

"THE MEADOWS"

KANGAROO VALLEY

Development of 19 Lifestyle Lots



OWN A PIECE OF YOUR DREAM

ACREAGE LOTS FOR LIFESTYLE LIVING

98 ACRES OF LUSH GREEN COUNTRY WITH HORSE RIDING TRAILS,
RUNNING CREEKS AND AN ABUNDANCE OF WILDLIFE ALL TO BE
ENJOYED IN THIS LIFESTYLE DEVELOPMENT

SOMETHING MAGICAL

WITH BEAUTIFUL MORNING MIST, A PATCHWORK OF FARMLAND, AUSTRALIA'S LAST SURVIVING WOODEN SUSPENSION BRIDGE AND RAINFOREST SPILLING DOWN THE ESCARPMENT, THERE'S SOMETHING MAGICAL ABOUT KANGAROO VALLEY.

ONLY 2 HOURS AWAY

KANGAROO VALLEY IS LOCATED BETWEEN THE SOUTHERN HIGHLANDS AND THE NSW SOUTH COAST,

ABOUT TWO HOURS' DRIVE FROM BOTH SYDNEY AND CANBERRA.

ACCOMMODATION IN KANGAROO VALLEY RANGES FROM LUXURY SPA RETREATS TO HOLIDAY COTTAGES AND CAMPGROUNDS.



LOCATION & PROXIMITY

NOWRA

20 minutes

BERRY

25 minutes

SEVEN MILE BEACH

30 minutes

KIAMA

40 minutes

WOLLONGONG

60 minutes

KANGAROO VALLEY IS FAMOUS FOR



Waterfalls & Outdoor
Adventures



Fascinating colonial history



Delicious food & wine

KEY ATTRIBUTES



WATERFALLS & OUTDOOR ADVENTURES

This secluded oasis in the Shoalhaven coast provides a rejuvenating getaway. Explore the beautiful valley and tranquil Kangaroo River by hiring a kayak or canoe. For those wanting to submerge in the landscape the spectacular Fitzroy Falls is less than 20kms away. Experience the Valley on foot or horse ride through pristine bush, grazing land and enjoy the views.

FASCINATING COLONIAL HISTORY

Dating back to 1870, Kangaroo Valley's main street evokes a sense of country charm, with its tea rooms and heritage-listed pub, The Friendly Inn. Discover fascinating colonial history at the Kangaroo Valley Pioneer Village Museum or follow the Kangaroo Valley Historic Village Walk which takes in the historic Hampden Bridge with its large sandstone turrets. Kangaroo Valley is one of seven enclosed Valleys in Australia making it a unique environment in its own right.



DELICIOUS FOOD & WINE

Kangaroo Valley is known for its famous pies. Stop by the Kangaroo Valley Pie Shop and Kangaroo Valley Bakehouse for freshly made treats. For dessert, visit the Kangaroo Valley Fudge House and Ice Creamery or Sweet As Kangaroo Valley for locally made fudge and lollies.

Take a short drive to Upper Kangaroo River for wine tasting and a cheese platter at Yarrawa Estate, and to buy seasonal farm produce. Sample delicious local olives and olive oil at Kangaroo Valley Olives. You can also hone your culinary skills at Flavours of the Valley, a cooking school that uses local produce.

"THE MEADOWS"

LIFESTYLE SUBDIVISION

**98 ACRES (approx. 40 HA)
with surrounding mountain
ranges**

**Development of 19 lifestyle
acreage lots (15 x 1 acre and
4 x 2 acre with residual
community land)**



THE SUBDIVISION OFFERS:

**Access to private bushland
with horse riding trails**

**3 water filled dams for
recreational use**

**Native scenery with
opportunities to spot
wildlife such as Wallabies
and Kangaroos**



THE SUBDIVISION OFFERS:

**Resident owned horse stables
and facilities**

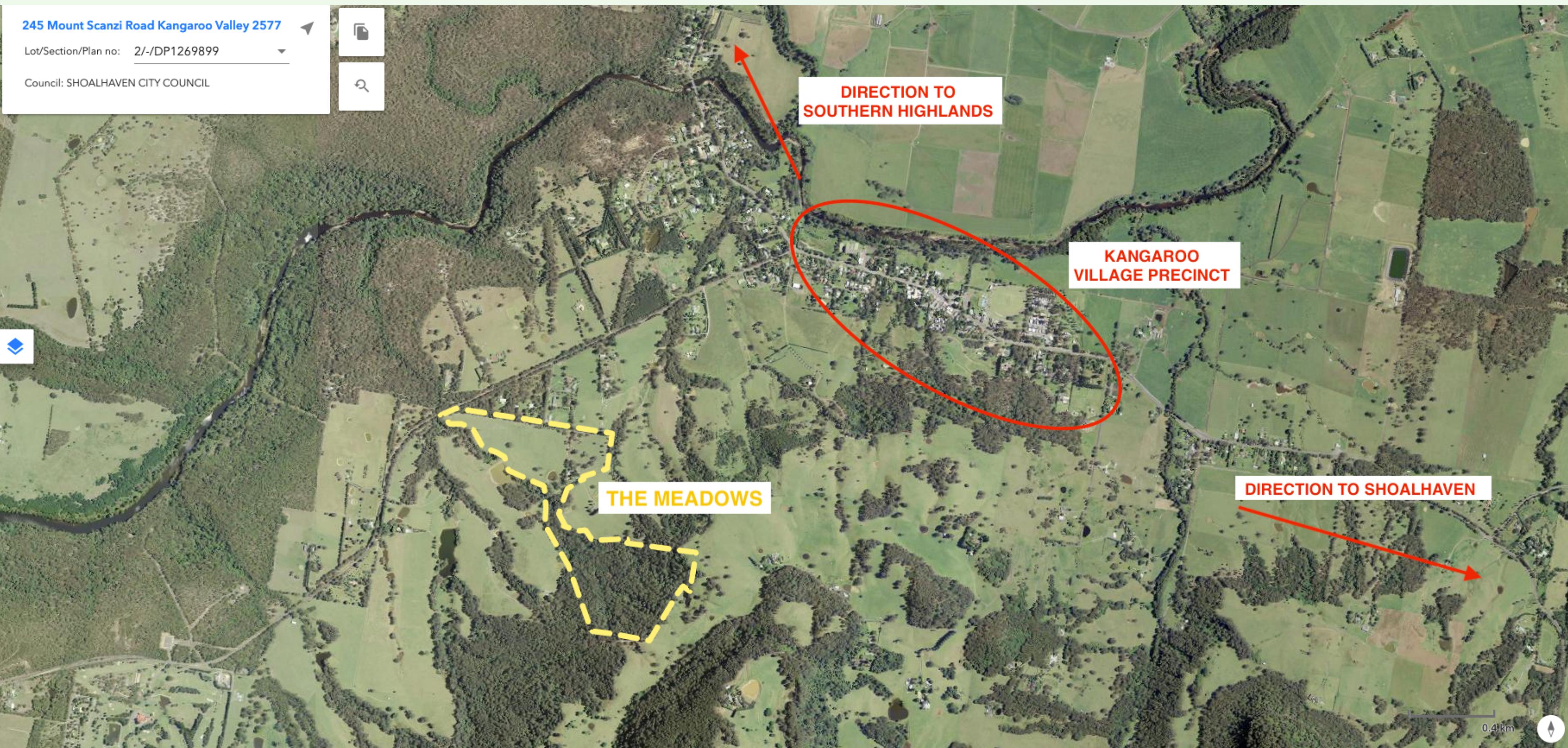
**Bush walking and mountain
bike tracks**

Community recreation centre

**Access to Kangaroo Valley Golf
Course and the soon to be
developed exclusive Devon
Hills Resort & Spa**



PROPERTY LOCATION



SUBDIVISION CONCEPT



SUBDIVISION CONCEPT





AVONDALE

PROPERTY GROUP

BROUGHT TO YOU BY:

DEVELOPED BY: AVONDALE PROPERTY GROUP

DEVELOPMENT SERVICES BY: QC PROJECT MANAGEMENT PTY LTD

PRESENTED & MARKETED BY:



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