



VIRGINIA GROVE

Create Your Space

COMMUNITY UPDATE

**DECEMBER
2020**



Summer IS HERE!

As the holiday season approaches, it is time to update everyone on the latest happenings at Virginia Grove...

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GOING GREEN!

Our Central Reserve opens in time for summer holidays...

Lanser is thrilled to announce that our long-awaited Central Reserve & Lakes precinct at Virginia Grove is now open!

One of our key values as a developer is to build healthy communities, and this space has been designed to inspire connection with the outdoors and active living for all ages and abilities.

This brand new community green space has taken shape over 2020, and highlights include a pump track, fitness hub, play space, a flying fox, outdoor basketball key, bouldering log climb, picnic areas and BBQ facilities. This space is also integrated with the broader Virginia Grove masterplan to create one giant fitness loop.

Our team hopes that this addition of open space will bring an opportunity for enjoying the great outdoors closer to home for our residents and strengthens the sense of community at Virginia Grove.

Shaun Bowden, a Lanser Director, announced *“Lanser firmly believes in creating spaces that nurture our residents’ wellbeing, which is why we masterplan all our projects with healthy living in mind”. ‘Green exercise’ – exercising outdoors in nature – has been proven to benefit mood and mental health”.*

“The design and various amenities in this new space at Virginia Grove reflect Lanser’s vision for the wellbeing of residents of all ages and we hope this space will bring people together as a focal point for family and community life.”



LANSER LIVING LAUNCHES THE GROVE

As we celebrate 20 years in business, Lanser is thrilled to launch Lanser Living at Virginia Grove. Our team is excited to extend our business from land development to architecturally designed built form products.



The Grove is a collection of stylish townhomes at the heart of Virginia Grove. Reserve facing, these Home-Builder eligible homes offer a lock-up-and-go laneway lifestyle.

Jason Green, Managing Director of Lanser and President of the Urban Development Industry Association SA, said that building was a natural extension for Lanser.

"We've been in the business for some time now and a lot of the feedback we receive is that building can be a stressful experience for our customers. Although we masterplan our developments and sell the land, we don't traditionally offer homes. With Lanser Living we are offering a selection of pre-approved, turnkey homes that have been designed in conjunction with our team. Our team is design driven and we've done a lot of the legwork already – we want the home building journey to be simple. It should be fun and creative."

Lanser's pre-approved home designs means shorter build times for homebuyers and a streamlined selections process means your brand new Lanser Living home won't blow the budget. And purchasing turnkey means that all homes will come with options of fencing, paving, flooring and appliances which are not normally included with home and land packages.

"We know people are busy and it can sometimes come as a shock to homebuyers that their new home isn't fully complete. Then people struggle to find the time and money to finish off their fencing or paving. We think it's important to offer a package that includes all of these things. Plus we will be building at our own developments and we are familiar with the sites, the soil and the orientation of the blocks which means we can get you into your new home quickly and efficiently without too many surprises," Green said.

To find out more about The Grove townhomes please call **0452 134 626**.

CONSTRUCTION UPDATE

While 2020 has been a difficult year, it brought with it the rollout of the HomeBuilder stimulus. This new grant helped to delivered record sales at Virginia Grove...

It's been a busy year at Virginia Grove, with lots of construction milestones being met. As the global pandemic created uncertainty for everyone, the Federal Government HomeBuilder grant was introduced to incentivise homebuyers to build brand new homes.

This stimulus, coupled with the disruption in our collective working and schooling habits, meant that a record number of people decided to make Virginia Grove home. We're thrilled to welcome an unprecedented **127 new homebuyers** to Virginia Grove this year!

In addition to record sales, we've also completed our full landscaping plan at The Green, launched our *Landscaping Legends* competition, constructed **492 new allotments** and opened our Central Reserve precinct.

Another exciting milestone in 2020 was also acquiring a new parcel of land to extend Virginia Grove and build a connection through to Karoneike Road.



VIRGINIA NEWS

Updates from the Main Street...

It's been an eventful year for everyone at Virginia. But pandemic related restrictions haven't slowed down progress, and lots of things have been happening in town!

The upgrade to Main Street has continued, with SA Power Networks completing the undergrounding of the power lines along Old Port Wakefield Road. This has greatly improved the appearance of the street and will play a significant contribution in the overall upgrade.

HELP US KEEP VIRGINIA GROVE LOOKING BEAUTIFUL!

It takes a village – that's why we're asking everyone at Virginia Grove to help us keep this a beautiful place to call home...



Landscaping Legends

We introduced our Landscaping Legends competition in September, where we reward a household with a **\$250 EFTPOS** voucher each month for their beautiful garden! We're thrilled to have had four wonderful winners so far. We're also excited that some of our winners have been rewarded for their efforts, even though their gardens aren't 100% completed, and they've used their winning voucher to buy some more plants!

Understanding our Urban Design Guidelines

If you're new to Virginia Grove, it's important to know there are Urban Design Guidelines (or "encumbrances") in place at all Lanser developments for building designs and landscaping.



These are clearly marked in your contract or can be found on the development website, and it's helpful to familiarise yourself with these before you commit to your build plans as doing so will speed up your approval times! We have dedicated advisers on our team that will help you with any enquiries you or your builder may have.

Neighbourhood Watch

It takes all of us to keep Virginia Grove looking lovely. If you see any illegal dumping or tradies working in a way that negatively impacts the presentation of Virginia Grove, please email our team on **contact@virginiagrove.com.au**.

Home SWEET HOME

We chatted to Thomas who made the Parkside Collection home...



Welcome to Virginia Grove Thomas!
What made you start looking to buy a home at Virginia Grove?

We had been looking at a few areas closer to our original residence in Mawson Lakes however we decided to explore the North for the ability to be closer to our work places, it just so happened that there were a few open homes in the area and we immediately were attracted to the quiet and peaceful area.

Tell us about your new Parkside Collection townhome...

It's a lovely home for first home owners, spacious enough to entertain family and friends in the downstairs area with the ability to enjoy the peace in the secluded upstairs floor.

What attracted you most to the Parkside Collection?

The design of the home and the fact that there was no need to stress about waiting for building times or the building process.

What do you think of offering cosmopolitan townhomes in a town that is more traditionally known for bigger blocks?

We believe this is a great opportunity to bring suburban based families and young couples into the town to promote growth, it is very budget friendly and with the easy to maintain property design/ gardens, it is a first home owners dream.

Do you have any tips for first home buyers?

Ensure that you have your conveyancer arranged and work with your bank closely to make sure that the process goes smoothly as possible. When viewing a new home ensure that you walk through and identify anything that may need to be finalised before the move in date.

How was the turnkey experience, and would you recommend it to homebuyers?

Absolutely fantastic, the ability to buy a home that was pre-established but new to acquire allowed us to still get the first home owners grant without going through the building process. This takes the stress out of selections and lodging applications with local authorities, it really is walk up and turn the key!

What's your favourite thing about your new home?

We both enjoy the lovely gardens that were included as part of the plan but we have also tailored it to our needs and installed a vegetable garden in our backyard.

What are your favourite spots in Virginia?

Virginia Garden centre, fitness trails and the parklands out the front of our home.

Where do you work and how do you find the commute?

We both work in the mid-north and find the commute simple, plus we're in the prime position with the NEXY completed.

How was your sales experience at Virginia Grove?

We found working with the Lanser team fantastic as they worked with us throughout the whole process, answering our questions and concerns as required and ensuring the whole process went as smooth as possible.





Friendly **TO NEIGHBOURS**

Inspired by the spirit of community mindedness this year, Lanser launched our first ever Friends to Neighbours referral programme. This means that you can now encourage your friends and family to move to a Lanser community, have someone close by when you've run out of milk or need a last minute babysitter, plus you get a little thank you from the Lanser team!

So as we all look out for each other – we'd like to look after you for recommending us! Refer a friend or family member to a Lanser development and you'll both be eligible for a **\$500 EFTPOS card***.

For more information please visit
lanser.com.au/friends-to-neighbours/

*(*T&C's apply).*