

## LAND

The median house price in Baldvis is \$485,000, and \$538,000 in Southern River.

Source: REIWA

# Join the strata villa people

VILLA-STYLE living in smaller, low-maintenance homes has taken off in Southern River, where 70 per cent of the turnkey house-and-land packages in the first stage of the Park Avenue Estate have been reserved.

Earthworks for Claymont's \$80 million, 351-lot project are progressing well.

Park Avenue, at the corner of Holmes and Lakey streets, is within walking distance of a library and shops at Amherst town centre and The Vale shopping centre.

Director Lily Wong said each strata village would have its own lap pool and landscaped barbecue areas. There would also be a separate strata-village community for over-55s.

Ms Wong said 70 per cent of Stage 1A, comprising 40 one to three-bedroom villas offered under "expression of interest" since June,



**An artist's impressions of how the Park Avenue Estate in Southern River is expected to look.**

had now been reserved. "These villas are in the form of house-and-land packages on fixed-price complete turnkey basis," she said.

"This means that the fixed-price

contract does not fluctuate once the contract is signed. Each home is complete with stainless-steel appliances, airconditioning, hot water system, light fittings, window

treatments, floor covering, fencing, landscaping and site costs."

Only three of the three-bedroom, two-bathroom, double lock-up garage versions remain available. Others



include a one-bedroom, one-bathroom home with a study, and three-bedroom, two-bathroom villas with single lock-up garages.

The sales results have prompted Claymont to bring forward 44 villas in Stage 1B.

The one-bedroom, one-bathroom villas with a single lock-up garage are priced from \$293,000. Three-bedroom, two-bathroom villas with a single lock-up garage start at \$348,000 and the three-bedroom, two-bathroom villas with a double lock-up garage will cost from \$375,000.

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