



NADAIR

Mr Barker



An aerial photograph of a vast, dense forest with trees in various shades of green and autumnal gold. In the background, rolling hills are visible under a sky with soft, colorful clouds from a sunset or sunrise. The overall mood is serene and majestic.

Welcome to your idea of heaven

Your step up in life is here.

Within the green pastures of Mt Barker, Nadair will quickly become a coveted address with an enviable Adelaide Hills lifestyle.

Your opportunity to step up in life even further has just arrived.

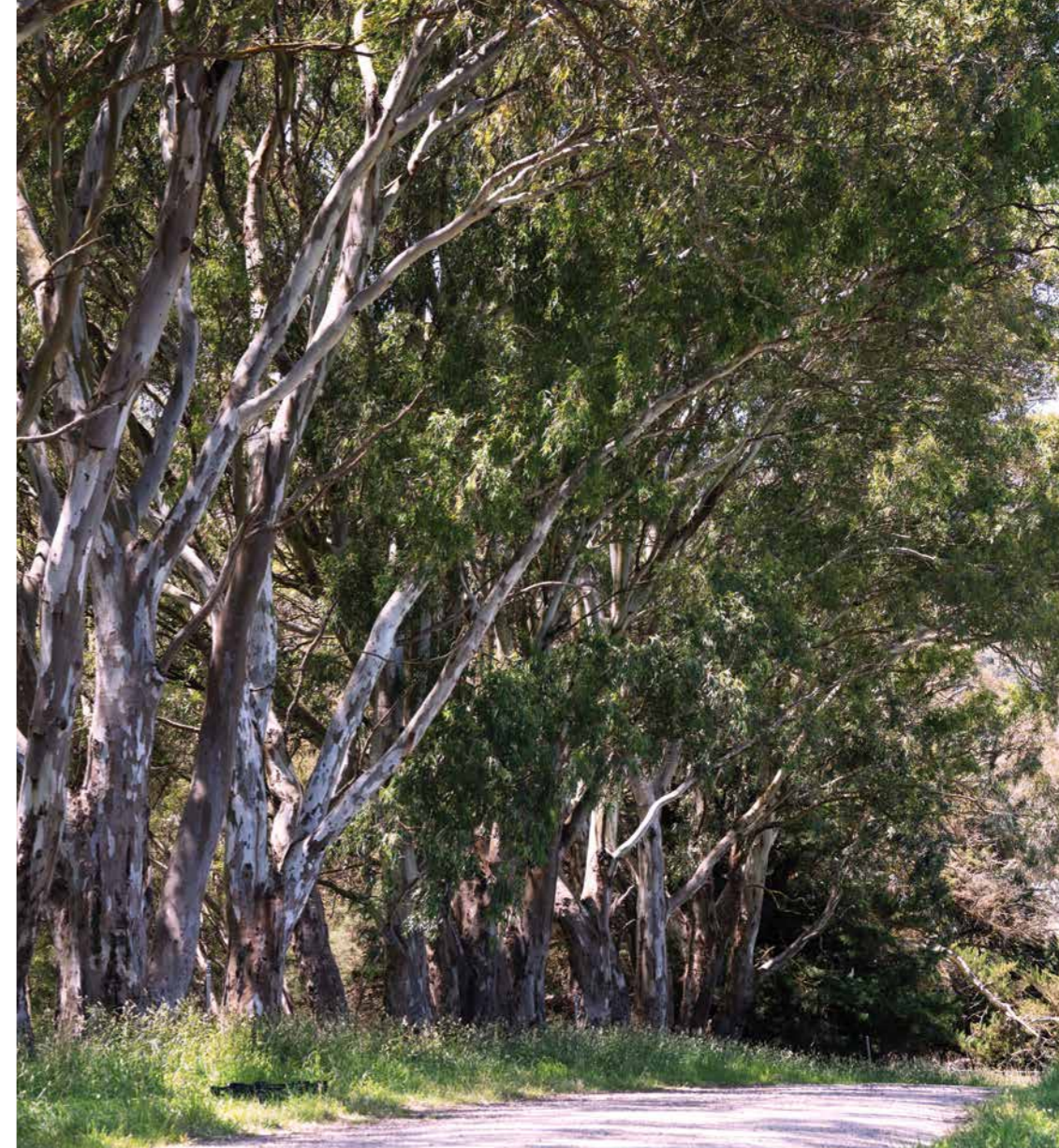
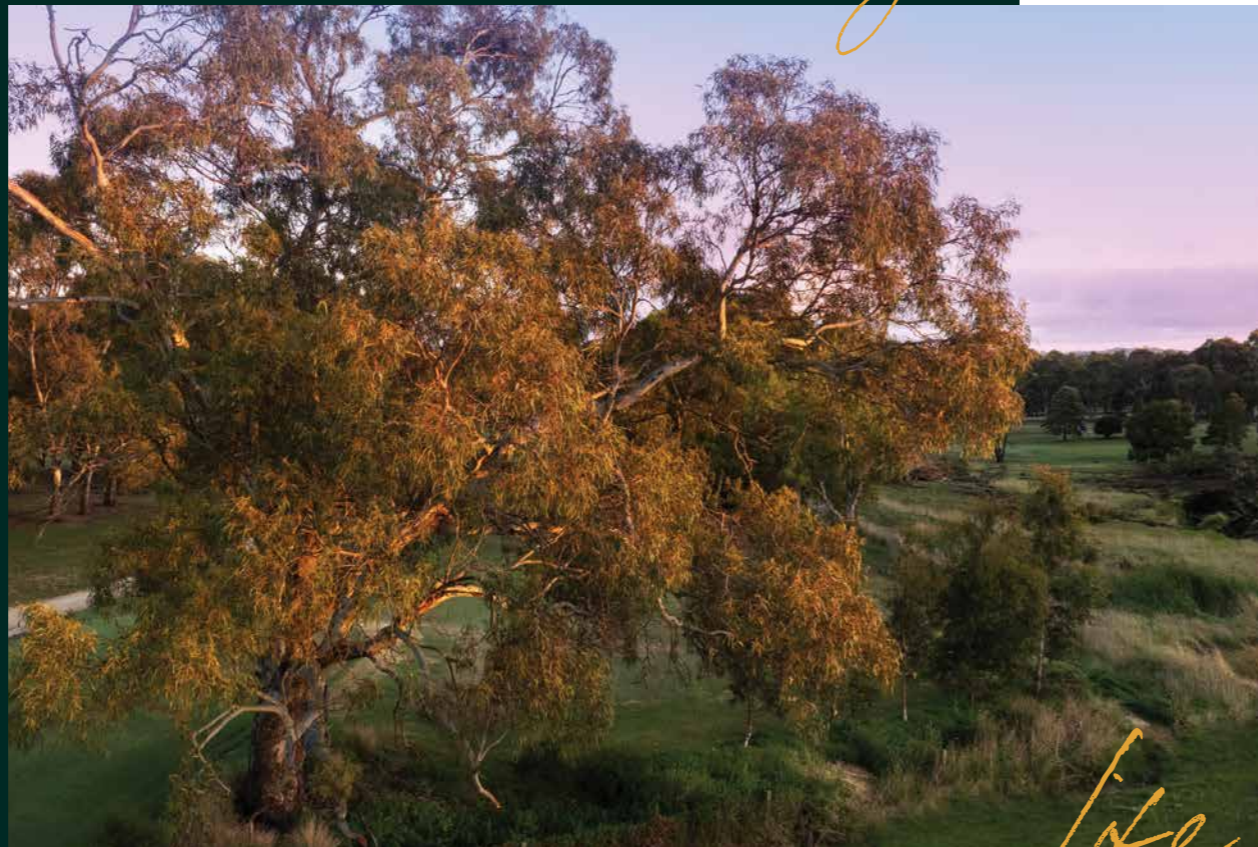
A lush, natural jewel, this exclusive enclave promises a location, a home, and a life at

its very peak. Just 23 premium allotments in a range of sizes, ready for beautifully designed homes, delight in the enticing open spaces and the landscaped creek line.

With all of life's necessities within the easiest of reach. Welcome to your absolute idea of heaven.

You've ascended to Nadair.

*You've ascended...
to life, balanced naturally.*



Life, close to perfect.

Embraced by rolling hills, pristinely established streetscapes, complete with shady mature trees, could life be any closer to perfect?

The serenity of a naturally meandering creek line that gives way to inviting green open spaces, manicured fairways and greens next door, calls you outside, filling your lungs with fresh, clean air every day.



Artists impression



*You've ascended...
to your private enclave
and natural heart.*

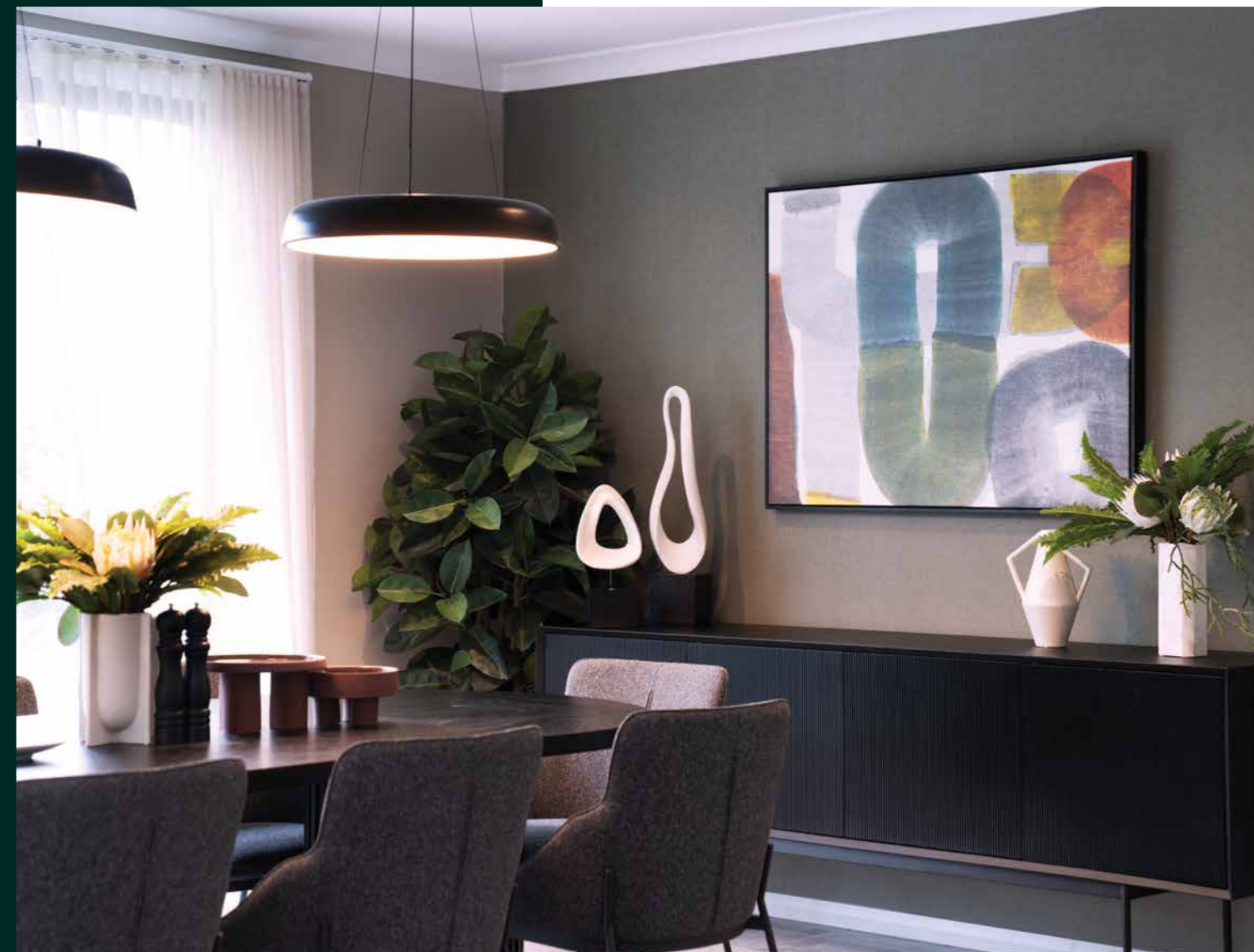
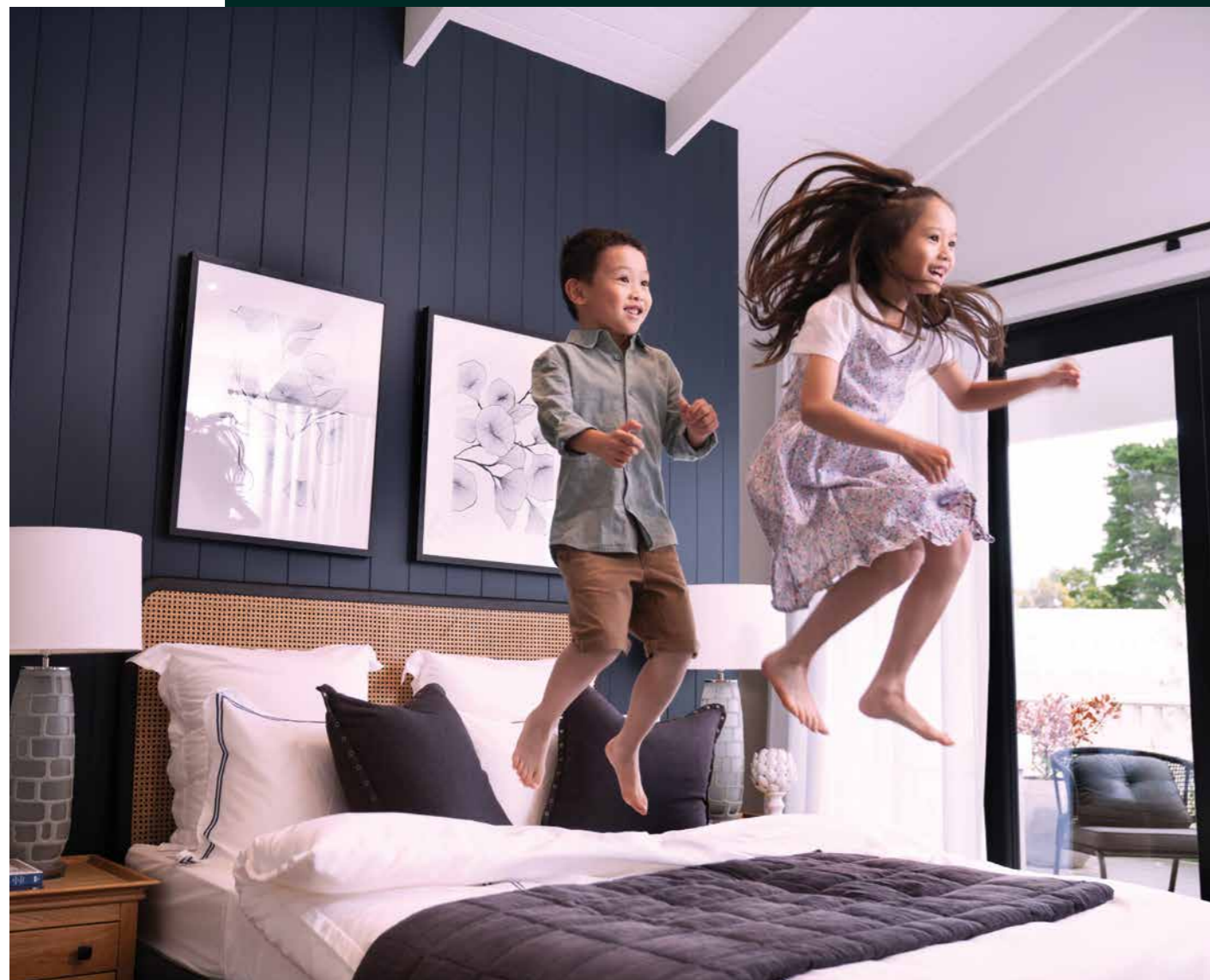
From any one of the front gardens, the natural heart of Nadair is just steps away.

Tree-lined kickabout spaces and sunny open lawns... all connected with spacious walk-ways that go with the flow alongside the natural, linear creek... leading you to the skillion shelter, kids playground and family BBQ facilities. All the ingredients for an engaging community lifestyle if ever there was one.



*You've ascended...
to complete convenience.
Heavenly convenience.*

When it comes to convenience, you'll be in heaven. Mt Barker, with all of its shopping, entertainment, education, health care and childcare are within easy reach. There's a Farmers Market and Sports Hub close by too - All that as well as every weekend destination and experience that the Adelaide Hills is renowned for are a short drive away.



*You've ascended...
to your forever home and place.
Perfect home. Perfect place. Perfect time.*

You are looking at the most limited of opportunities. A distinctly premium address within the tree-filled, exclusive enclave of Mt Barker. Enjoy an intimately designed home that blends seamlessly into the naturally enhanced landscape on your perfectly appointed allotment.

At last, the perfect place for your forever home. You've ascended.

NADAIR

Mt Barker



NadairLiving.com.au

0448 444 266 | sales@propertypeople.com.au

Emerald Way Mt Barker.

While all care has been taken in the preparation of the information contained within this brochure at the time of publication, no responsibility is accepted for inadvertent errors or omission. All features on maps, renders and diagrams are for illustrative purposes only and are subject to services and approvals by the relevant authorities. Service locations and allotments are subject to detailed planning and design approvals by local authorities. All dimensions and areas are subject to change by Local and State authorities and or/ or further detailed planning. May 2024. 2145



Inclusions

LED downlights to all main living areas

2700mm ceiling height throughout dwelling as per plan

25 year structural guarantee

Landscaping to front & rear, including letter box, lawn, bark, and plants

Footings and siteworks costs

5000l Rainwater Tank Upgrade

Inclusions to meet Bal 19 Requirements

Fencing to side and rear boundaries as required

Driveway and 900mm concrete paths

5KW Split system air-conditioning to main living area

Laminate floors to main living area Carpet to bedrooms/ upstairs (if applicable)

600mm oven in stainless steel appliances

Holland blinds to all bedrooms, Vertical blinds to all main living areas excluding wet areas