LARKVIEW TOWNHOMES

DESIGNED AND BUILT BY

SIMONDS

PROUDLY DEVELOPED BY

JINDING

EXCLUSIVE SALES AGENT

OLIVER LUME

RLA306035

ELEVATED LIVING THOUGHTFULLY DESIGNED





A PLACE WITH SO MUCH TO LOVE

Perfectly positioned in Mount Barker, Larkview brings together choice, opportunity and the natural splendour of Adelaide Hills living. Every townhome is designed and built by Simonds, who have been shaping quality Australian homes for more than 75 years – homes for every stage of life.

Nationally recognised for blending innovative design, practical living and trusted craftsmanship across Victoria, Queensland and South Australia, Simonds builds quality into every home. It's that quality that makes Larkview so easy to love, within a community you'll be proud to call your own.





Artist's Impression

A LIFESTYLE THAT SO MANY DREAM ABOUT

Renowned for its breathtaking views, historic villages, thriving culinary scene and flourishing arts and culture, it's easy to see why the Adelaide Hills is such a treasured destination amongst locals and visitors alike. And when Larkview is home, it's all in your backyard.



Laratinga Wetlands



Akkerman & Dyer Bakery

Community & Lifestyle
With local cafés, pubs and bakeries, there's always somewhere to catch up. Community events and a relaxed lifestyle make Larkview feel like home.



Sazon Espresso





Ngeringa Biodynamic Vineyard & Farm

Food, Wine & Local Flavour
Farmers' markets, wineries, breweries and local producers are part of everyday life here. Good food and great coffee aren't far away.





Sidewood Estate Winery

Active & Outdoors
There's plenty to do outside, from walking and bike trails to local sports and nearby golf courses. It's easy to stay active and make the most of the fresh air.

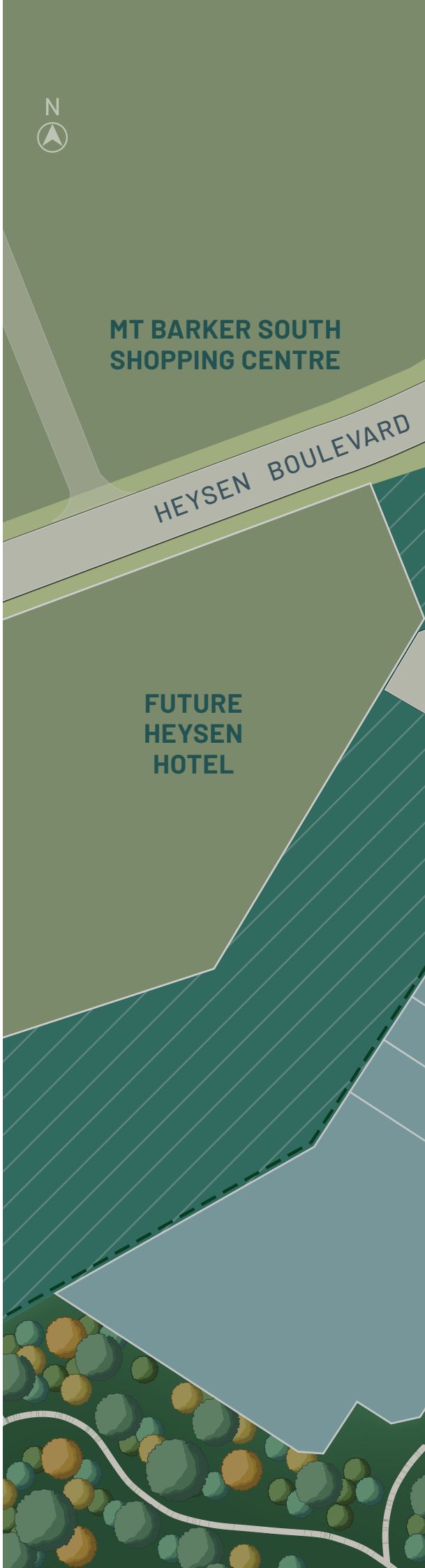
20 TOWNHOMES BEAUTIFULLY DESIGNED & PERFECTLY PLACED

This exclusive collection of 20 architecturally designed townhomes offers a connected, low-maintenance lifestyle, close to nature and open green space.

Thoughtfully positioned within the neighbourhood, select homes enjoy direct park frontage and views across landscaped surrounds, while every home is a short stroll from the vibrant Central Park.

Designed to suit a range of lifestyles, the collection offers a choice of sizes, smart floorplans that maximise living space, with modern, designer finishes that feel both functional and inviting.

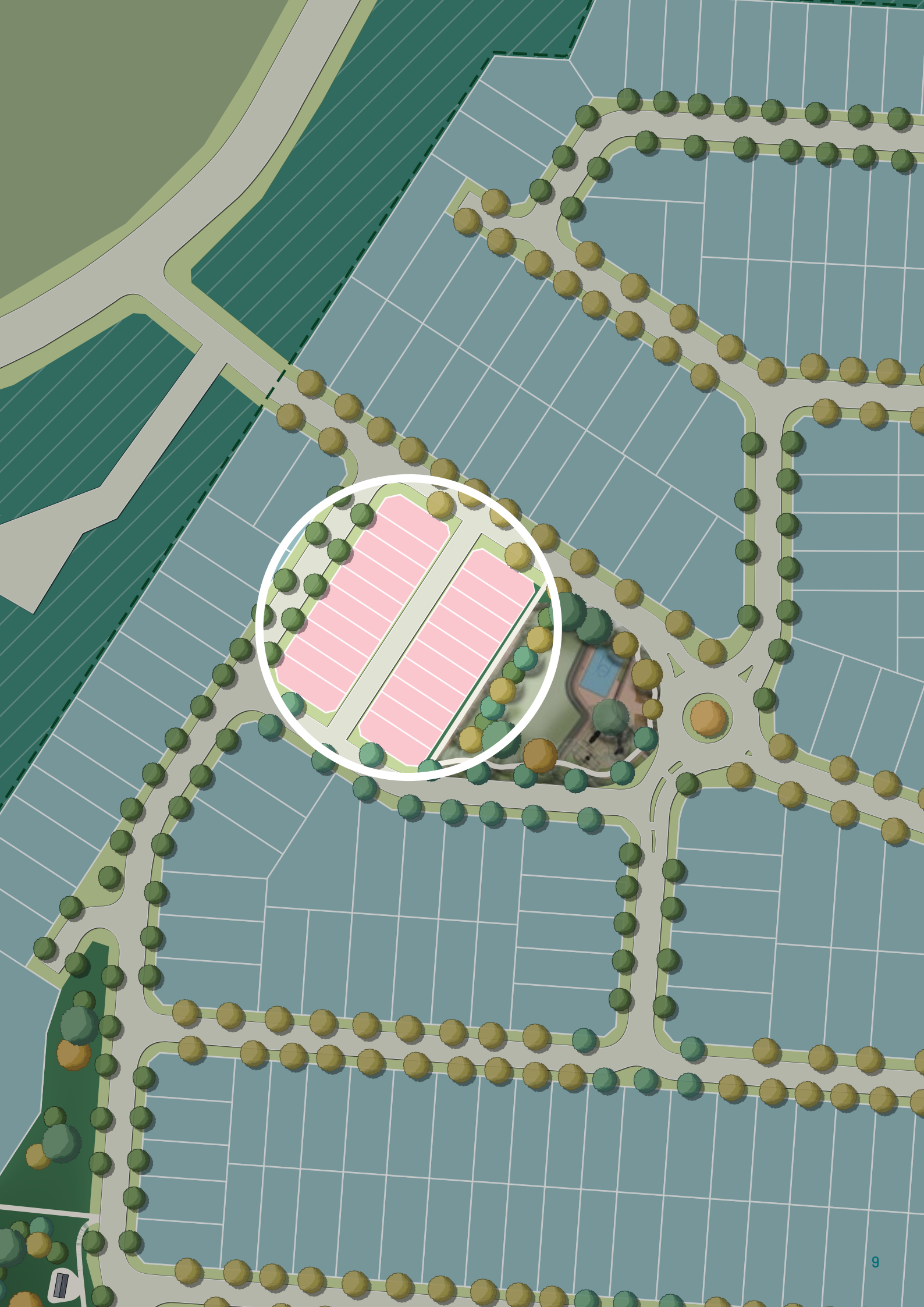
Blending comfort, convenience and Adelaide Hills charm, Larkview Townhomes deliver a relaxed lifestyle in one of Mount Barker's most desirable communities.



LEGEND

- Townhomes
- Stage Lots
- Future Development (by others)

Plan is indicative only and subject to change



INTRODUCING THE PERRY BY SIMONDS HOMES

At Larkview, townhome living takes on a more refined point of view. This limited release of considered designer homes has been crafted for those seeking style, convenience and the confidence of a fully considered home with enduring street appeal. Set within Larkview's elevated Mount Barker address, each home is shaped by a sense of light, openness and connection. Low-maintenance living allows more time to enjoy the lifestyle that surrounds you.

Inside, open-plan layouts, quality finishes and a choice of two expertly curated interior colour schemes complement the surrounding natural landscape, creating homes that feel calm, confident and beautifully resolved. Every inclusion has been considered to make moving in feel effortless from day one.

With a selection of 2, 3 and 4 bedroom designs, this collection offers a fresh perspective on townhome living. Homes are turnkey and elevated by its setting, this is a new home with more to look forward to.





Artist's Impression



Artist's Impression



KEY FEATURES

Turnkey living
Enjoy the ease of true turnkey living, with every detail thoughtfully completed – from your driveway to landscaping and fencing to flooring, window furnishings and more. On completion, simply move in and start living, or welcome tenants straight away.

Designed for connection
A generously sized kitchen island anchors the open-plan living and dining area, creating a warm and inviting hub for everyday living, entertaining and connection.

Seamless indoor-outdoor living
Cleverly designed living and dining areas extend effortlessly to a private outdoor retreat – ideal for summer entertaining, pets or starting the vegetable garden you've always wanted.

Flexible living for all stages
The Perry 18 includes a downstairs bedroom with a bathroom, alongside an upstairs master suite, making it ideal for downsizers, multi-generational households or investors looking to maximise rental potential. Across all designs, the bedrooms are generously proportioned and feature ample storage.

Thoughtfully considered features
Everyday living is made easier with practical inclusions such as a downstairs powder room, Euro-style laundry, under-stair storage and a built-in linen cupboard. The Perry 13 and 17 designs also feature a dedicated study space, perfect for working or studying from home.

Secure rear-loaded garage
A secure rear-loaded garage provides convenient and reliable parking, enhancing both functionality and peace of mind.

INCLUSIONS

NCC 2022 REQUIREMENTS	
Wet Areas	One step free shower recess Single entry point with step free threshold (less than 5mm) Noggins to wet areas for future grab rail installation
Energy rating	7-star energy compliance Photovoltaic panels with inverter to meet whole home requirements
FOUNDATIONS	
Slab	Engineered concrete slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier)
KITCHEN	
Appliances	600mm stainless steel electric under bench oven and electric cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (silica-free) Laminex melamine cabinetry with square edge doors and panels Overhead cabinetry as per standard drawings
Splashback	Ceramic tiled splashback
Tapware	Chrome mixer tap
Other	Capped water point to fridge space Soft-close to drawers
BATHROOM & ENSUITE	
Basin	Semi-inset seamless vitreous China hand basin
Shower	Semi framed pivot shower doors with tiled base
Toilet	Dual flush vitreous China toilet suite and enclosed trap
Tapware	Single lever tapware, shower rail and bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder (chrome)
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers
Benchtops	20mm Caesarstone benchtop to Bathroom and Ensuite (design specific)
Vanity	Laminate vanity unit to Bathroom and Ensuite
Tiles	Ceramic tiled niche to bathroom & ensuite showers Ceramic wall tiles to shower recess Floor & skirting tiles throughout
Bath	1500mm freestanding bath (design specific)
LAUNDRY	
Trough	45L freestanding laundry trough with metal cabinet and chrome mixer
FLOOR COVERINGS	
Carpet	Category 2 carpet to nominated rooms (refer to standard plans for locations)
Flooring	Laminated timber grain flooring to nominated room (refer to standard plans for locations)
Tiles	Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)
WINDOWS & EXTERNAL DOORS	
Doors	Painted feature entry door with clear glazing (design specific)
Windows	Sliding aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder lock with lever handle Entrance set to front entry door
Flyscreen	Aluminium mesh flyscreens to all openable windows
GARAGE	
Door	Powder coated motorised sectional garage door with 2 remote controls & wall unit Internal access door (design specific)
INSULATION	
Energy	Meets 7-star energy Requirements
CEILINGS	
Ground Floor	2590mm high ceilings (traditional living) 2440 high ceilings (reverse living)
First Floor	2440mm high ceilings (traditional living) 2590 high ceilings (reverse living)

EXTERNAL	
Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks to dwelling as per colour palette
Concrete	Concrete finish to porch floor (design specific) Coloured reinforced concrete driveway (design specific)
Landscaping	Full front & rear landscaping (design specific)
Letterbox	As per developer guidelines
Fence	Fixed boundary fencing as per developer's requirements (design specific)
STAIRCASE	
Stairs	Carpeted MDF treads and risers with painted handrail Under stair storage (design specific)
HOT WATER SERVICE	
Heater	Electric water heater system
ROOFING	
Roof	Powder coated metal roof
Fascia & Gutter	Powder coated metal fascia and gutter
FIXTURES & FITTINGS	
Fittings	Lever passage sets and pull handles
Skirtings	67x18mm skirtings and architraves
Doors	Flush panel internal doors with door stops and chrome hinges
Robes	Single melamine shelf and hanging rail to robes Sliding robe doors with aluminium frame & vinyl coating
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows)
PAINT & PLASTER	
Internal Walls	3 coat low sheen acrylic to internal walls (one standard colour)
Internal Doors	Semi-gloss paint to internal timber & doors
Ceilings	Flat acrylic to ceilings
Cornice	75mm cove plaster cornice
HEATING & COOLING	
Living	5kW split system to living
Master Bedroom	2.5kW split system to Bed 1
Bedrooms	Panel heating to all other bedrooms
ELECTRICAL	
Power Points	Double power points in all rooms (x1 per room)
Lights	LED downlights throughout (excludes garage)
Smoke Detectors	Interlinked smoke detectors (AS3786 compliant)
External Lights	External lights as per standard electric layout Waterproof motion sensor floodlight
TV & Data	x1 telephone & TV point to master bedroom & family room x1 TV antenna Data point – cat 6 data point
SERVICES & CONNECTIONS	
Inclusions	Connection of water, sewer, telephone conduit & stormwater within allotment Connection to underground power
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable.
External Tap	x2 External Taps
Fibre Optics	Fibre optic connection (as per estate design guidelines)
STRUCTURAL	
Frame	90mm structural pine framing and pine truss roof. Timber sizes to be in accordance with AS1684 Timber Framing Code
Guarantee	Lifetime Structural Guarantee (see website for full terms and conditions)

COLOUR SCHEMES

Choose between two beautifully considered internal colour schemes, curated by an expert team of interior designers.



Introducing Haven

The signature light internal scheme from Simonds brings together a carefully curated collection of soft tones and natural finishes creating a home that feels bright, effortlessly beautiful and like a true sanctuary from the moment you walk through the door.

Artist's Impression

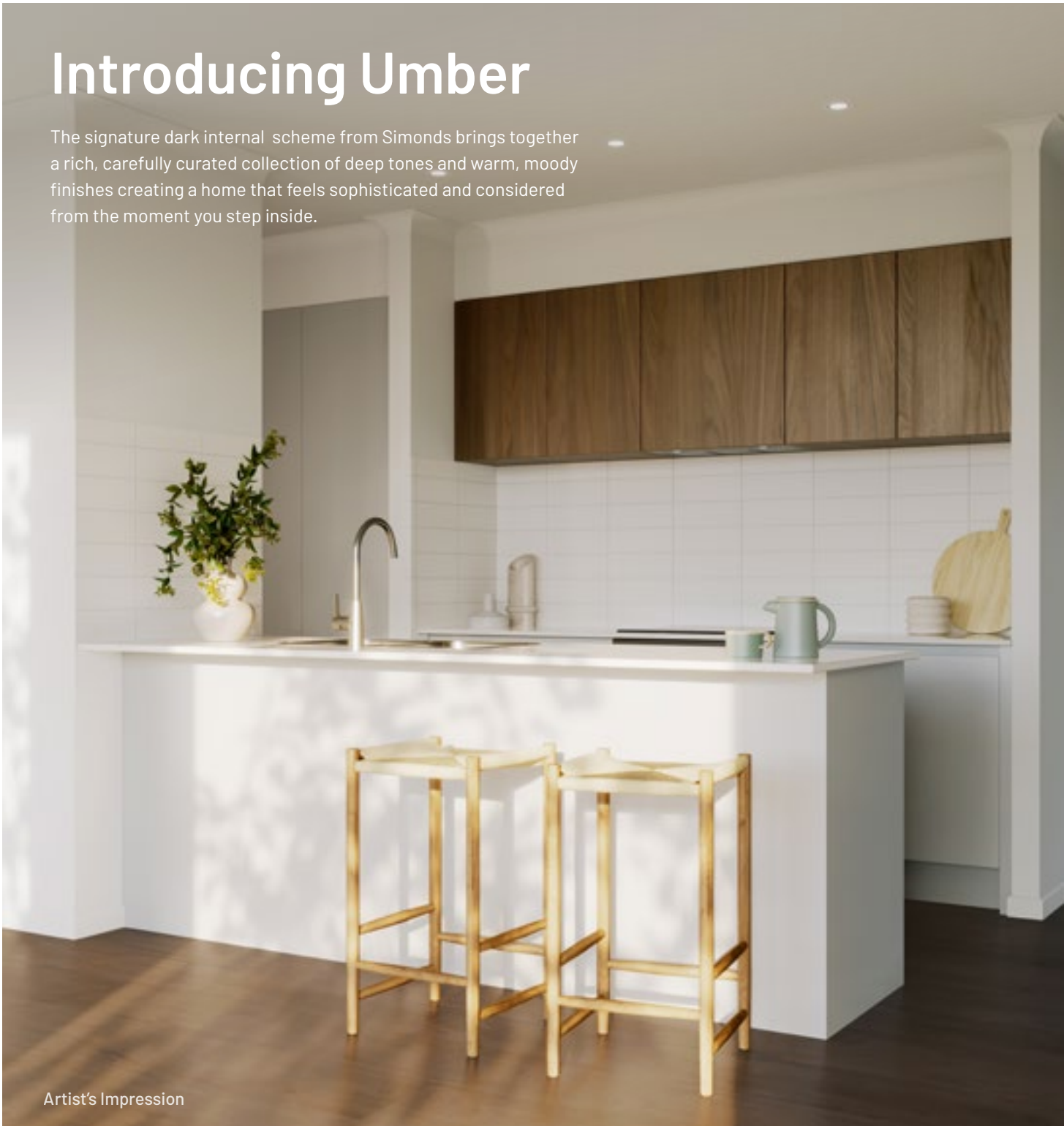


From your splashback and benchtops to your flooring and window furnishings, every element of Haven has been thoughtfully chosen to work in perfect harmony throughout your home. Haven delivers a timeless, light-filled sanctuary designed to be as beautiful in ten years as it is on day one.

Artist's Impression

COLOUR SCHEMES

Choose between two beautifully considered internal colour schemes, curated by an expert team of interior designers.



Introducing Umber

The signature dark internal scheme from Simonds brings together a rich, carefully curated collection of deep tones and warm, moody finishes creating a home that feels sophisticated and considered from the moment you step inside.

Artist's Impression



The darker tones and tactile finishes of Umber flow seamlessly from your kitchen through to your bathroom creating a moody, sophisticated sanctuary that will only grow more beautiful with time.

Artist's Impression

WHY BUY A TOWNHOME IN LARKVIEW

Offering a smart, low-maintenance alternative to building from scratch, these turnkey townhomes are designed to make home ownership simple. With quality finishes, thoughtfully planned layouts and everything ready from day one, you can move in sooner than a standard build and spend more time enjoying the Adelaide Hills lifestyle. Built by Simonds, one of Australia's most trusted home builders, every home combines contemporary design with the quality and craftsmanship of more than 75 years of experience.

Fixed Price Contracts*
No hidden fees, no surprises

Lifetime Structural Guarantee*
For complete peace of mind

Quality Home
A trusted home builder for over 75 years

Smart Designs
Enjoy modern, functional layouts that maximise space and offer a contemporary living solution

Low Maintenance
Practical designs with thoughtful landscaping, creating less work and upkeep in the long run

First Home Owner Grant Eligible^
If you're eligible you could save $15K!

Turnkey Inclusions
Move into a home that's ready with everything you need so all you need to do is unpack!



*Fixed price applies where title issues on or before 31/10/2027. *Terms and Conditions apply. Please see **simonds.com.au** for more details.
^The First Home Owner Grant is subject to government eligibility criteria not determined by Simonds Homes. All information in this brochure is general in nature only and must not be relied upon for any purpose whatsoever. Visit https://www.revenuesa.sa.gov.au/first-home-owners-grant for more information.

Artist's Impression

YOUR NEW HOME JOURNEY SIMPLIFIED.

1. Select your townhome

Choose your favourite home design. With four different floorplan options to select from, there's sure to be a layout that best suits your needs. Once you have made your choice, your New Home Specialist will guide you through the deposit process.

2. Choose your colour scheme

Choose between two internal colour palettes and add your desired upgrades from our list of options.

3. Contract

Once the Simonds preliminary agreement is complete, we'll start preparing the HIA Construction Contract based on your selections. Your conveyancer or solicitor will then review the details of the Land Contract and Form 1; once it's good to go, you'll sign both and pay the full deposit under the Land Contract. As soon as your Construction Contract is ready, we will complete this with you. A signed Construction Contract will be required or the exchange of the Land Contract. Once titles have been obtained and settlement is complete pursuant to the Land Contract, construction will then begin.

4. Construction stages*

Base stage
Slab and footings go down.

Frame stage
See your dream home take shape with your internal and external walls and roof trusses complete.

Lock up
This is where you'll see all your roofing & external walls complete plus windows & exterior doors installed.

Fixing
Your home is in the final stretch with interiors, doors, kitchens & bathrooms complete!

Completion
All your flooring is complete. Certificate of occupancy is issued.

Settlement
Time to enjoy your new home!

5. Handover & support

Congratulations on your new home! Now it's time to sit back, relax and enjoy seeing all of your hard work paid off. With Simonds' Lifetime Structural Guarantee*, you can rest assured that we'll be with you every step of the way to provide the support you need.

*Terms and conditions: the customer acknowledges that the timelines of each progress stage, as set out in the building contract, apply at all times.

A COLLABORATION BUILT ON EXPERTISE

SIMONDS

Design and Build – Larkview Townhomes

With more than 75 years of experience building homes for Australians, Simonds Homes continues to deliver quality, craftsmanship, and thoughtfully designed homes that stand the test of time.

Built around the way Australians live, each home is designed to combine comfort, functionality, and style while catering to a range of lifestyles and budgets.

This enduring commitment to excellence is what sets Simonds Homes apart and has made them one of Australia's most trusted and preferred builders for generations.

JINDING

Developer

At Jinding, we've been creating places people love to call home since 2016. We're passionate about building vibrant, sustainable communities that offer real value today, and for generations to come.

From Melbourne to regional Victoria, Queensland and South Australia, our expansive portfolio will deliver new homes in thriving masterplanned neighbourhoods. Each one is thoughtfully designed in collaboration with trusted partners, with a focus on quality, sustainability and liveability.

Larkview marks our exciting first step into South Australia, and we're thrilled to welcome new families to a place designed with their future in mind.

We look forward to welcoming you to a Jinding community. Where promises are delivered and where trust, care and great living come standard.

While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract or consulting relationship. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter any purchase contract. Bradfield Land SA Developer Pty Ltd (ACN 682 887 583) and its associated entities do not make any representations or give any warranties that the information set out in this brochure will remain accurate or complete at all times and, to the maximum extent possible under law, expressly disclaim all liability relating to, or resulting from, any use or reliance on the information. RLA306035

Sales Agent

With more than 75 years of industry experience, Oliver Hume is one of Australia's most reputable residential real estate services and property groups. We work with developers, builders and industry consultants to plan and deliver masterplanned communities and built-form projects nationwide.

As Australia's largest privately owned project marketing business, we combine deep market expertise with comprehensive research capabilities. Our national research team continuously analyses market history, demographics and emerging trends, providing stakeholders with the knowledge and insight to make informed property decisions.

Our approach is straightforward: we lead through innovation, deliver on commitments, and maintain the tenacious focus that has driven our continuous growth for seven decades. When you choose a development marketed by Oliver Hume, you're working with Australia's most experienced residential sales and marketing team.

Scan to discover more
or visit us at **LarkviewMtBarker.com.au**

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