





ANGLE VALE

**YOUR NEW LIFE
AWAITS YOU**







DISCOVER ANGLE VALE

With Angle Vale rich in its Italian heritage, we wanted a name that pays homage to its roots, while also capturing the fast-growing suburb. Thus Nuova Vita.

NUOVA VITA:
(New-Oh-Va | Vee-Ta)

Meaning New Life in Italian, this perfectly summarises the opportunities that Angle Vale has to offer. Immerse yourself in Italian history with local wineries, scenic olive groves and fine dining, with the added luxury of contemporary living in an ever-growing community.

ESCAPE THE HUSTLE AND BUSTLE

IMMERSE YOURSELF IN ANGLE VALE

Nuova Vita allows you to embrace the spacious, relaxed country lifestyle whilst still remaining connected. Offering close proximity to schooling (private and public), Angle Vale township and ease of access to the Northern Expressway.

You will be spoilt for choice with fine dining options. With the award-winning Barossa Valley wine region just 25 mins away, or stay local and dine at the award-winning Sneaky's restaurant just around the corner.





10 MINS

12

VIRGINIA
NUSEREY

TRINITY
COLLEGE

3

ANGLE VALE RD

ANGLE VALE
PRIMARY SCHOOL

2

COMMUNITY
SPORTS
CENTRE

1



FRISBY RD

FRADD RD

SUPERMARKET(S)

ANGLE VALE
SHOPPING
CENTRE

8

5

SNEAKY'S

6

VIRGARA WINES

7

HEASLIP RD

9

DISPLAY
HOMES AT
MIRAVALE

CURTIS RD

BUNNINGS
WAREHOUSE

11

EXPRESSWAY
EXIT

RIVERBANKS RD

EXPRESSWAY
EXIT

NORTHERN EXPRESSWAY



**NUOVA
VITA**

ANGLE VALE

25 MINS

13

BAROSSA VALLEY
WINE REGION

- 1 ANGLE VALE COMMUNITY SPORTS CENTRE
- 2 ANGLE VALE PRIMARY SCHOOL
- 3 TRINITY COLLEGE
- 4 RIVERBANKS SUPER SCHOOL
- 5 SUPERMARKET(S)
- 6 SNEAKY'S
- 7 VIRGARA WINES
- 8 ANGLE VALE SHOPPING CENTRE
- 9 DISPLAY HOMES AT MIRAVALLE
- 10 PLAYFORD LAKES GOLF CLUB
- 11 BUNNINGS WAREHOUSE
- 12 VIRGINIA NUSEREY
- 13 BAROSSA VALLEY WINE REGION
- 14 ADELAIDE CBD

10

PLAYFORD LAKES
GOLF CLUB

ADELAIDE CBD

14

40 MINS



STAY CONNECTED

Nuova Vita is a place where you feel like you belong, where your friends are your neighbours, and everything you could possibly need is right at your fingertips. With close proximity to the brand new, state of the art super school just a stone's throw away, in addition to other schooling options.

SCHOOLING

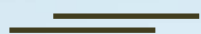
- Angle Vale state of the art Super School (2022)
- Trinity College — Gawler River
- Angle Vale pre school

SHOPPING

Your shopping needs will be taken care of with ease of access to the northern expressway (400m) along with all of the best shops the north has to offer:

- Angle Vale township — 3 mins
- Munno Parra Shopping — 5 mins
- Elizabeth Shopping — 10 mins
- Easy commute to the Barossa Valley and Adelaide CBD





WELCOME HOME





Embrace the sense of community at Nuova Vita with fully landscaped parks, dog parks and gardens.

You will be spoilt for choice, directly adjacent to the recently upgraded sporting precinct and over 12 hectares of playing fields with added courts.

It's the perfect place to start your New Life with full services of NBN, gas, sewer, power, shared paths, and a lot mix to suit all buyers and budgets alike. Nuova Vita is the perfect place to call home.

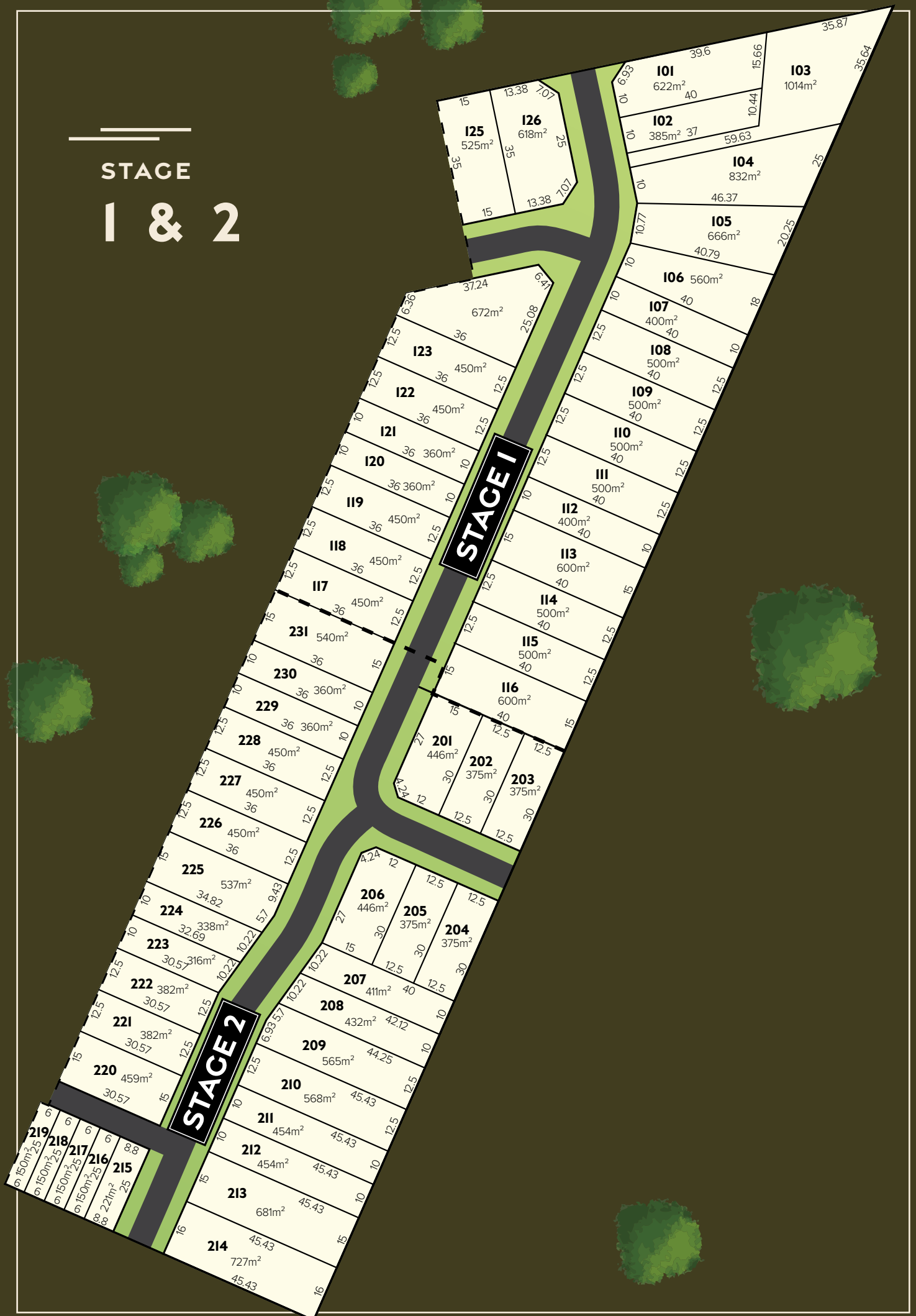
MASTER PLAN



Disclaimer: *While every endeavour has been made to verify the details in this brochure, the information contained herein is believed, but not guaranteed to be correct. Prospective purchasers must rely on their own enquiries and independent advice. Illustrations are artists impressions and are indicative only. Master plan and stage plans are subject to final council development approval and are subject to change. This brochure does not constitute an offer or contract. Metro does not accept liability for any incorrect information or omissions.

STAGE

1 & 2





BUILDING WITH METRO

Here at Metro, we have established ourselves as one of Adelaide's leading developers and builders.

Metro is built on a foundation of over 30 years of experience, allowing us to be well equipped to provide you with expert advice and knowledge. We pride ourselves on tailor making homes that suit every lifestyle and budget, with an extensive range of over 2000 purpose-designed homes on offer.

What sets us apart from other builders in Adelaide is our passion. Our clients love that we are committed to producing excellence and strive to bring their dream home to life. We build long-lasting relationships with our clients due to our work ethic and values. Without breaking the bank, all Metro homes are built with quality in mind.

We strive to create a liveable lifestyle and close-knit community within Nuova Vita and a place you can comfortably call home. To do so, we have developed a design guideline to aid our home owners to maintain that sense of community.



OUR PROCESS

At Metro Homes we pride ourselves on the honesty and integrity of our people to deliver a service that is second to none. As our valued clients, we collaborate with you every step of the way to build the home of your dreams and aspirations, which meet your needs and budget.





TALKING WITH YOU - NOT AT YOU

At Metro Homes, we take great care to ensure that building your home is a journey we all share. We meet with you to make your dreams a reality, ensuring we are all on the same page in order to provide you with the information you need to make the right decision for you and your family.



SUPPORTING YOU TO GET THE RIGHT FINANCIAL ADVICE

It is important for us here at Metro to support you in every aspect of building your dream home, and that includes making sure you seek the right financial advice. We work with a network of established financial advisors who can support you and your financial needs.



CHOOSING THE RIGHT LAND FOR YOU

As we get to know each other well during this process, we will support you to source the right location for your new home, focusing on what is important to you.



SELECTING YOUR DREAM HOME

Once you have decided on the location for your home, we will support you to choose the right home design to meet your needs and budget.



SIGNING YOUR BUILDING AGREEMENT

When you feel happy with the decisions you have made in relation to the land and home you wish to build, Metro Homes will support you through the contract process, using approved Housing Industry Association (HIA) building contract and offer peace of mind.



STYLING YOUR HOME

Our designers are here to help you with the difficult decisions – which fittings and colour schemes work best. Our intention is to support you on every decision you make and help guide you when you need our assistance.



TIME TO BUILD YOUR HOME

This is when the dream becomes a reality! We will have worked through all the necessary Council approvals to commence construction and you will be kept informed every step of the way by your dedicated Client Relationship Manager.



THE KEYS TO YOUR NEW HOME

And before you know it, you're being handed the keys to your home, upon completion of our Client Satisfaction Report! We will also provide additional information in relation to home building warranty, our maintenance program and the manufacturer's warranties for all your appliances.



Metro are well equipped to provide you with expert advice and knowledge, making ourselves available to you at all times during your home-build journey or land purchase.

Here at Metro it is our aim to deliver upon your expectations through the provision of expert advice and quality products. All of our clients' needs are individual and we value every one of you, respecting your needs and listening to your dreams for the perfect home.

Our dedicated professionals understand how important it is for you to make the right decision when it comes to purchasing land or a new home. It is our responsibility to ensure we are all on the same journey and that we deliver quality products at great prices.

We are based in Hindmarsh Square in Adelaide, with display homes in various locations and primarily concentrate on:

Land Development

Giving strong consideration to location and proximity to transport, schools, shopping and local amenities, our developments make our clients proud to call them their home.

Housing

We offer a wide range of purpose-designed homes tailored to suit every lifestyle and budget, whether building on existing land or our own land.

Steve Weightman
Director



metrohomessa.com.au

FIND US ON



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