# Twine Walk

## House & Land Collection

PRESENTED BY **BROOKMONT LIVING**

THE TWINE WALK COLLECTION

*The Twine Walk Collection is being sold off the plan. The Twine Walk Collection offers five boutique Torrens titled homes in a premium reserve side location. Positioned south of Brookmont Reserve and delivered with Rivergum Homes, this limited release combines modern design with a peaceful natural setting.*

IN PARTNERSHIP WITH

Rivergum

BROOKMONT LIVING

03

# Twine Walk

## *Streetscape Elevations*

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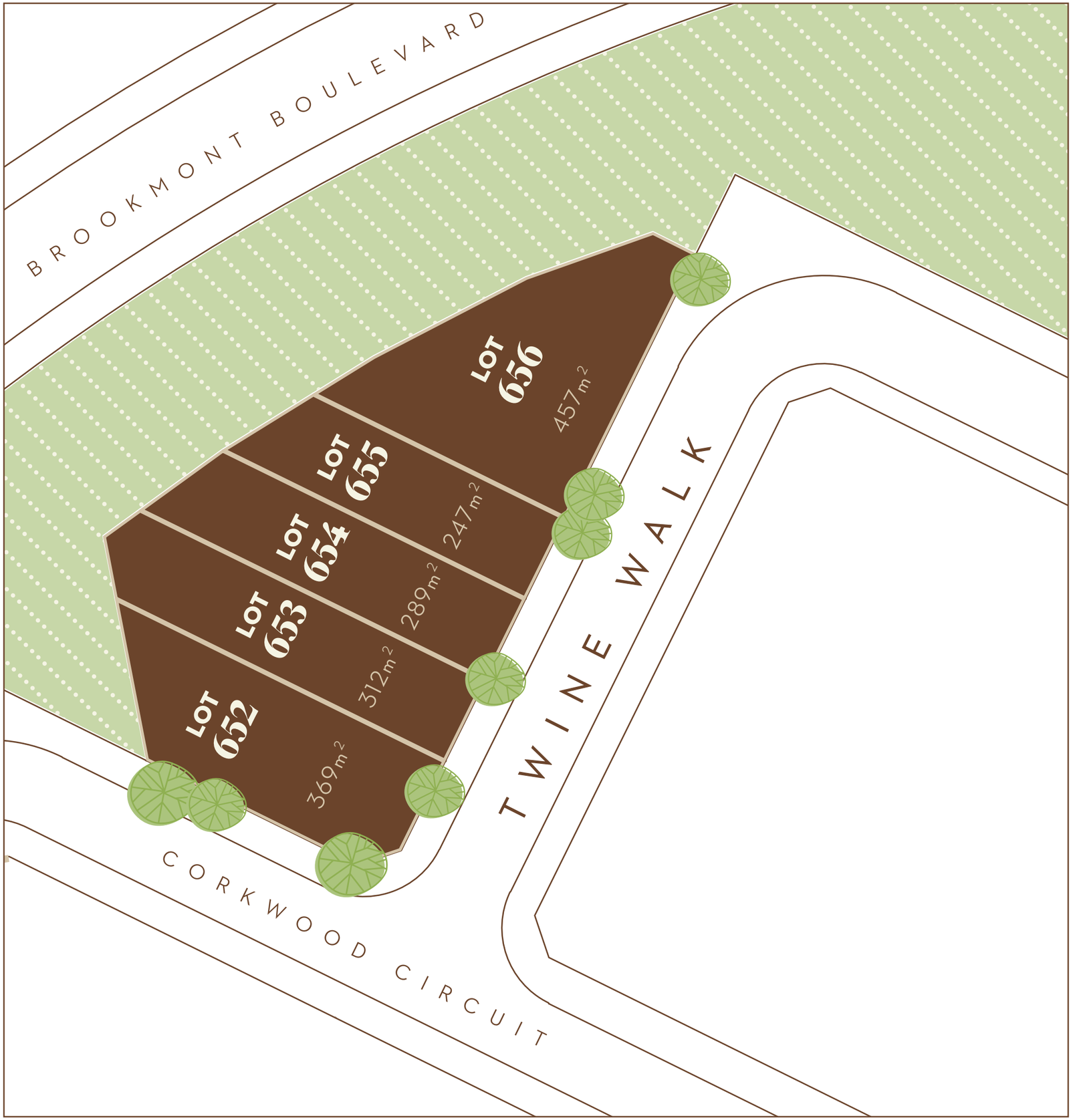


# A New Chapter at Brookmont

The Twine Walk Collection is located within the Brookmont development, a contemporary master planned community that will be home to over 975 new families.

Brookmont is sited on the corner of Curtis Road and the Northern Expressway, providing quick access to Adelaide or to the Barossa Valley and beyond.

The subdivision and landscape design has been undertaken by some of Australia's most experienced designers. New parks, walking and cycling trails enable you to relax and enjoy where you live.

Twine Walk forms part of Stage 6, a premium land release defined by its strong focus on lifestyle, community connection, and walkability. This thoughtfully designed precinct places residents within easy walking distance of landscaped reserves, playgrounds, and pedestrian pathways, encouraging an active outdoor lifestyle.

The Twine Walk Collection is being sold of the plan. The purchaser will be required to entre a land contract with Brookmont Property Development Pty Ltd. The purchaser will also enter a building contract with Rivergum.

The purchaser will settle the land with Brookmont Property Development Pty Ltd and then pay construction progress payments on the home with Rivergum.

| Lot No. | Total Area | Frontage | Depth |
|---|---|---|---|
| 652 | 369 m2 | 9.5 m | 34.56 m |
| 653 | 312 m2 | 8.5 m | 36.2 m |
| 654 | 289 m2 | 8.5 m | 31.73 m |
| 655 | 247 m2 | 8.5 m | 26.42 m |
| 656 | 457 m2 | 27.8m | 27.8 m |

# Lot 652

3 | 2 | 1 | 1 | 163 M²

| Area | Size |
|---|---|
| Alfresco | 7.92m2 |
| Garage | 21.51m2 |
| Living | 125.79m2 |
| Porch | 7.52m2 |
| **Total** | **162.74m2** |

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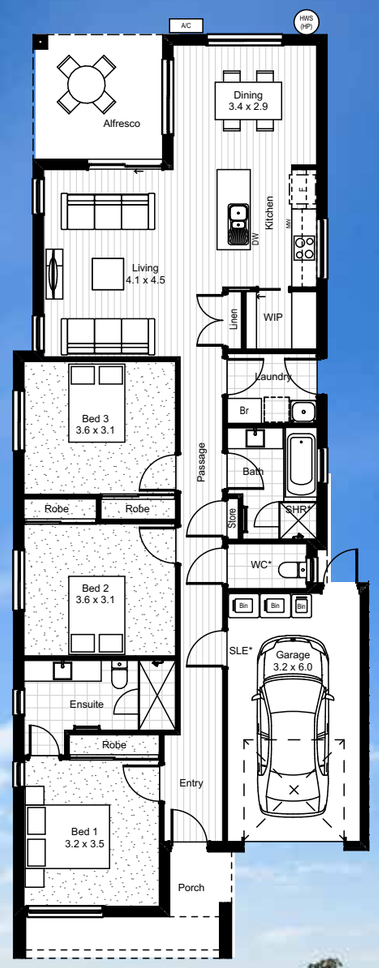

# Lot 653

3 | 2 | 1 | 1 | 166 M²

| Area | Size |
|---|---|
| Alfresco | 6.39m2 |
| Garage | 21.28m2 |
| Living | 132.01m2 |
| Porch | 6.33m2 |
| **Total** | **166.01m2** |

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# Lot 654

3 | 2 | 1 | 1 | 160 M²

| Area | Size |
|---|---|
| Alfresco | 8.87m2 |
| Garage | 21.51m2 |
| Living | 122.48m2 |
| Porch | 7.52m2 |
| **Total** | **160.38m2** |

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# Lot 655

3 | 2 | 1 | 1 | 155 M²

| Area | Size |
|---|---|
| Alfresco | 6.36m2 |
| Garage | 21.28m2 |
| Living | 121.48m2 |
| Porch | 6.33m2 |
| **Total** | **155.45m2** |

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# Lot 656

| Area | Size |
|---|---|
| Alfresco | 11.19m2 |
| Garage | 34.38m2 |
| Living | 129.25m2 |
| Porch | 12.54m2 |
| **Total** | **187.30m2** |

3 2 1 2 187 M²

# Plans & Inclusions

# Lot 652

3 2 1 1 162 M²

| Area | Size |
|---|---|
| Alfresco | 7.92m2 |
| Garage | 21.51m2 |
| Living | 125.79m2 |
| Porch | 7.52m2 |
| **Total** | **162.74m2** |

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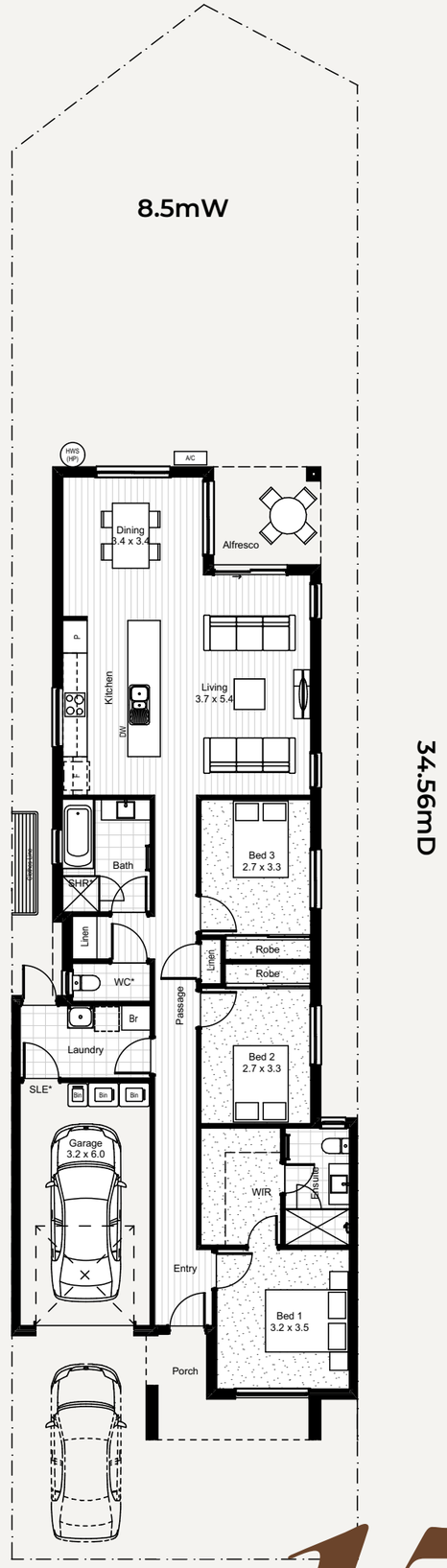

# Lot 654

3 2 1 1 160 M²

| Area | Size |
|---|---|
| Alfresco | 8.87m2 |
| Garage | 21.51m2 |
| Living | 122.48m2 |
| Porch | 7.52m2 |
| **Total** | **160.38m2** |

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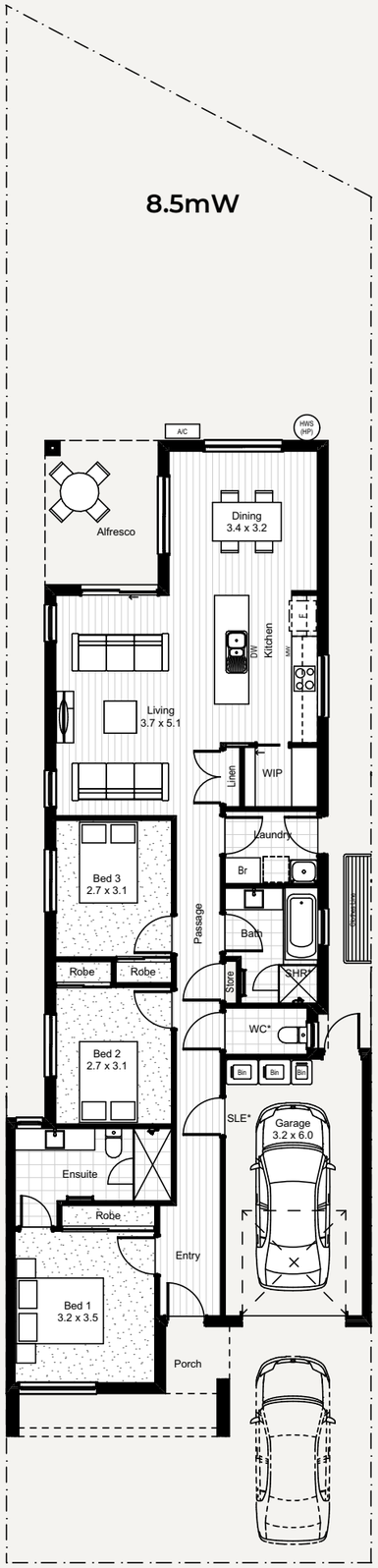


# Lot 655

3 2 1 1 155 M²

| Area | Size |
|---|---|
| Alfresco | 6.36m2 |
| Garage | 21.28m2 |
| Living | 121.48m2 |
| Porch | 6.33m2 |
| **Total** | **155.45m2** |

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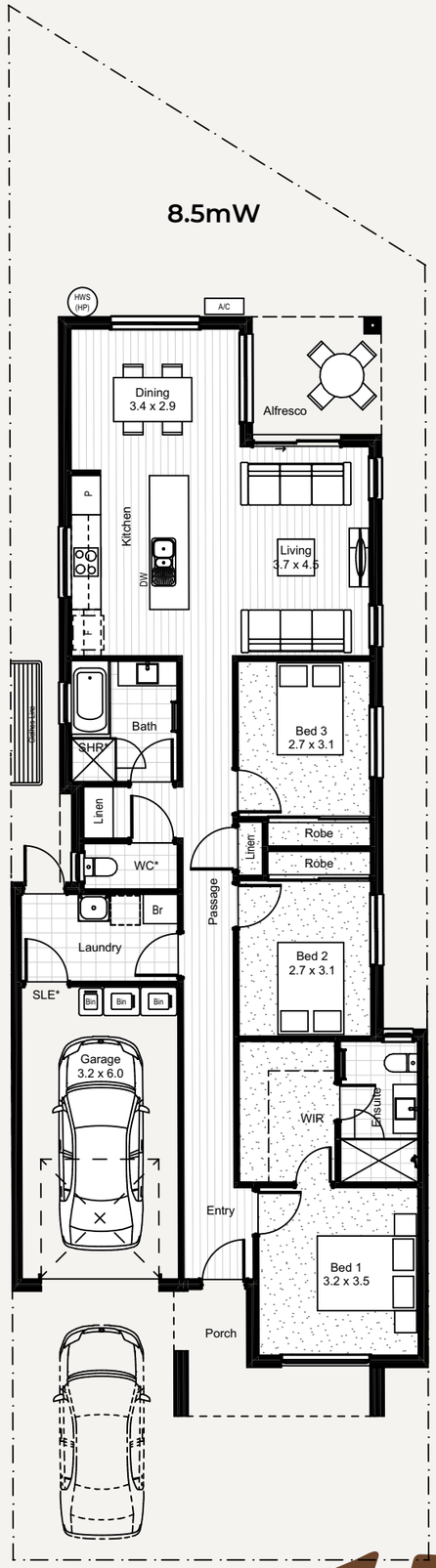
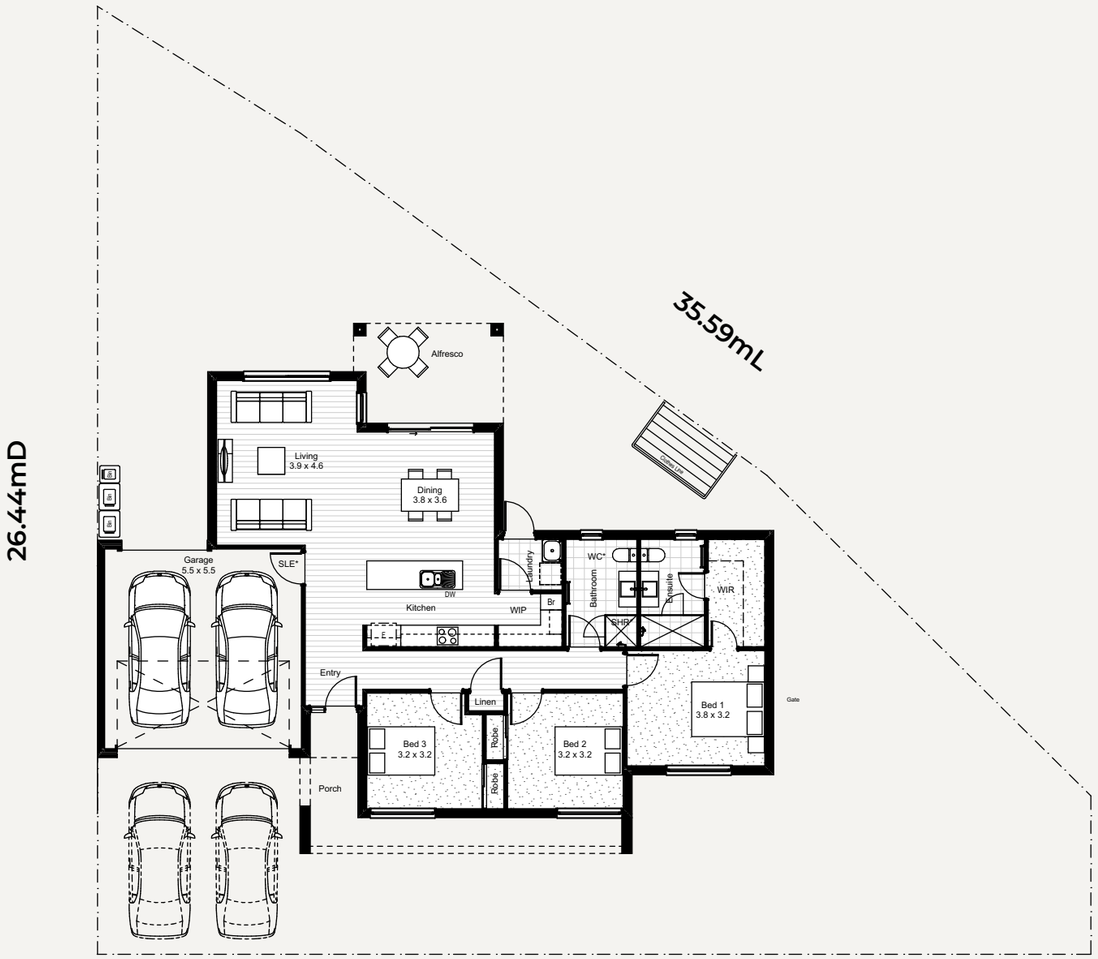


# *Lot 656*




**27.8mW**

| 3 | 2 | 1 | 2 | 187 M² |
|---|---|---|---|---|

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|---|---|
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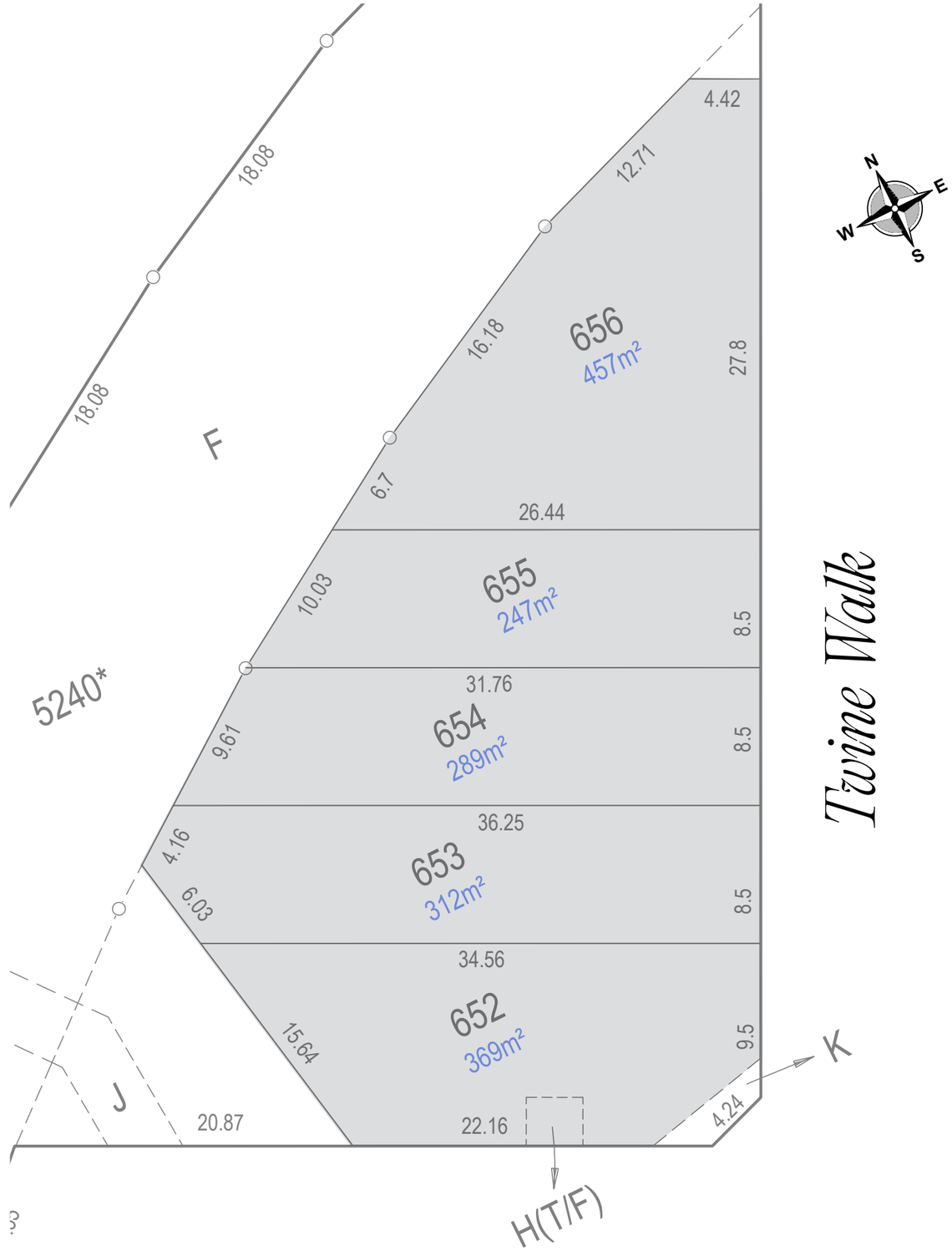

# Inclusions

### STRUCTURAL & EXTERNAL

> Concrete slab foundation
> Timber or steel wall & first-floor framing
> 2700mm ceiling height throughout
> Colorbond® steel roof, fascia & gutters
> Brick, render, FCS or AAC external cladding options
> Concrete paver driveway
> Concrete paver courtyard
> Concrete sleeper retaining (where required)

### LANDSCAPING

> Front and rear irrigated garden beds
> Lockable letterbox
> Fold-down clothesline
> Rainwater tank (plumbed to WC per engineering)
> 1800mm Colorbond Good Neighbour fencing
> Rear fencing includes open-panel sections overlooking reserve

### WINDOWS & DOORS

> Aluminium-framed windows with keyed locks
> Flyscreens to all operable windows and sliding doors
> Solid flush-panel entry door
> 2340mm internal flush-panel doors

### KITCHEN

> 20mm engineered stone benchtops
> 1½ bowl stainless steel sink
> Chrome mixer tap
> Laminate cabinetry with chrome T-bar handles
> 600mm Haier electric induction cooktop
> 600mm Haier electric oven
> 600mm Haier stainless steel retractable rangehood (ducted)
> Haier stainless steel dishwasher
> Tiled splashback
> Fridge & microwave provision

### BATHROOMS & ENSUITE

> Laminate benchtops & cupboards
> Frameless mirror
> Ceramic tiling - 2100mm to shower walls / 1200mm to remainder of walls
> Rail shower & framed clear-glass shower screen
> Back-to-wall ceramic toilet suite
> Chrome accessories throughout

### LIVING, BEDROOMS & FINISHES

> Laminate timber-style flooring to entry, passage, kitchen, living/dining
> Carpet to all bedrooms & robes
> Roller blinds throughout (excluding wet areas)
> Built-in or walk-in robes (design dependent)

### COMFORT & SERVICES

> Ducted reverse-cycle air-conditioning
> 2.0kW solar system
> Electric heat-pump hot water service
> NBN provision
> Roof-mounted digital TV antenna
> Termite treatment included

### LIGHTING & ELECTRICAL

> LED downlights throughout
> Light/fan/heater units to ensuite & bathroom
> Double powerpoints throughout
> TV point to living
> External double powerpoint to alfresco
> Data point adjacent to living room TV point
> Automatic panel-lift garage door with 2 remotes

### LAUNDRY

> Integrated trough with storage cabinet
> Ceramic tile floor & splashback
> Broom cupboard

# Price Schedule

Twine Walk
House & Land Collection

| Lot No. | House Size m² | Land Size m² | Pricing |
|---|---|---|---|
| 652 | 162.74 | 369 | $825,000 |
| 653 | 166.01 | 312 | $795,000 |
| 654 | 160.38 | 289 | $775,000 |
| 655 | 155.45 | 247 | $725,000 |
| 656 | 187.30 | 457 | $890,000 |

Details and Pricing as per April 2026.
Subject to change. RLA 301254 *GST inc.

*Discover a place you'll love coming home to at The* **Twine Walk Collection**. *With just five Torrens titled homes available, this exclusive release offers the rare combination of* **modern comfort** *and a* **peaceful** *reserve-side setting perfect for relaxed, everyday living.*

THE TWINE WALK COLLECTION

For all Sales Enquiries

**Leo Cuzman**

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E leo@brookmont.com.au

Brookmont Sales Gallery.
Corner of Andrews Road
and Lillypilly Walk
Andrews Farm SA 5114

RLA 301254

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