# Aberdeen



## THE BAROSSA RELEASE

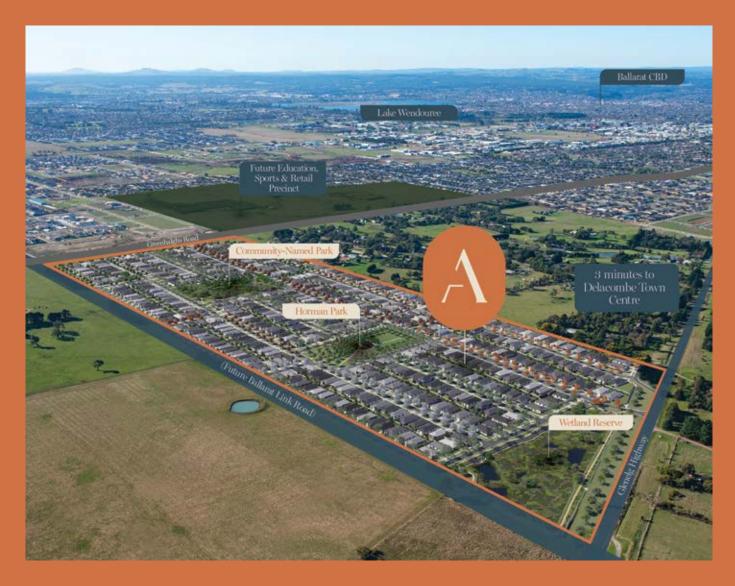
Lots ranging from 400m2 to 576m2





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.

- **B**e the first to build in Aberdeen with builder-ready homesites ranging from 400m2 to 576m2.
- Featuring over 5 acres of scenic wetland located 150 metres south of the street, complete with a walking track, viewing platform and 37,000 plants, grasses and shrubs.
- Horman Park boasts 2.5 acres of open green space located 150 metres north of the street. Brimming with trees and picnic spots, Horman park is a vibrant place to connect with nature and the community. Children can let their imaginations run wild with the farm-house style playground, designed with creative climbing structures, slides, and swings.
- 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.



### Aberdeen

### Talk to us

0418 857 264 landsales@integragroup.com.au

### Visit us

25 Lilburne Street, Lucas 3350 Monday - Friday 8am - 5pm

### Follow us

aberdeenballarat

aberdeenballarat



NOTICE: This material has been prepared by Integra and is used for illustrative and informational purposes only. Images, diagrams and maps are a guide only. Content in this brochure may change without notice as development and planning approvals proceed. While care has been taken, we do not guarantee its accuracy or completeness. Purchasers must rely on their own ongoing enquiries. Consult the Integra Land Sales team before acting on any information provided. Integra clearly excludes all liability relating to, or resulting from, the use of or reliance on any information contained in this brochure by any person. Current in August 2024