

# Aberdeen

STAGE  
FOUR



## THE PODOLAC RELEASE

Lots ranging from 330m<sup>2</sup> to 370m<sup>2</sup>

*by Integra*



BOSKARIN DRIVE

PEMBROKE STREET

LIMOUSIN WAY

PODOLAC DRIVE

NAGORI ROAD

Horman Park

ASTURIAN WAY

STAGE  
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NAGORI ROAD

TELEMARK STREET

BAROSSA DRIVE

GREYMAN DRIVE

MARONESIA DRIVE

Front-Entry Wetland

GLENELG HIGHWAY

4.2m	14m	15m	15m	14m	4.2m
19m	88	22m	87	22m	86
	369m <sup>2</sup>		330m <sup>2</sup>		330m <sup>2</sup>
	- 17m -		- - - -		- 17m -

4.2m	14m	15m
19m	84	22m
	369m <sup>2</sup>	
	- 17m -	

15m
83
330m <sup>2</sup>





# lifestyle beyond the ordinary

Set in an elevated natural landscape with connection to open spaces, tree-lined streets, and a flourishing wetland. Brought to life by Ballarat's trusted developer, renowned for creating modern living spaces.

- Now releasing six exclusive lots in a coveted park side setting on Podolac Drive, ranging from 330m<sup>2</sup> – 370m<sup>2</sup>.
- Step out your front door and take in the delightful charm of Horman Park nestled at the end of the street.
- All lots come builder-ready with a crossover, completed earthworks, and retaining walls (if required).
- Boasting 2.5 acres of open green parkland, Horman park is a vibrant place to connect with nature and the community only steps away from your front-door.
- With plenty of spots for picnics, wildlife spotting and play for all ages. Children can let their imaginations run wild with the farm-house style playground, designed with creative climbing structures, slides, and swings.
- Over 5 acres of scenic wetland is located 285 metres south of the street. Complete with a walking track, viewing platform and over 37,000 plants, grasses and shrubs.
- Feel surrounded by nature and rolling landscapes and enjoy the serenity of urban-rural living in Winter Valley.
- Everything at your doorstep with Delacombe Town Centre, daycare, schools and wellbeing amenities just moments away.
- Be part of a thoughtfully masterplanned community from the beginning – designed to be inclusive, diverse, and welcoming.
- Walking distance to the future Winter Valley sports, education and retail precinct.

520 Glenelg Highway, Winter Valley



# Aberdeen

## Talk to us

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## Visit us

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## Follow us

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