

# Mandorla Estate

## Stage 1 Release A

Connected in every sense.

With a diverse range of lots and a network of tranquil green spaces, Mandorla Estate offers a modern, vibrant community, connected to nature and nearby amenities – it’s a place you’ll love.

- Release A
- Future Release
- Easement/Transformer

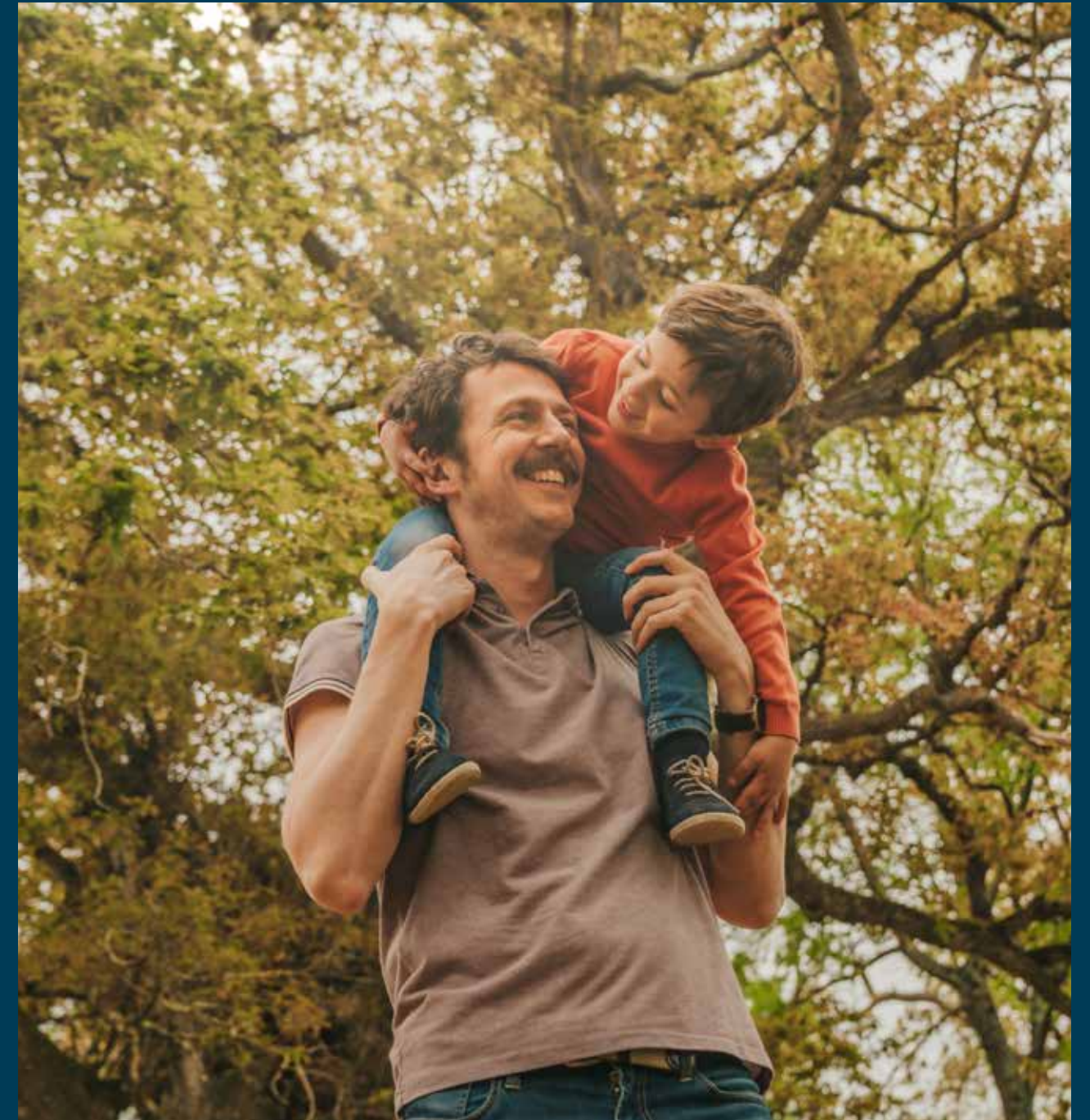




# Mandorla Estate

Connected in every sense.





Find a place to live.  
A place where things happen.  
Great things. Fun things.  
Beautiful things you can see,  
hear and feel. Things that move you.  
Things that become a part of you.  
Find a place for the things you love.



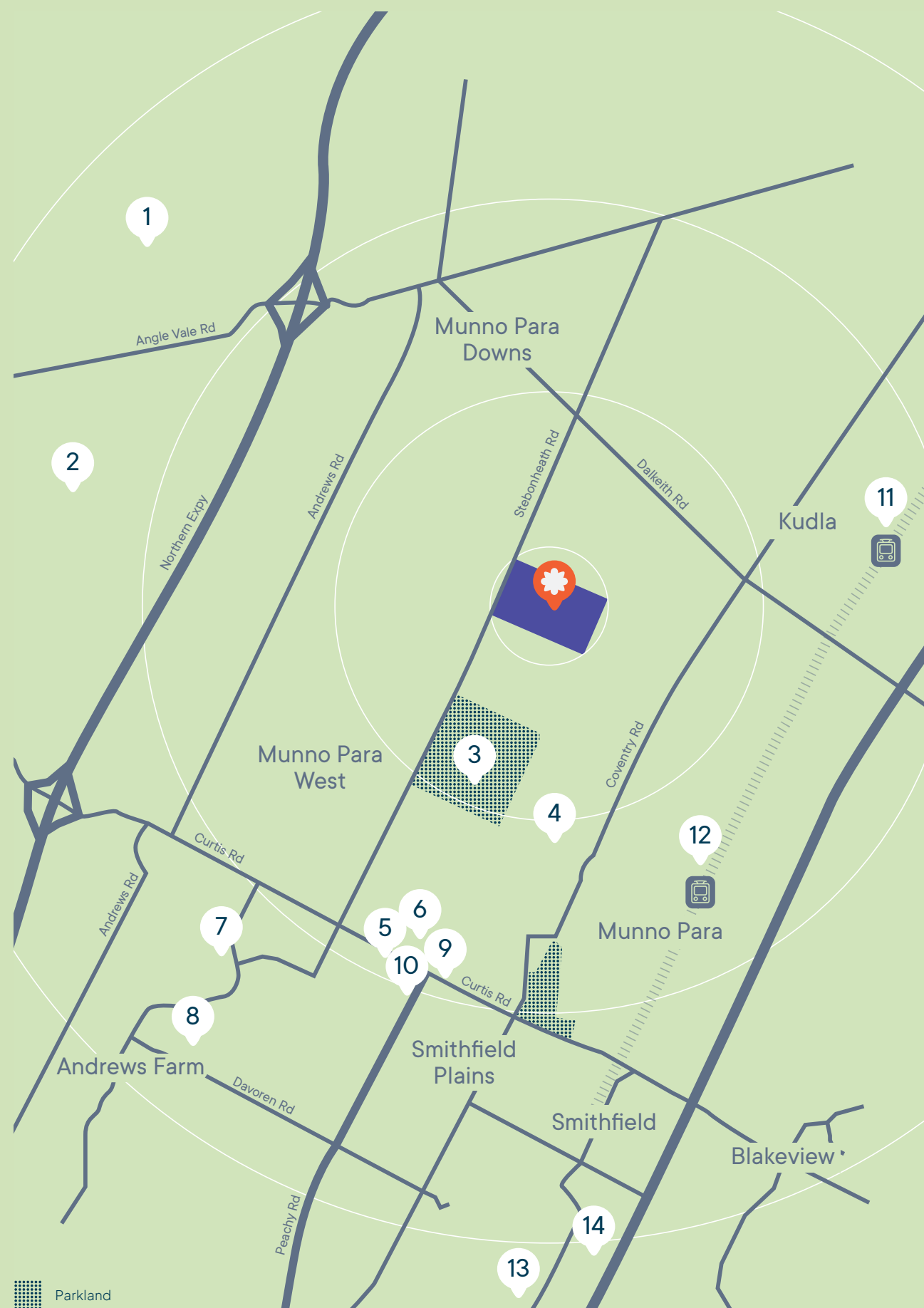




Family and friends. Dreams and passions. Find a place that connects you with the life you want to live, with things you need. With nature and people. Find a place that's good for you. Good for your heart, your mind, your soul. Find a place where you're connected in every sense.







## A Place That's Close

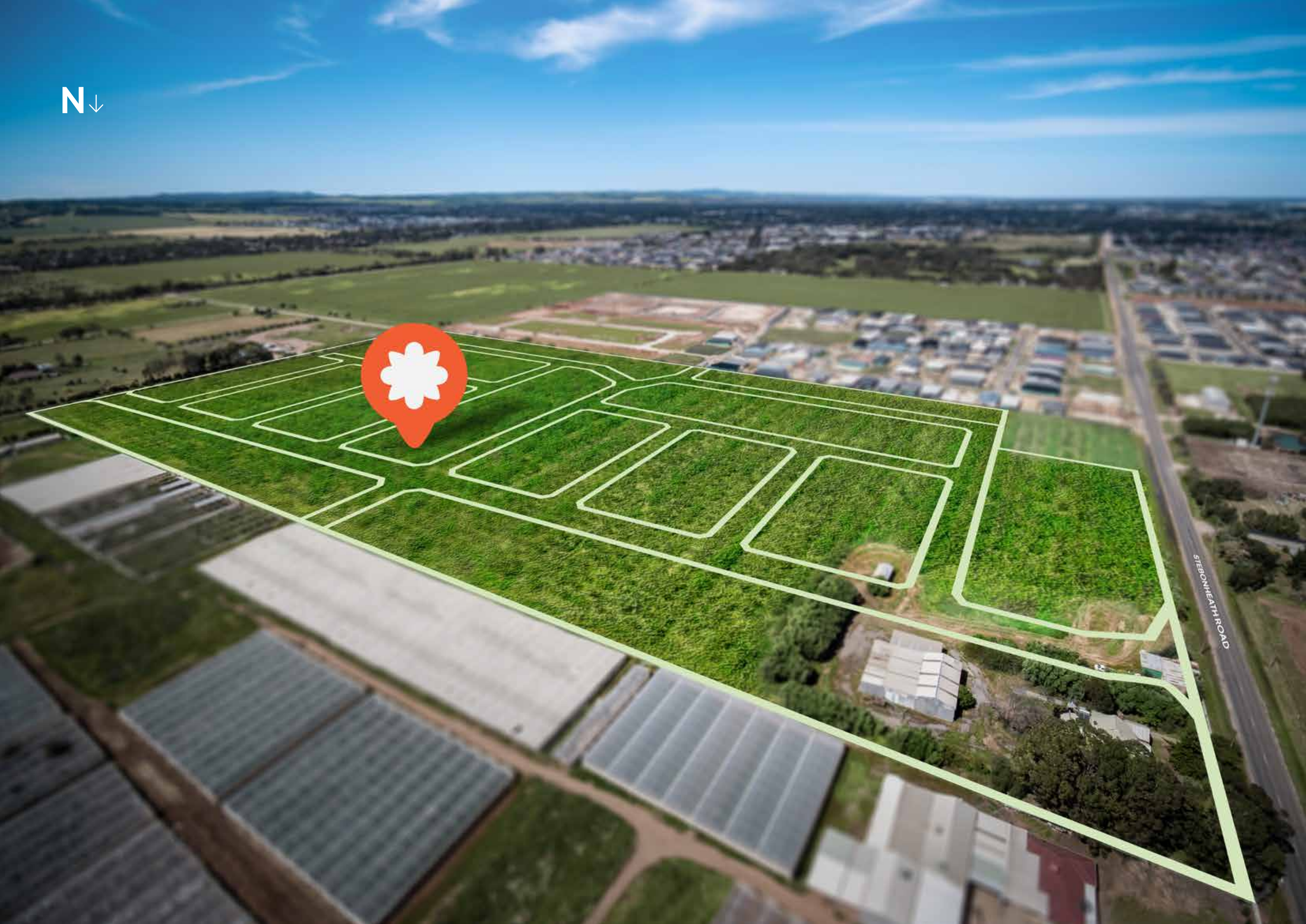
Wherever you choose to live, you want to feel connected to people, nature and community. Nestled within the thriving suburb of Munno Para, Mandorla Estate puts you in easy reach of everything you need. A stone's throw from the Northern Expressway, you're just 38 minutes from the Adelaide CBD. And in the other direction, a short drive to the beautiful Barossa Valley for weekend winery visits with neighbours and friends.

This is a place where young families can grow together in a safe, friendly environment with play parks, wetland walks, obstacle courses and BBQ areas. There are public and private primary and secondary schools to choose from including St Columba College and John Hartley School. And nearby, the bustling town centre is brimming with shops, cafes and restaurants new and old.

-  Mandorla Estate
- 1. Riverbanks College B-12
- 2. Angle Vale Community Sports Centre
- 3. Playford Lakes Golf Club
- 4. Mark Oliphant College
- 5. McDonald's
- 6. Woolworths Playford
- 7. Andrews Farm Takeaway
- 8. St Columba College
- 9. OTR Munno Parra West
- 10. Hungry Jacks
- 11. Kudia Train Station
- 12. Munno Para Train Station
- 13. Harvey Norman
- 14. Munno Para Shopping City



N ↓





# A Place that Puts People First

Offering over 300 allotments over three stages, the Mandorla Estate Masterplan boasts a range of block sizes and shapes set among quiet, tree-lined streets.

Disclaimer: While all care has been taken in the preparation of the information contained within this document, no responsibility is accepted for inadvertent errors or omissions. All features on maps and diagrams are for illustrative purposes and are subject to services and approvals by the relevant authorities.





## A Place You'll Love

The land within Mandorla Estate allows for a diverse range of potential home designs. With a network of tranquil green spaces, Mandorla Estate offers a modern, vibrant community, connected to nature and nearby amenities.







# A Place You Can Invest In

One of Australia’s most liveable and affordable cities

## Greater Adelaide Region

Median house price  
**\$777,500**

Median rent  
**\$460**

Median rental yield  
**3.41%**

Vacancy rate  
**0.3%**

Source: (Real Estate Investar Australia Pty Ltd, 2022) & (Investorkit, 2022)



# Mandorla Estate

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CENTURY 21 SPECIAL PROJECTS (SA)

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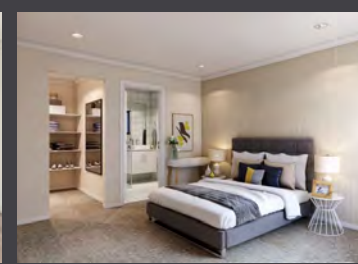


> 111 Correa Street MUNNO PARA DOWNS  
> Mandorla Estate

Full Turnkey  
House & Land Package

**\$544,950**

Royal 1217 W/ALF | Vermont Facade



### Full Turnkey Package Inclusions:

- > Reverse Cycle Split System to Living & Bed 1
- > 20mm Stone Bench Tops to Kitchen
- > Vinyl Sliding Robes to Bedrooms
- > Downlights throughout (Excluding Bed 2, 3, 4 & Garage)
- > Telephone Point
- > TV Antenna & TV points
- > External Light Points
- > Internal Light Fittings
- > Instantaneous HWS
- > Ceiling Fans with Light to Bed 2, 3 & 4
- > Overhead Cupboards to Kitchen
- > Security Screen Door to Front Entry
- > Tiled Shower Bases
- > Window Furnishings
- > Fly Screens and Fly Doors
- > Towel Rails and Toilet Roll Holders
- > Stainless Steel Appliances
- > Dishwasher
- > Clothesline & Letterbox
- > Fencing & Driveway
- > Fully Landscaped Front & Rear Yards

House Price: \$310,000 | House Area: 172m<sup>2</sup>

Land Price: \$234,950 | Land Area: 419m<sup>2</sup>

