

ANGUS

— ESTATE —



FULL TURN-KEY WITH FELMERI HOMES



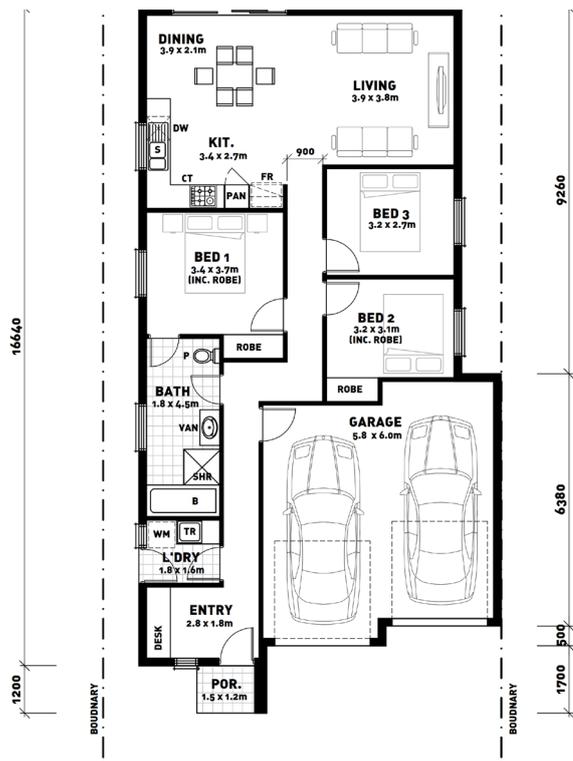
This custom full turn-key property put together by one of Adelaide's finest builders, Felmeri Homes, features perfectly positioned three bedrooms, as well as that desirable double garage. Designed with lifestyle in mind and maximising family open plan living this property boasts a traditional backyard for that game of cricket or family entertaining.

Angus Estate's future is bright with great projected growth and the Parks Development that includes a new medical centre, community space and upcoming shopping precinct just a short stroll away.

Become a part of the Angus Estate community:

- Internal Nature Play Reserve
- Just 9km from both the CBD & Semaphore Beach
- 500m from Saint Patrick's Primary School
- Woodville High School Zoned
- Easily Accessible Public Transport
- Close to Parks Community, Medical and Shopping Precinct
- Regency Park Golf Course Just Minutes Away
- Early Learning Centre Only 1km Away
- Over 100 Local Restaurants, Cafes & Shops Under 3km
- 19+ Surrounding Playgrounds & Parks

\$439,000*



* Disclaimer: While every care has been taken to ensure the accuracy of the displayed information, the publisher gives no warranty and make no representation as to the accuracy or sufficiency of any displayed description, photography, illustration or statement because all this information may be subject to change. Readers should make their own enquiries and satisfy themselves as to whether the information provided is current and should seek advice before entering into any contract. Photographs and illustrations displayed are indicative only and may not depict the final product. TURNER REAL ESTATE RLA 62639

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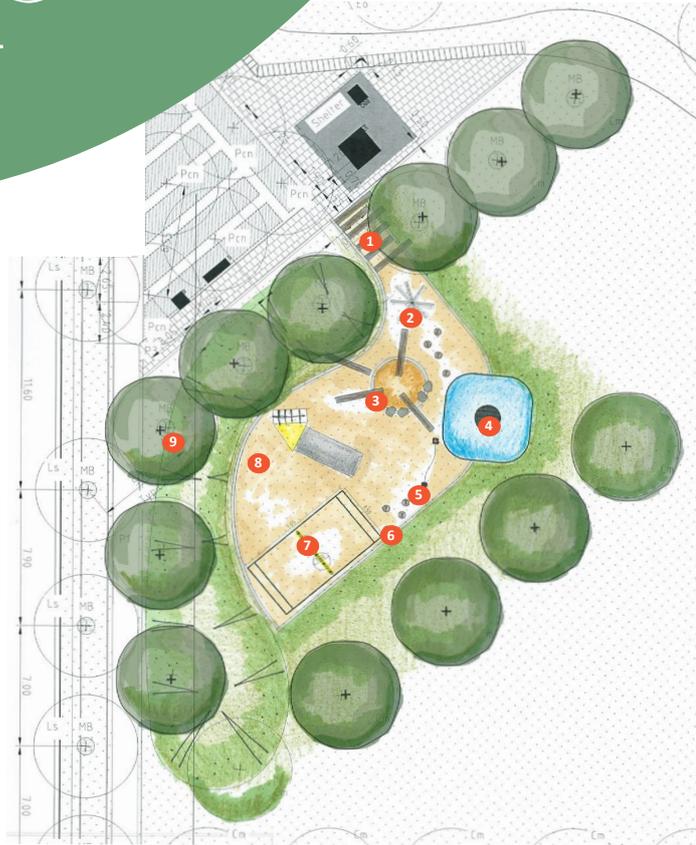
Teepee
Timber or galvanised steel structure, nature play element



Sandpit
Sandpit play combined with recycled timber logs (from site if suitable) and large sitting rocks



Trampoline
Trampoline with rubber softfall surround



Balancing
Rope balancing element combined with stepping logs create links



Stepping logs
Timber stepping logs (recycled timber from site where suitable)



Swings



Slide
Slide combined with small tower and climbing elements



NEARBY



The Parks redevelopment site was recently released by Renewal SA to the market and seeks to develop underutilised land parcels surrounding the Parks Community Centre.

Angus Estate is located within short walking distance of the future Neighbourhood Centre and Community Space. Future development opportunities at Angus Estate are uniquely positioned to leverage off this major investment into the community.

Adelaide's Rental Demand
has increased by

34.5%
last year alone

realestate.com.au



9 KM

DISTANCE FROM
ADELAIDE CBD



\$

RENTAL
GUIDE



21%

5 YEAR
POPULATION
CHANGE



ONLY 1.6%

LOW VANCACY
RATE



34.5%

INCREASE IN
ADELAIDE'S
RENTAL DEMAND