



FACT SHEET

A unique environmentally sensitive development in a very special location surrounded by World Heritage National Park. Every effort has been made to maintain natural beauty and minimise impact on this stunning part of the world.

Location: Policeman Point is approximately 200kms from Adelaide. Via the South Eastern Freeway through Tailem Bend, down the Princes Highway to Meningie, then a further 55kms to Policeman Point and Coorong Waters.

Services: This development is a Torrens title development with unique combination of utilities environmental services:

- underground services and sealed roads.
- on site stormwater capture.
- indirect water supply to each lot.
- the electricity is to every lot but a slightly different system.
- treated wastewater is disposed on a woodlot.

Each house must have:

- rainwater tanks to top up the water supply.
- a connection to the waste water treatment.
- solar power to augment electricity the house (excess power can be sold back to the supplier).
- a gas hot water service with solar booster.

A Land Management practices agreement avoids any negative impacted on the surrounding natural environment including the 50m wide coastal buffer to the development.

Design guidelines are in place, ensuring built environs are compatible with the natural surrounding features of the area. Colours are to match the sand, water and vegetation.

This innovative approach provides environmentally sustainable solutions for eco-friendly rural developments.

COORONG WATERS FACT SHEET...

Shopping: Supermarkets, fruit and veg and butchers can be found in Taillem Bend and Meningie. Local services include a licensed bistro and café selling general supplies. Fuel is available just 10kms away in Salt Creek. Major shopping centres are available at Mt Barker and Murray Bridge or Kingston.

Fishing: A popular recreation around the Coorong area. The Coorong Lagoon stretches hundreds of square kilometres along the coast is Australia's largest estuary system. The Coorong features rolling sand hills, shallow water and teeming wildlife. Mulloway, Mullet, Bream, and Juvenile Salmon are quite common inside the Coorong. A small boat is sufficient to fish most of the Coorong. Surf fishing is available from nearby Tea Tree Crossing and 42 Mile Crossing.

Sight Seeing: Coorong Waters is perfectly located for day trips to the Limestone Coast. Kingston is approximately 80kms away and just 2 hours away is The Coonawarra.

Schools and Buses: A bus service is available to take children to either an R – 7 primary school in Salt Creek. Meningie and Tintinara also have an R – 12 school available.

Construction: Construction of roads and services is now complete

Price Lists and Plans: Prices and plans are available online at www.lifestyleproperty.com.au or by calling Lifestyle Property on 08 8372 7358.