

THE  
ENTRANCE  
ANGLE VALE







Neighbouring the Virgara Winery, The Entrance offers a wonderful lifestyle in a vibrant community.







# You've arrived at the entrance.

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Ever wanted to live next to a winery, surrounded by vineyards and open spaces... where a sense of country is balanced with the reality of convenience. Where you feel at ease, where the kids can play outside and bikes can be ridden safely. Where there's a feeling of tradition and community, where people who've worked the land are now sharing the land and welcoming a new generation of families... creating a place to grow, affordable and open, with room to breathe.

So... ever wanted to live next to a winery?

Well, you can... now you've arrived at *The Entrance*.

# Space to grow.

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*The Entrance* is a beautiful, master-planned estate that embraces up to 10 hectares of open land and vineyards. Once part of Virgara Family Estate, the space is simply beautiful, and the natural gumtree and vineyard entrance is magnificent... so magnificent, it inspired the name.

Incorporating 750 spacious allotments (most over 480m<sup>2</sup>) dotted with parks, reserves and riding trails, *The Entrance* is a safe, family friendly environment where people can connect and socialise. And, of course, Virgara Wines is literally next door, with its highly regarded Sneaky's Restaurant for lovers of Italian food.

In keeping with its historic neighbour, *The Entrance* incorporates rustic elements to streetscapes, fences and other amenities, creating a sense of unity and belonging.







It feels like an escape, with beautiful spaces that bring people together.











# The vision.

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Creating an amazing development like *The Entrance* is a 10 year project. Our aim is to make the community of Angle Vale a better place by providing an expected 1650 residents with a beautiful environment in which to grow and prosper.

The vision is to achieve an attractive and vibrant residential community embracing the ideals of housing choice, affordability and sustainability. We've worked closely with key stakeholders and embraced the unique setting of Virgara Wines. There's no doubt, *The Entrance* will capture many people's hearts.



### Education

- 01. Trinity College
- 02. Riverbanks College (B-12)
- 03. Angle Vale Primary School
- 04. 'Where we Grow' Childcare Centre
- 05. Stepping Stone Angle Vale Childcare & Early Development Centre

### Food & Wine

- 06. Virgara Wine Estate
- 07. Sneaky's Restaurant
- 08. Angle Vale Tavern
- 09. Tailor Made Pizza & Pasta
- 10. The Bakery 101
- 11. Virgara Fruit & Veg

### Convenience

- 12. Angle Vale Medical Centre
- 13. Drakes Supermarket
- 14. OTR 24/7 Subway & petrol
- 15. Community Sports Centre
- 16. Bunnings Hardware
- 17. Angle Vale Hardware
- 18. Post Office
- 19. Northern Expressway
- 20. Future Medical Centre







This desirable part of Adelaide's north offers a fantastic, open space lifestyle that's affordable and well connected.

# Making the connection.

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*The Entrance* is situated within walking distance of the Angle Vale shopping precinct and shares the lawns of Virgara Wines and the famous Sneaky's Restaurant.

Angle Vale has transformed into a modern, vibrant community with a real sense of identity. It's well connected to local amenities, around the corner from the community sporting centre and within walking distance of Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern and a number of local shops and businesses. In 2022, the new super school Riverbanks College opens its doors and will accommodate students from B-12.

The dedicated walkways and access points connecting *The Entrance* to the surrounding community are part of the master-planned vision. It's about being inclusive and embracing the local community - growing and thriving as one.

Public transport is available with Hail N Ride bus stops nearby and the Munno Para railway station, just a 5-minute drive. And, of course, The Barossa, Clare Valley and Yorke Peninsula are not far away.



**750**  
NEW HOMES

**32m+**  
DEEP ALLOTMENTS

**1650**  
EXPECTED RESIDENTS

**15-18m**  
MAJORITY WIDE LOT FRONTAGES

**10HA**  
PARKS & RESERVES

**2030**  
COMPLETION DATE

## More space. Bigger blocks.

*The Entrance* is an integrated and visually appealing community that further improves the surrounding area. We have created a set of thorough design guidelines and encumbrances that will ensure this development looks beautiful for generations to come.







# Masterplan



With over 40 years experience, it is our long standing commitment to deliver sustainable, healthy and vibrant communities that transcend generations.

59

COMPLETED  
THRIVING  
COMMUNITIES

01

1ST SA CARBON  
MANAGED  
DEVELOPMENT

42

FOR OVER  
42 YEARS

07

SEVEN ACTIVE  
DEVELOPMENTS

# Creating better communities.

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Fairland is a one of Australia's leading residential developers, creating award winning master-planned communities, medium density housing and infrastructure redevelopment.

## A strong legacy

Fairland don't just sell land; we create communities. Safe and sustainable environments that connect people and give them a sense of belonging.

## Our people

The foundation of our team is built on individuals who are exceptional and passionate in their field of expertise. We harness that wealth of knowledge to collaborate and ensure our projects deliver strong positive outcomes.

## The environment

Sustainability and the environment are core components of every project and development Fairland undertakes. More than that, it's an attitude that affects the way we work, think and plan. As a developer, we've been at the forefront of water conservation and energy efficiency. Creating sustainable communities is not an easy thing to do, but the results have been well-worth the time and effort.





## Purchasing land has never been easier.

With a dedicated holds system, you can secure a block by contacting our sales consultant and submitting your details at [anglevale.com.au](http://anglevale.com.au).

A 'contract request' link is issued to you, where all details are entered including conveyancer and broker information.

This allows you to purchase a block right from the comfort of your own home.

A \$4,000 deposit is to be paid on the next business day after the cooling off period expires.

For more information visit [anglevale.com.au](http://anglevale.com.au) or contact Rob Brereton on 0412 738 017 email: [robb@fairland.com.au](mailto:robb@fairland.com.au)

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