



Emerald

ESTATE



Emerald Estate: New Beginnings



EMERALD DR

GOLDBURN ST

Experience a change of pace and embrace a new lifestyle. Just thirty minutes away, Emerald is where life truly begins.

Introducing an exciting new land release in Angle Vale that offers a sensational country lifestyle where your dreams can become a reality, just half an hour from Adelaide.

Emerald Estate is an exclusive opportunity to embrace family living, downsize or invest whilst being close to relatives and friends.

Escape the city but not the convenience with easy access to the rest of South Australia with the best local produce at your doorstep. The Barossa and Gawler are your neighbours and the Northern Expressway makes commuting a breeze. Come and see why Emerald Estate will help you live the lifestyle you've been planning for years.

Location

- ◆ Harris road, opposite Huon Rd
- ◆ 30minutes to Adelaide
- ◆ 1km to Trinity Vale School
- ◆ 4km to Riverbanks College
- ◆ 2.5km to Sneakys Restaurant
- ◆ 2.3 km to Angle Vale shopping centre

Allotments

- ◆ 110 generous sized allotments
- ◆ Allotments size range 233m² -590m²

Development

- ◆ Zoned for one and two storey homes
- ◆ Encumbrance and Design guidelines
- ◆ Water, Mains Sewer, Power, NBN



Gawler River

Land Release



Harris Road

Trinity College
Gawler River

Riverbanks
College B-12

Angle Vale Road

Heaslip Road

Angle Vale
Community
Sports Centre

Angle Vale
Tavern

Angle Vale
Shopping Centre

Sneaky's
Restaurant

Bunnings
Munno Para West

Northern Expressway

Embrace **open skies** and **open roads** and enjoy the reality of relaxed rural living with the convenience of fast transport links to the city and Port Adelaide via the Northern Expressway. This exclusive estate of 110 allotments is a stunning place to call home, a place for families to grow and lifestyle dreams to be achieved.

Sense of belonging

The community you choose to live in plays a part in how enjoyable your lifestyle will be, and at Emerald Estate everything is in place to have your needs for daily living made simple. The Angle Vale shopping precinct is just minutes away and you can stroll to local schools including the highly regarded Trinity College Angle Vale. When it comes to services, facilities and recreation you will find a balance here, without the suburban bustle. This is a growing community with planned development intended to preserve the loved country lifestyle for the residents wise enough to seek it.

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Learn more at
emeraldestate.net.au

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