

STCLAIR

Clover Townhomes Now Open for Inspection

One of the Clover homes has been furnished by local interior designers Presenting Beautiful Homes to showcase the size of the Clover floorplan and what you can do with the space.

If you haven't already, arrange a private viewing and check out the wetland sanctuary views from the large balcony.

Call Joel on 0437 897 703 to arrange a time.

Community news.

Winter 2019

Edition 2



Master bedroom with a view



Title & Construction Update

There's been a lot of construction activity at St Clair with the construction of the 3 storey Clover Townhomes on Pyers Street and the Aqua Townhomes on St Clair Avenue. It really is exciting to see the St Clair community continue to grow. The Clover Townhomes are now complete with two new residents already moved in. Be sure to make them welcome!

The Aqua collection is also complete. Comprising a 2 bedroom loft apartment, 2 bedroom + 3 bedroom floorplans, there is a design to suit everyone.

Prices start from a low \$359,000 for the loft apartment up to \$460,000 for the larger three bed, 2.5 bath, 2 garage home.

Now complete the Aqua Townhomes are ready to view. Call Joel to arrange your private viewing.

Should you have any questions or queries about the construction of our AVJennings built homes, or the settlement process, please contact our Customer Service Officer,

Stephen Bates.
E: sbates@avjennings.com.au
P: 08 8300 0724

Final Land Now Selling

If you are looking to build your dream family home at St Clair, this is really your last chance. With only 5 lots to go, there is no time to wait. The final few lots are in a convenient location close to walking paths, the wetland sanctuary, St Clair Avenue, St Clair shopping village and train station.

Sizes are from a compact 280m² up to a family sized 459m². For home design inspiration, visit our display village builders who have the ideal designs to suit the land lots available.



Aqua Townhomes now complete!

After a short six months of construction, the Aqua Townhomes on St Clair Avenue are now complete.

A mix of one loft apartment, two 2-bedroom and six 3-bedroom townhomes, there is a plan to suit all needs and budgets whether you are a first time buyer, downsizer or investor. Every home boasts views of the St Clair wetlands, some with views to the Adelaide Hills.

Features include:

- AEG kitchen appliances
- Undercover Alfresco area
- Tiles to common areas, carpet to bedrooms
- Air-conditioning
- Fully landscaped including fencing, letterbox and clothes line
- Car accommodation for either one or two cars

A complete turnkey solution where everything is done for you, these homes are filled with features to make your new home journey a breeze. All you need to do is move in!

The Loft is priced at \$359,000, the 2-beds from \$409,000 and 3-beds from \$445,000. Secure with just a \$10,000 deposit, no more to pay until settlement.

For individual home details or to arrange a private viewing, call Joel on 0437 897 703.

*Prices correct at time of print. Only one loft apartment available. \$409,000 price applicable for lot 2. The \$445,000 price point is for lots 3, 4, 6 and 8.





5 Ways to Keep the Germs at Bay this Winter

Are you looking for ways to avoid being struck down by the flu? Although complete immunity can't be guaranteed, we have put together some top tips that might protect you from getting sick as we head into flu season.

The best way to prevent seasonal flu is to get vaccinated each year, but good health habits like covering your mouth when you cough and washing your hands regularly can help stop the spread of germs. Below are five ways to keep the germs away and keep you and your family healthy!

1. Maintain your immune system

The immune system protects your body from infection. When it's in tiptop shape and functioning properly, the immune system attacks threats such as flu viruses. For most people, the immune system does a good job of regulating itself. But you can benefit your whole body, including your immune system by implementing healthy strategies. Make sure to consume a fruit and vegetable-rich diet, sleep for 7-9 hours each night and try and reduce stress.

2. Control humidity

A review of studies conducted over the last decades shows that homes kept at 40-60% relative humidity are likely

to have fewer flu viruses lingering in the air. Available at most hardware stores and online retailers, hygrometers provide a digital readout of the relative humidity in your home and are compact and low-cost.

3. Disinfect surfaces

This idea is likely one you've heard many times before, but it is still one of the most effective and easy flu prevention methods. When disinfecting, think beyond the countertop and focus on the objects used most throughout the home. Think TV remotes, doorknobs and appliances!

4. Keep up a healthy lifestyle

It's important to look after your own health and do all the things we should be doing on a daily basis. Make sure you are getting adequate rest, good nutrition and keeping your allergies controlled.

5. Avoid touching your eyes, nose and mouth

Did you know that flu germs can live up to two to eight hours on hard surfaces? That's why it's easy to pick up flu germs without knowing it. Learning to keep your hands away from your face can be vital to staying healthy.

Promote Your Business

Do you have a local business you'd like to promote? Send an email with details, photo and phone number and we'll include it in our next newsletter and share on the St Clair Facebook page.

Melissa
Email: mashby@avjennings.com.au





Cheap and easy activities to keep you busy this winter:

1. Head into Adelaide CBD for the Beer and BBQ festival July 12-14
2. Watch the Adelaide Crows train at Hindmarsh Stadium
3. Take the family for a swim at the Adelaide Aquatic Centre
4. Head north and check out the amazing Adventure Playground at St Kilda only 30minutes drive away
5. Visit the local Woodville library for one of its many weekly or monthly programs
6. Tuck yourself away in a warm and cozy spot and read a book
7. Get into the garden! Tidy, trim, mulch and sew your vegie seeds now for a summer crop

St Clair Refer A Friend Turn your friends & family into neighbours & receive a **\$1,000 EFTPOS** gift card!

Having friends and family live close by is a reward in itself, but AVJennings is sweetening the deal with a \$1,000 gift card for St Clair purchasers and residents who successfully refer family or friends to purchase new land. That's a thousand more reasons to love your neighbour.

Call us on 131 878 to request a referral pack.

Your community developer.

STCLAIR

Visit our Sales & Information Centre

294 St Clair Avenue,
St Clair, SA, 5011

Call

Joel Macri: 037 897 703

Open

Mon - Wed 12pm to 5pm
Sat - Sun 12pm to 5pm

Disclaimer: All images and descriptions contained in this brochure are indicative only and have been prepared in good faith with due care. Alterations may occur without notice after the date of printing, July 2019. No liability for negligence or otherwise is assumed by AVJennings Properties Limited or its related entities. ® Registered Trademark. © AVJennings Properties Limited. ABN 50 004 601 503. Builders Licence CDB-U57318.

AVJennings[®]