

MORPHETTVILLE

**CLOVER**  
TOWNHOMES





Artist Impression



## The feeling of home

The boutique collection of nine, architecturally designed three bedroom townhomes have been perfectly created for those looking for the benefits of affordable living without compromising on lifestyle.

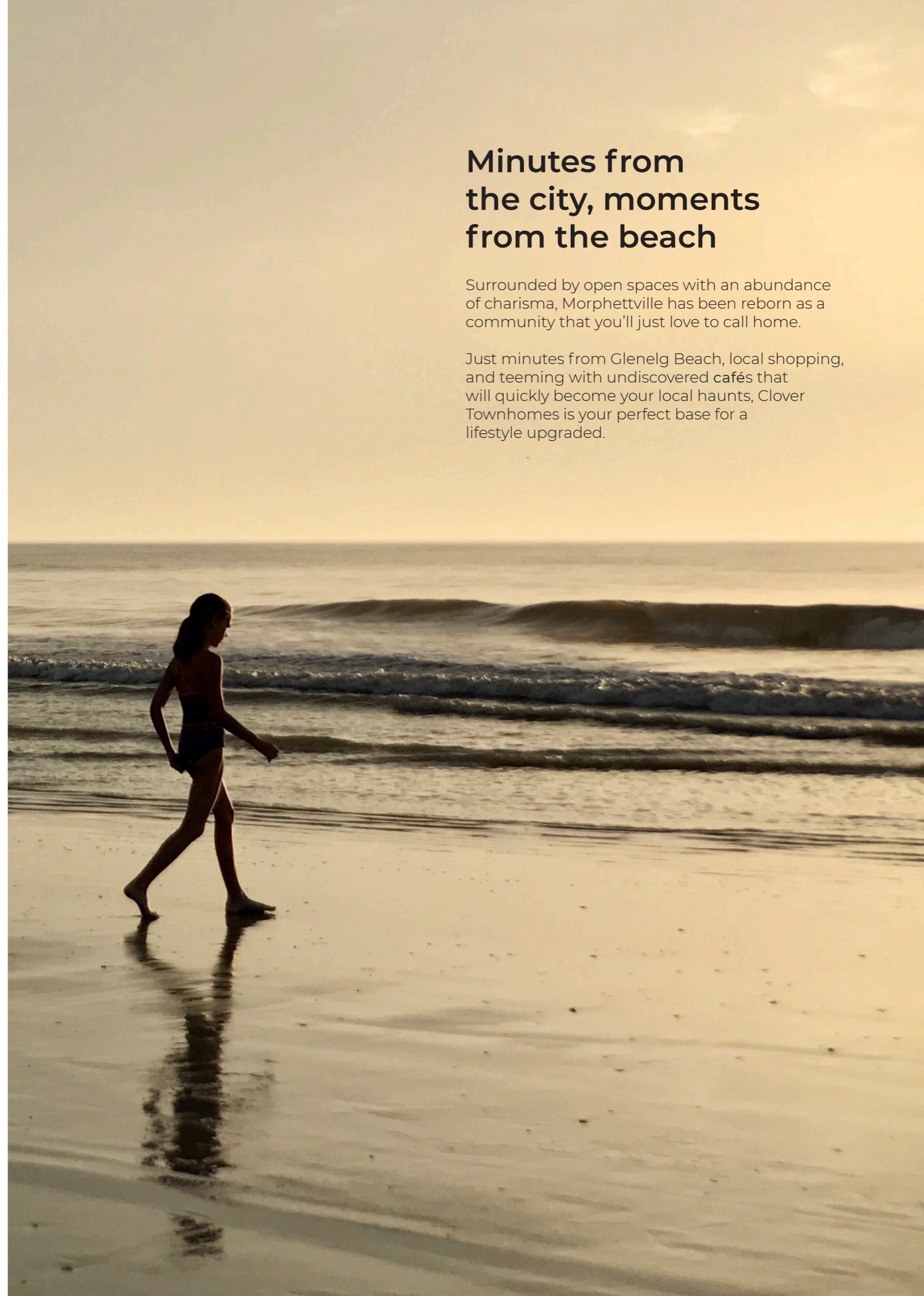
A statement of warmth and welcome, the timeless facades draw inspiration from the surroundings, with natural materials ensuring that these homes are truly in harmony with nature.



## Minutes from the city, moments from the beach

Surrounded by open spaces with an abundance of charisma, Morphettville has been reborn as a community that you'll just love to call home.

Just minutes from Glenelg Beach, local shopping, and teeming with undiscovered cafés that will quickly become your local haunts, Clover Townhomes is your perfect base for a lifestyle upgraded.



## Liveable sophistication

If you're working, entertaining or adding to your daily routine - Clover Townhomes provides exceptional versatility for living your best life.

Consciously designed for inherent practicality, every detail has been considered.

High-quality finishes are designed to never go out of fashion, while the latest Fisher & Paykel appliances turn chores into passions.



Artist Impression



Select from 3 timeless colour schemes



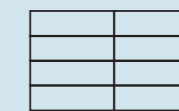
Fisher & Paykel appliances



Timber laminate throughout kitchen, dining and living



Stone kitchen benchtops



Matte finish splashback tiles

## Overflowing charm

Impeccably crafted spaces designed to flow from inside to out, refined for ultimate convenience.

Your main living area will be a place where you'll love to welcome friends and family, while a second living space is an opportunity to escape, breathe and reflect on the day that was.





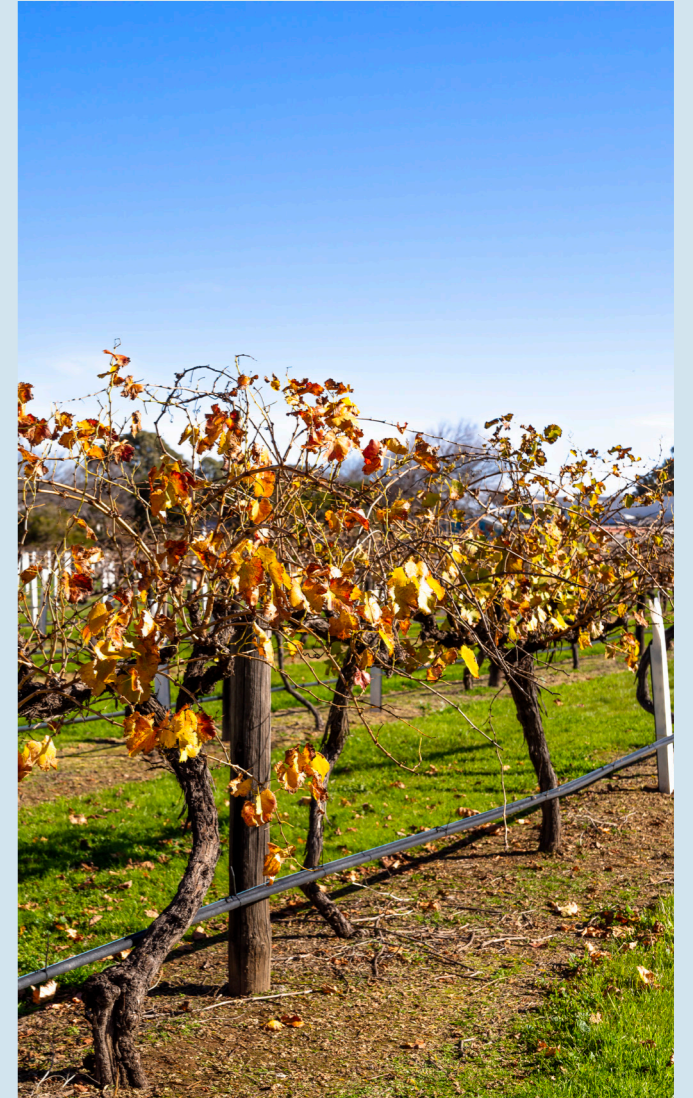
## Live your way

Select from two versatile floor plans, offering options for your master suite on either level - or an entire floor dedicated to living.

Storage abounds at Clover Townhomes, with walk-in-robos in the master suite and built-in-robos in the second and third bedrooms.

With well planned spaces and large windows, your home will be filled with natural light all year round.



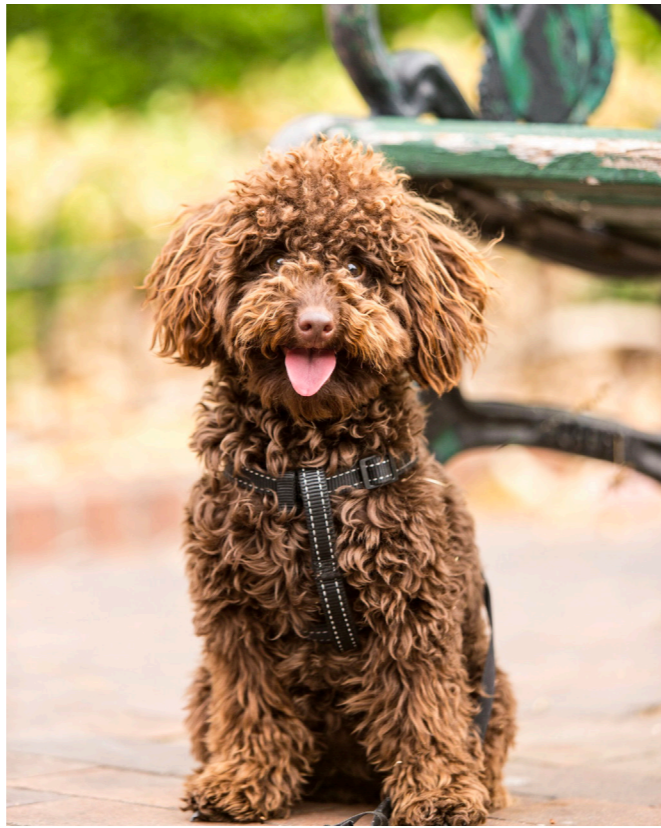
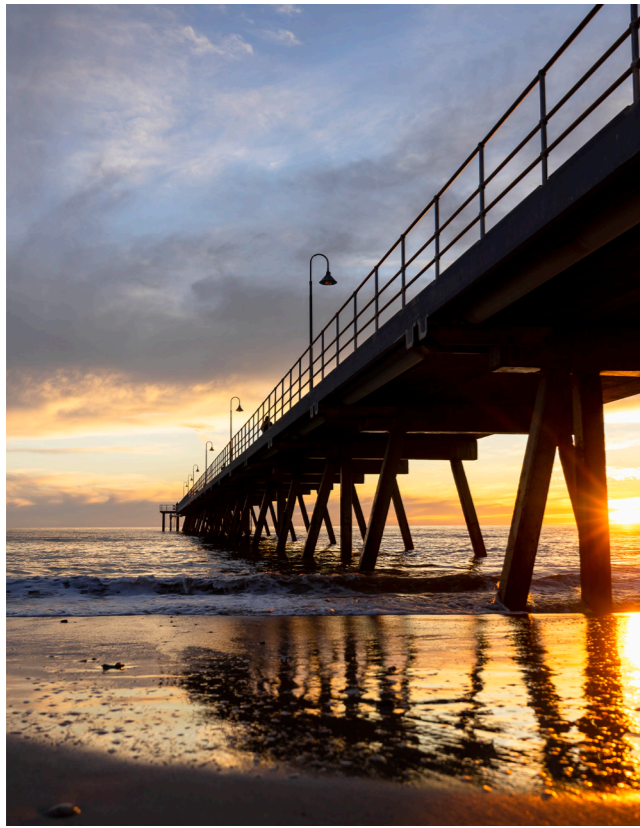


## The time of your life

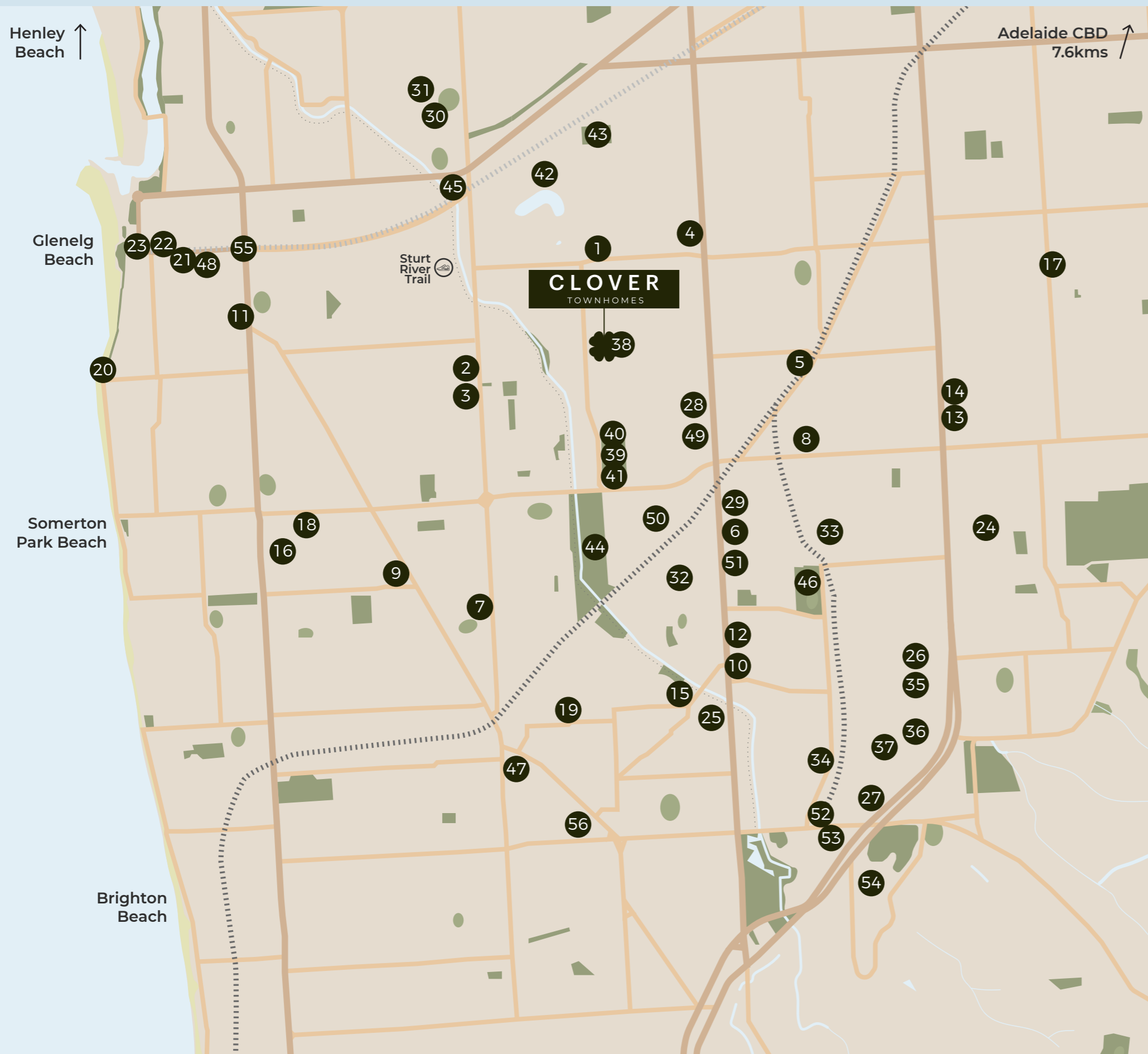
Clover Townhomes provides convenience for almost any activity, with ample surrounding parks you don't have to travel far for tranquility - it's right outside.

From family picnics at the playground to (un)competitive games of tennis with old friends, Mulcra Avenue Reserve and Marion Vineyard offers opportunities aplenty to make wellbeing part of your everyday life.

And with Glenelg Beach an easy eight minute drive away, summertime swims and uninterrupted sunset vistas are simply too close to ignore.







#### Restaurants/Cafés

1. Sublime Coffee Roasters 0.8 kms (1 min)
2. Morphet Arms Hotel 1.3 kms (3 mins)
3. House of Tien 1.3 kms (3 mins)
4. Once & Again Book Café 1.6 kms (3 mins)
5. Omnivore Café 2.0 kms (4 mins)
6. Saigon Meat Rolls 2.4 kms (4 mins)
7. 101 Café 2.7 kms (4 mins)
8. Almadina Coffee 2.8 kms (4 mins)
9. Sunny Side Up Café 2.9 kms (4 mins)
10. The Golden Wishbone 3.2 kms (4 mins)
11. The Holdy Hotel 3.3 kms (6 mins)
12. Marion Hotel and Cellars 3.2 kms (6 mins)
13. Elly Café & Bistro 3.5 kms (6 mins)
14. Ferry's Table 3.5 kms (6 mins)
15. Café Finniss 3.8 kms (6 mins)
16. Good Day 4.0 kms (6 mins)
17. The Little Fig 4.1 kms (6 mins)
18. Beck's Bakehouse 4.1 kms (6 mins)
19. Twiggy's Café 4.3 kms (8 mins)
20. The Broadway Kiosk 4.3 kms (8 mins)
21. Beach Burrito Co. 4.5 kms (8 mins)
22. St Louis House of Ice Cream 4.5 kms (8 mins)
23. The Moseley Bar & Kitchen 4.5 kms (8 mins)
24. La Crema Coffee 4.6 kms (7 mins)
25. D.ose 5.1 kms (7 mins)
26. Three Little Pods 5.2 kms (7 mins)
27. Sahara Pizza House 5.5 kms (7 mins)

#### Schools/Education

28. Ascot Park Primary School 1.3 kms (3 mins)
29. Hamilton Secondary College 2.5 kms (4 mins)
30. Immanuel Primary School 2.4 kms (6 mins)
31. Immanuel College 2.8 kms (7 mins)
32. Westminster School 3.4 kms (6 mins)
33. Clovelly Park Primary School 3.7 kms (7 mins)
34. Mitchell Park Kindergarten 4.8 kms (7 mins)
35. Flinders University Tonsley 5.1 kms (7 mins)
36. Tonsley Tafe SA 5.2 kms (9 mins)
37. Tonsley Innovation District 5.2 kms (9 mins)

#### Leisure

38. Mulcra Avenue Reserve 0 kms (0 mins)
39. Marion Outdoor Pool 0.9 kms (2 mins)
40. Hendrie Street Reserve 0.9 kms (2 mins)
41. Marion Vineyards 0.9 kms (2 mins)
42. Morphettville Racecourse 0.9 kms (2 mins)
43. Plympton Oval 1.7 kms (3 mins)
44. Oaklands Estate Reserve 1.6 kms (4 mins)
45. Goodlife Gym 2.2 kms (5 mins)
46. Mitchell Park Oval 3.7 kms (6 mins)
47. SA Aquatic Centre 3.8 kms (6 mins)
48. GU Film House 4.1 kms (8 mins)

#### Convenience

49. Park Holme Library 1.4 kms (2 mins)
50. Marion Railway Station 2.0 kms (3 mins)
51. Marion Animal Hospital 2.8 kms (4 mins)
52. SA Ambulance Service 5.1 kms (8 mins)
53. Sturt Police Station 5.3 kms (8 mins)
54. Flinders Hospital 6.6 kms (10 mins)

#### Shopping/Dining Precincts

55. Jetty Road, Glenelg 3.9 kms (6 mins)
56. Westfield Marion 4.1 kms (6 mins)



## The very best

Meandering from the prized Patawalonga to the serene Sturt Gorge Trailhead, the Sturt River Trail offers moments of tranquility just moments from Clover Townhomes.

Peppered with playgrounds, ponds and parks, and home to abundant wildlife, there's something to explore around every bend of this 12km urban trail.

Moments from quality educational institutions, school drop off is easy when you live at Clover Townhomes.

Zoned for Hamilton Secondary College, an easy 12 minute walk for Ascot Park Primary, and still just moments to St Peter's Woodlands Grammar and Westminster School you'll choose from some of the best schools western Adelaide has to offer.







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