

CLOVER
WOOD



MT BARKER

ACADIA

THE

Signature

SERIES

THE Signature SERIES

CLOVER
WOOD



RLA 268669

DECHELLIS HOMES
PENFOLD MK3



LOT 102 DELAMERE DRIVE,
CLOVER WOOD, MOUNT BARKER

Property Features



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM

\$1,060,000*

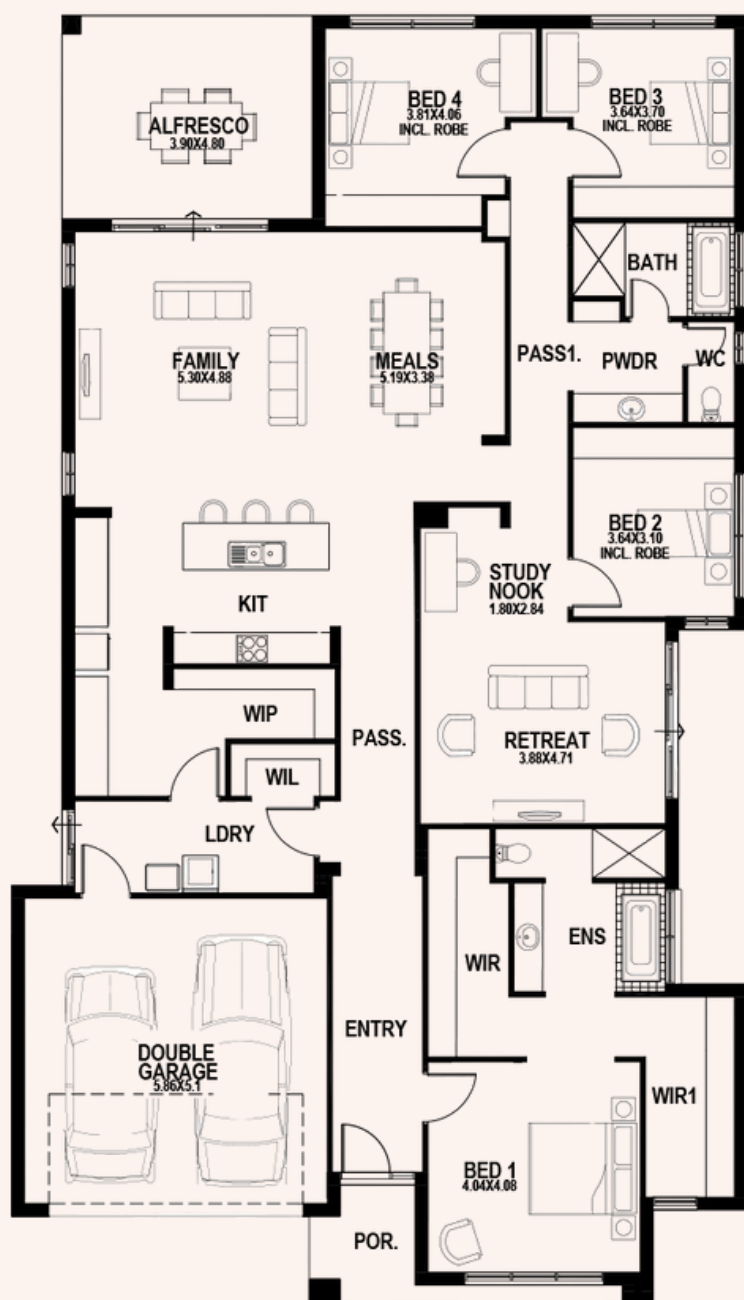
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THE Signature SERIES

**CLOVER
WOOD**
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MT BARKER

DECHELLIS - PENFOLD MK3



LOT 102 DELAMERE DRIVE, CLOVER WOOD, MOUNT BARKER

This 510m² allotment along Delamere Drive enjoys beautiful reserve views and overlooks beautiful, established trees.

Connected to the walking trails planned for Clover Wood and just a stone's throw from the Martin Road Hike and Bike Trail, it's perfectly placed to enjoy the Adelaide Hills lifestyle and outdoor adventures.

Property Features

- Brick veneer with premium facade
- Double garage with automatic panel lift door
- Colorbond roof, 25° pitch
- 3.0 m ceiling height
- 3.3 m coffered ceiling to entry
- 2340 mm high doors throughout including entry
- 900 mm Euro stainless steel appliances
- Overhead cupboards to kitchen and pot drawers
- Walk-in robe to Bed 1 including drawer towers
- Built-in robes to Bedrooms 2, 3 & 4
- LED downlights throughout
- Stone benchtops to kitchen
- Full height tiling to ensuite and bathroom
- Upgraded basins and toilet suites
- Laundry cabinetry fit-out
- Tiling to alfresco and porch
- Main floor tiling and carpeted areas as nominated
- Ducted reverse cycle air-conditioning
- 6.16 kW solar system
- NCC approved floor plan
- 7 star energy efficient design
- Above standard footings & soil removal allowance

THE Signature SERIES

CLOVER
WOOD



RLA 268669

SIMONDS HOMES
AITKEN 27



LOT 103 ACADIA COURT,
CLOVER WOOD, MOUNT BARKER

Property Features



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM
\$918,023*

*From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. *Please refer to the terms and conditions at www.simonds.com.au/terms-and-conditions. This package applies to SA - Elevate range only. Please speak with your sales consultant for further details. Pricing is current at 13/10/2025.

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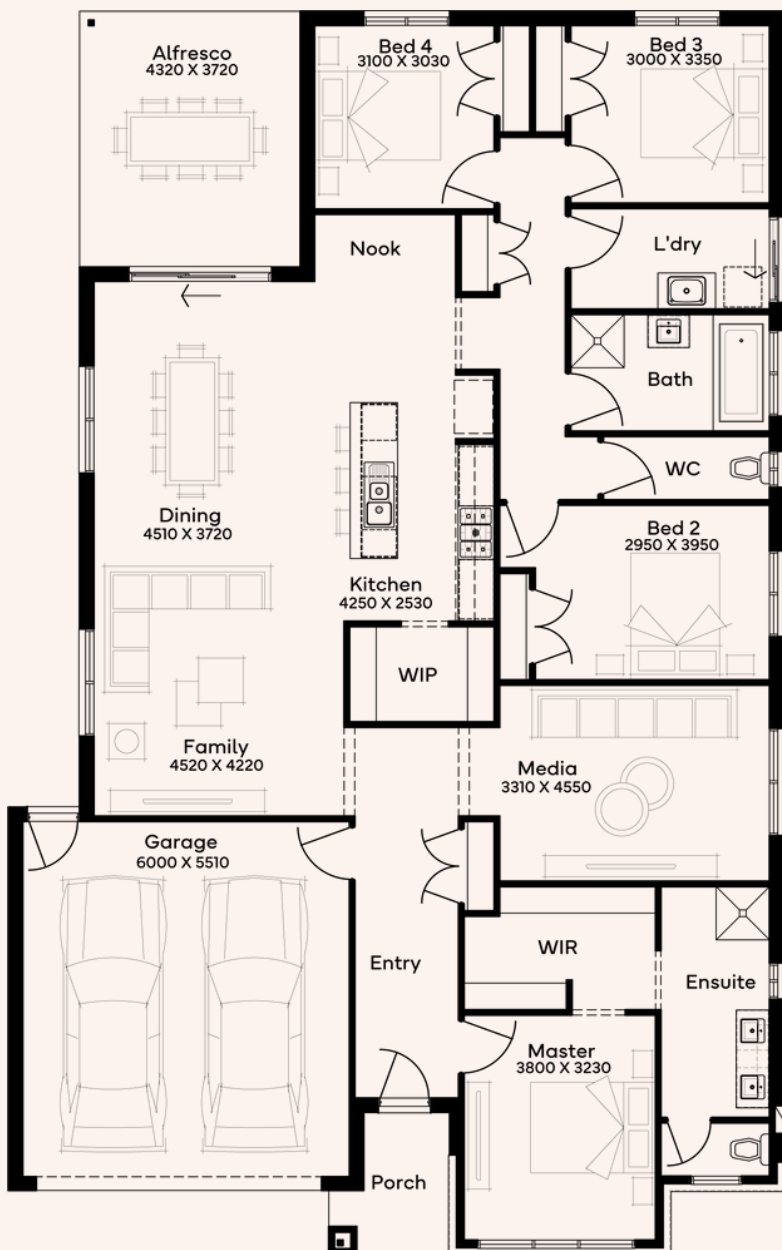
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**CLOVER
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MT BARKER

SIMONDS - AITKEN 27 | ELEVATE RANGE



LOT 103 ACADIA COURT, CLOVER WOOD, MOUNT BARKER

This 510m² allotment enjoys beautiful reserve views and overlooks established eucalypts, creating a beautiful backdrop for your new home. Connected to Clover Wood's planned walking trails, this allotment is perfectly positioned to embrace the outdoor lifestyle, with easy access to nature right at your doorstep.

Property Features

- Generous Site Cost Allowance
- Developer & Council Requirements
- Colourbond Sectional Garage
- 3.0 m ceiling height
- Door & Remote Controls
- 20 LED Downlights
- Floor Coverings Throughout, Choice of Tiles and Laminated Timber (carpet to bedrooms)
- 20mm Stone benchtops to Kitchen, Bathrooms and Ensuite
- Quality Stainless Steel Appliances
- Semi Frameless Shower screens
- Ducted Reverse Cycle Heating & Cooling

THE Signature SERIES

CLOVER
WOOD



RLA 268669

ROSSDALE HOMES
CLARENDON 256



LOT 109 ACADIA COURT,
CLOVER WOOD, MOUNT BARKER

Property Features



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM
\$987,000*

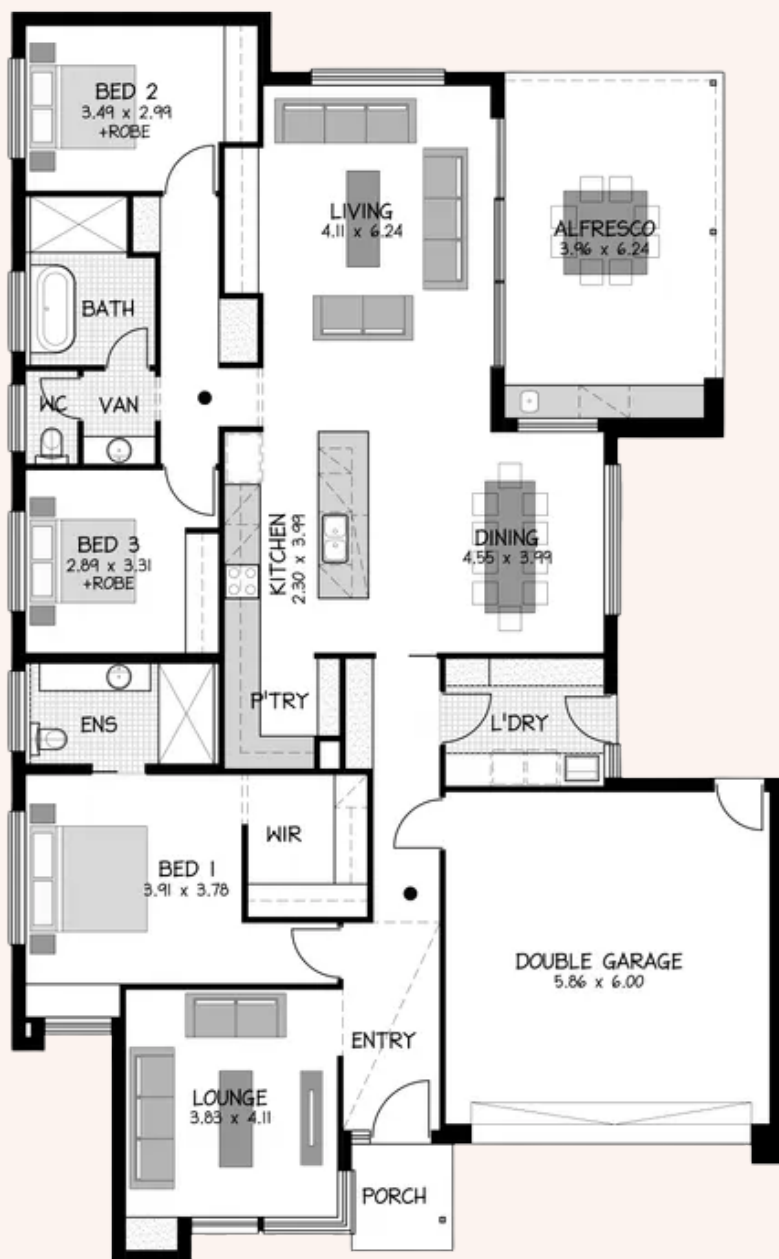
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THE Signature SERIES

**CLOVER
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MT BARKER

ROSSDALE HOMES - CLARENDON 256



LOT 109 ACADIA COURT, CLOVER WOOD, MOUNT BARKER

Set on a beautiful corner lot, Lot 109 offers 491m² of premium Adelaide Hills living. Overlooking a reserve and water feature, this allotment provides a peaceful and picturesque outlook.

Perfectly linked to the planned walking trails at Clover Wood, Lot 109 is ideally suited for those who love an active, outdoor lifestyle.

Property Features

- 3 Bed, 2 Bath, 2 Car, 2 Separate living areas, open-plan family/meals/kitchen area, walk-in pantry
- 2700 Ceilings
- Auto Panel lift garage door
- Facade as per image
- Ducted Reverse cycle aircon
- Solar PV System (up to 3.6kw)
- R5 insulation to ceilings, R2 to external and internal walls
- 20 mm Caesarstone benchtops to kitchen
- 900 mm appliance package
- LED downlight package
- Tiling to alfresco, porch
- Flooring Timber laminate to living, Carpet to Bedrooms
- Generous footings/ Siteworks allowance
- Stormwater
- Generous Allowance for garden landscaping and paving and driveway.

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MT BARKER



RLA 268669

WEEKS HOMES
AULDANA ONE



LOT 110 ACADIA COURT,
CLOVER WOOD, MOUNT BARKER

Property Features



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM

\$840,487*

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WEEKS - AULDANA ONE | HAMPSHIRE FACADE



LOT 110 ACADIA COURT, CLOVER WOOD, MOUNT BARKER

Nestled on Acadia Court, Lot 110 is 400m², and offers an Adelaide Hills lifestyle, along with elevated views over a reserve and water feature. This allotment offers a peaceful outlook and a naturally beautiful location just 5 minutes from Mount Barker, and just 35 minutes from the Adelaide CBD.

Property Features

- 2700 high ceilings
- 2400mm high entry door
- 2400mm high panel lift garage door
- Supply and install of carpet to bedrooms & WIR
- Supply and install of timber laminate flooring to remainder
- Fully ducted reverse cycle air conditioning
- Supaloc steel frames
- Base footing allowance
- Kitchen & bathroom joinery
- Fisher & Paykel stainless steel appliances
- R2.0 Insulation to external walls
- R5.0 Insulation to ceilings (including garage)
- Colorbond roof, gutters, & fascias
- 25-degree roof pitch
- Instantaneous gas hot water service
- Panel-lift garage door with remote control
- Iconic light switches
- 450mm x 450mm tiles to wet areas
- Built-in robes
- Stormwater allowance
- Temporary fencing during the build
- Full working drawings
- Full council approval
- Energy efficiency report
- Engineers full construction report
- Homeowners warranty insurance

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CLOVER
WOOD



RLA 268669

SIMONDS HOMES
GARDINER 25



LOT 111 ACADIA COURT,
CLOVER WOOD, MOUNT BARKER

Property Features



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM

\$835,048*

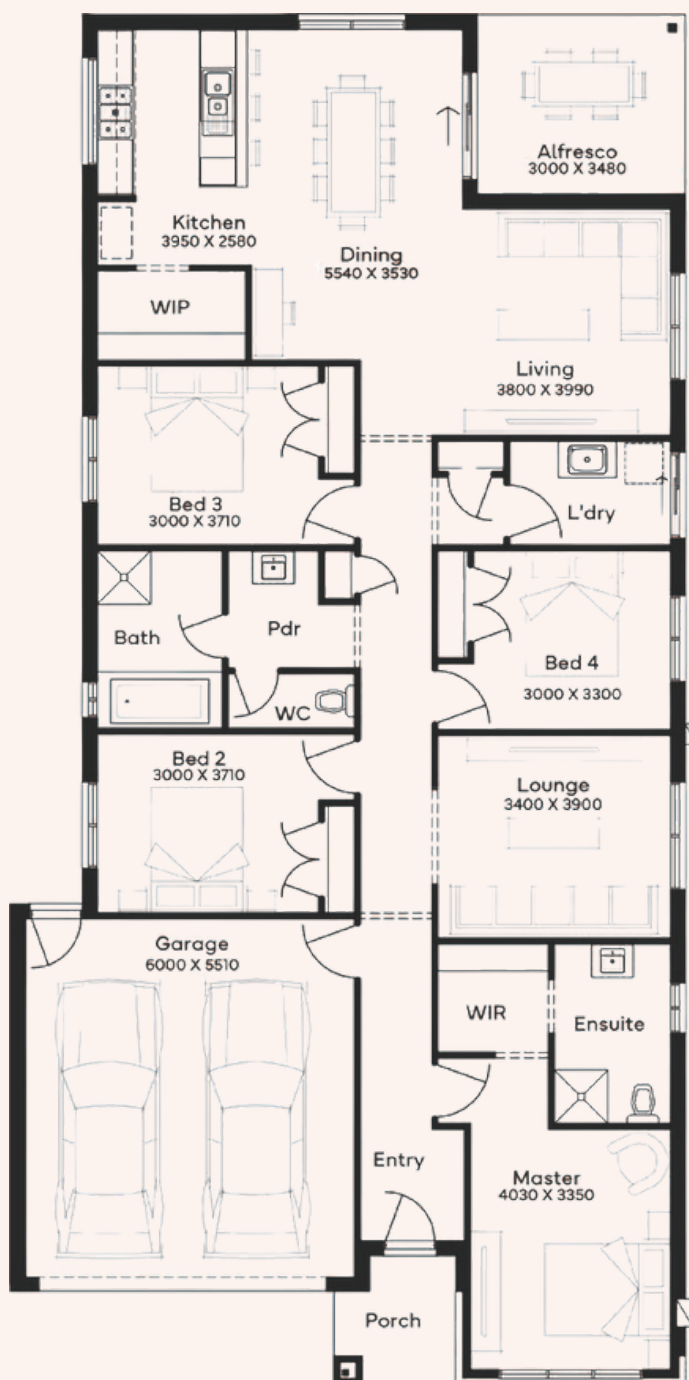
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MT BARKER

SIMONDS - GARDINER 25



LOT 111 ACADIA COURT, CLOVER WOOD, MOUNT BARKER

With elevated views across our landscaped water feature, Lot 111 is 420m² and enjoys a prime position within the Clover Wood masterplan. Enjoy Adelaide Hills living just 35 minutes from the Adelaide CBD in this beautiful Signature Collection home.

Property Features

- Generous Site Cost Allowance
- Developer & Council Requirements
- Colourbond Sectional Garage
- Door & Remote Controls
- 20 LED Downlights
- Floor Coverings Throughout, Choice of Tiles and Laminated Timber (carpet to bedrooms)
- 20mm Stone benchtops to Kitchen, Bathrooms and Ensuite
- Quality Stainless Steel Appliances
- Semi Frameless Shower screens
- Ducted Reverse Cycle Heating & Cooling

THE Signature SERIES

CLOVER
WOOD



METRICON HOMES
LANGDON 28



LOT 112 ACADIA COURT,
CLOVER WOOD, MOUNT BARKER

Property Features



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPING PACKAGE INCLUDED

PRICING FROM
\$976,800*

*Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Freedom by Metricon standard specification and price may vary depending on selections and additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Home design may be subject to Developer approval. Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Floor plan is a representation of a Aspire facade unless otherwise stated. Land supplied by developer. Land prices and availability are subject to change without notice. All home and land packages are subject to developer approval. Photos depict fixtures and finishes not supplied by Metricon namely landscaping and fencing. Accordingly any prices above do not include the supply of the items. These photos are for illustrative purposes only and may include upgrade items. Metricon is not in any way responsible for the provision of finance or credit assistance. SA Builder's Licence BLD231776.

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METRICON - LANGDON 28 | PEAK FAÇADE



LOT 112 ACADIA COURT, CLOVER WOOD, MOUNT BARKER

Lot 112 enjoys a premium, elevated position on Acadia Court, capturing views over a reserve and water feature. Set within Clover Wood, this home site offers the perfect balance of masterplanned community living and the relaxed, scenic lifestyle of the Adelaide Hills—just five minutes from the conveniences of Mount Barker.

Property Features

- Feature brick pillar to front facade
- 2.7m ceilings height
- Lifetime structural guarantee
- 450mm Eaves
- Over head kitchen cupboards (2 x sets)
- 2 x Living areas
- Walk in pantry
- Walk in linen
- Outdoor room
- Feature woodstained entrance door
- Aggregate concrete to driveway & front perimeter
- Concrete to remaining perimeter
- Stormwater

CLOVER WOOD



MT BARKER

ACADIA

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