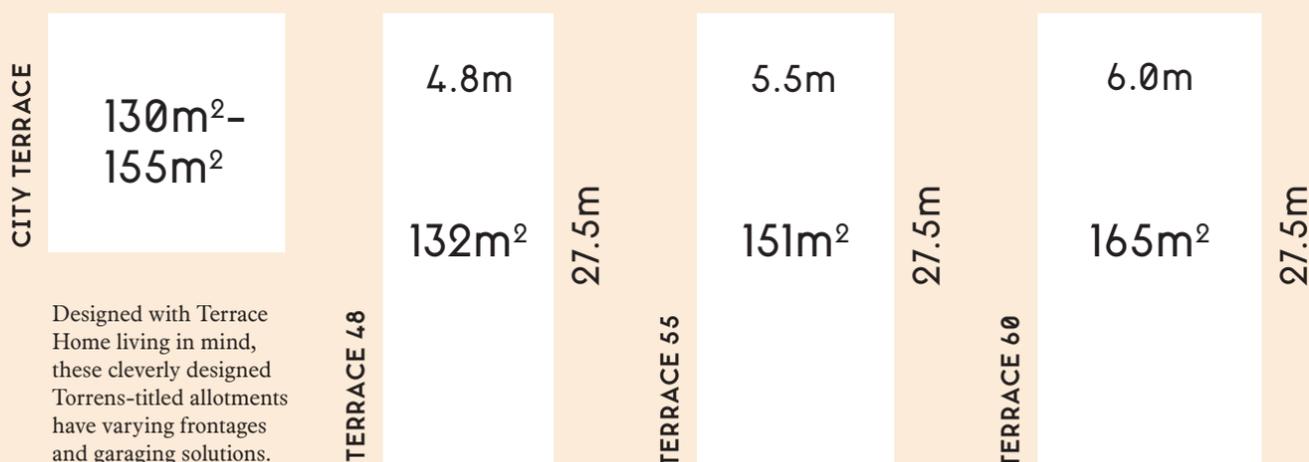
There's no shortage of room with a premium allotment, which makes it perfect for those families who love to live an active lifestyle inside and outside of the home.

PLATINUM ALLOTMENT

This sought-after signature allotment is one of the most renowned in our product line-up. There's enough room here to suit the most upmarket house designs in the Adelaide market.

Find inspiration for your new home at the Bluestone Display Village, where you can view 24 beautiful homes designed by Australia's leading builders. The Village is open Monday, Wednesday, Saturday and Sunday between 1pm and 5pm.

TERRACE RANGE



Designed with Terrace Home living in mind, these cleverly designed Torrens-titled allotments have varying frontages and garaging solutions.

VISIT THE BLUESTONE SALES AND INFORMATION CENTRE OPEN 10AM - 5PM WEEKDAYS AND 12 - 5PM WEEKENDS AT 5 BLUESTONE DRIVE, MT BARKER.



Bluestone's flat land will save you thousands in site preparation and retaining costs. Find out more 1800 790 700.

MT BARKER'S ONLY DISPLAY VILLAGE COMES TO LIFE



WITH NINE OF SOUTH AUSTRALIA'S BEST BUILDERS OFFERING 24 INSPIRING DESIGNS, YOU'LL HAVE PLENTY TO SEE AND DO IN THIS ALREADY-ESTABLISHED NEIGHBOURHOOD.

The Bluestone Display Village is the perfect opportunity to get a sneak preview of how your life could change with a change of address. Mt Barker offers a world of opportunities and our Display Village offers a wealth of ideas if you're looking to buy a house and land package, as well as inspiration if you're planning on building to your own specifications. Twenty-four homes are available to view and there's a wide range of practical and aesthetic options to explore so you can be thoroughly researched before making choices about your own home.

You'll find nine of South Australia's best builders represented in Mt Barker's only Display Village, with Hickinbotham, Rivergum Homes, Sterling Homes, Statesman Homes, Fairmont Homes, Gallery Living, Metricon Homes, Rossdale Homes and World Concept Homes all on show.

The Display Village is also a great demonstration of the diversity of constructions offered by these builders (and many more) that can be accommodated at Bluestone, where land parcels are hugely varied. Lot sizes suit anything from a low maintenance terrace home to a large family residence. So you're sure to find something that appeals to your taste, needs and budget.

But one of the most interesting aspects of our Display Village is that it's already part of an established suburb at Bluestone. So the Display Village also gives you a chance to experience what life is like in the neighbourhood – because at Bluestone, it's not only about homes, but about the unique lifestyle too. Just a short 20 minutes drive from the Adelaide CBD, and only a few minutes from the self-sustaining, modern centre of Mt Barker – Bluestone offers convenience as well as a sense of community. Everything you need is just outside your front door, including a friendly smile and a wave from the neighbours.



The Display Village is open Monday, Wednesday, Saturday and Sunday between 1pm and 5pm.



HEYSEN BOULEVARD TO BENEFIT BLUESTONE

Bluestone is already Mt Barker's best positioned new address, with quick and easy access to the town centre and surrounding schools, shopping and facilities.

A planned ring road for Mt Barker, named Heysen Boulevard, will pass through Bluestone and the Parkindula precinct. The community will benefit from the easy access it will provide to schools, the town centre and to the freeway.

The redevelopment of Parkindula, and the proposed shopping centre only 330m away on Wellington Road, will make this a focal point of Bluestone and a convenient hub for the community. The vision hopes to see a cafe or community market venue created.

Initially Parkindula and its grounds will be developed for use as a Sales and Information Centre with a community meeting space and playground proposed. The homestead will be framed by a new Display Village featuring fresh designs from Adelaide's best builders.

To the west of Parkindula, an extensive linear park will be developed to allow residents in this area to navigate Bluestone by bike and foot, or travel quickly and easily into the town centre.

Land in this area is currently being developed with Bluestone's full range of land options available. For more information call Vicki McRae on 1800 790 700.



BLUESTONE BREATHES NEW LIFE INTO PARKINDULA

PLANS FOR THE HOMESTEAD THAT INCLUDE A REFURBISHMENT TO PRESERVE AND REFRESH THE HISTORIC BUILDING ARE UNDERWAY.



Now part of the Bluestone neighbourhood, the historic home and stables at Parkindula are set for a fresh lease on life as plans for renovation of the homestead and stables get underway.

Plans for the refurbishment capture and preserve the historic nature of the building while adding amenities so it can also be used as a Sales and Information Centre for the Bluestone project. The proposed conversion will involve a community facility as well as providing retail opportunities including cafes and shops. The stables will also be retained to play host to businesses and markets in the concept redevelopment plans.

Records of the Parkindula estate go back to the 1800s, with a newspaper advertisement placed in Mt Gambier's *Border Watch* in 1884 offering the land for sale at the princely sum of £1 per acre.

Things have certainly changed since then, but thanks to project developers CIC Australia, affordable house and land packages is something that's still very much attainable. With superb land now selling in this precinct and Stage 5 currently under construction, there's never been a better time to buy.

With a proposed Woolworths supermarket development in the immediate precinct, coupled with easier accessibility via a major ring road planned to pass through Bluestone, Parkindula will become the centrepiece of a new housing precinct that will showcase contemporary and custom architecture, setting a new and exciting benchmark for Mt Barker.

But the good news doesn't stop there – once the neighbourhood is established, CIC Australia is working with the District Council of Mt Barker so that this building that has been a part of the district for so long, can continue to play a role in the community for many years to come.

A COMMUNITY IN THE MAKING

A SERIES OF EVENTS THROUGHOUT SUMMER – BOTH PAST AND UPCOMING – ARE HELPING BUILD THE BLUESTONE COMMUNITY BY BRINGING NEIGHBOURS TOGETHER.

OUTDOOR CINEMA SUCCESS

The free outdoor cinema event held on Friday, December 4 in Bluestone's Laver Street Reserve was a friendly night enjoyed by residents – who got a chance to meet and chat – but especially loved by kids. With a free bouncing castle and rides, the kids were having the time of their lives, and the screening of Ghostbusters kept them grinning well into the night. It was also a great environment to introduce the bushfire safety message that the CFS and their mascot, Smokey the Bear, brought along with them – with everyone getting a chance to ask questions on this important summer subject.

COMMUNITY COME TOGETHER AT CHRISTMAS PARTY

Sneaking in just before the festive season got too busy, the Bluestone Christmas Party was a great opportunity for the neighbourhood to relax on their home turf before the hustle and bustle got too much. Held in the parklands at the corner of Barker and Bluestone Drives, the event brought together residents for a good conversation, a gourmet BBQ, a whole lot of fun via free amusements for the kids and a DJ playing festive tunes.

TODAY! THE BLUESTONE BLUES FESTIVAL

The Bluestone Blues Festival is going to be one of our biggest community events, so don't miss out. Head down to Laver Street Reserve this evening for live music from local artists, a huge array of food choices and plenty of things to amuse the kids. Entertainment and fun is free, so bring a deck chair and picnic basket and enjoy four talented local bands as the sun sets. It's a great chance to celebrate life in Mt Barker with your Bluestone neighbours, and you might even discover your new favourite band!

Saturday, January 16 from 6pm - 10pm at Laver Street Reserve

GROWING BLUESTONE'S FUTURE

Register now to be a part of Bluestone's community gardening workshop in the orchard. The session is free for residents and it's the perfect chance to learn the secrets to growing your own vegetables and keeping your garden happy year round.

Gardening workshop takes place Sunday, January 17. Email community@bluestonemtarker.com.au to register.



1800 790 700

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