



Artist Impression – Glenside Townhome, SA

MESSAGE FROM THE MANAGING DIRECTOR



Managing Director - Nathan Blackburn

After a year that has tested us all, Cedar Woods has emerged stronger and all the more confident in our ability to deliver on customer and community expectations.

I'm delighted with how we rallied together as a team to deal with COVID-19 and to accelerate our recovery. It certainly emphasised what a great business we have. And while COVID-19 bred challenges, it has also presented opportunities for us to continue to invest in our business and strengthen it.

In a year that has been full of complexities, the simple pleasure of getting into a new home, retail space or office has resonated with our customers, employees and shareholders alike. We're delighted to have welcomed over 750 residents and businesses into a Cedar Woods community this year.

Thoughtful and well-designed projects remain core to our approach. We are innovating and leaving a legacy. Our townhome developments are a great example of this. In October we launched new townhomes at Glenside in South Australia and, after a decade of gathering experience with this type of product on the east coast, Cedar Woods is bringing quality townhome design to Western Australia with a multi-year project in Subiaco, for which we are already experiencing strong interest.

At Cedar Woods we are always thinking about shifts in consumer preferences and how we might be able to accommodate these. After 32 years, it is this attitude that sees us continuing to meet the needs of our customers for today and tomorrow.

We are well placed for the future, with a long pipeline of quality projects across four states, giving us the ability to respond quickly to improving market conditions and to continue growing our business.

As we head into the festive season, I'd like to wish everyone a safe and happy Christmas and I look forward to sharing more Cedar Woods stories with you in the New Year.

TOWNHOMES RETURN TO GLENSIDE

For the first time since 2018, Cedar Woods launches new townhomes at Glenside, South Australia, which have quickly been met with strong demand.

The first release of Glenside's new, luxury townhomes is now over 75% sold following a successful VIP pre-release and public launch in October.

The release of this new collection of townhomes, priced from the high \$700,000's to \$1.4 million, reflects increasing confidence in the premium end of Adelaide's housing market which continues to perform strongly.

Designed by Adelaide architects Studio Nine, the newly designed three and four-bedroom townhomes are the first to be located on the northern side of Mulberry Road, with seven homes directly overlooking Glenside's 1.5ha main reserve.

Key features of the townhomes include spacious floor plans, large open plan light-filled living spaces, ground-floor master bedrooms, premium quality European appliances, premium fixtures and fittings, high ceilings,

built-in lift options, double garages and fully landscaped gardens.

SA Developments Director, Mark Pivovarovoff, said Cedar Woods was delighted to have worked with award-winning local architects Studio Nine to bring a new, distinctive style of architecture to Glenside.

"The collection of townhomes at Glenside is unique and unrivalled in South Australia, with contemporary designs sympathetic to the character and quality of the established eastern suburbs and surrounding historic architecture of the site," he said.

The new designs have been shaped through consultation with the existing Glenside residents and buyers of the first releases of townhomes that were sold quickly in 2018.

To learn more about Glenside and register your interest in the townhomes, visit glenside.com.au

INTRODUCING INCONTRO

Cedar Woods brings quality townhome designs to Western Australia with the successful launch of *Incontro of Subiaco*.



Artist Impression – Incontro of Subiaco, WA

After acquiring the historic 1.4-hectare Subiaco site in August of 2018, Cedar Woods is excited to partner with award-winning architects DKO to produce a mix of townhomes and low-rise dwellings delivering a quality residential development less than 5km from the Perth CBD.

After a decade of experience delivering innovative townhome designs on the east coast, Incontro is a welcomed addition to the WA portfolio, recognising the importance and demand for quality medium density housing in Perth.

Incontro is in a prime location and is set to benefit from the \$500 million rejuvenation of the suburb of Subiaco. It is close to the major medical precincts of St John of God Hospital, King Edward Memorial Hospital, Perth Children's Hospital and Sir Charles Gairdner Hospital. It also has fantastic connections to public transport and the new, world class Bob Hawke College.

Registrations opened for Incontro in September and saw almost 500 expressions of interest prior to the public launch on the 7th November. The first release was met with strong demand, with over 50% sold in two weeks.

Premium homebuilder Webb & Brown-Neaves was also announced as the appointed builder in November which is another exciting milestone for the project. Forming part of the ABN Group, Webb & Brown-Neaves hold a strong, influential reach within Perth's western suburbs, including 20% market share of all new builds in the area consistently over the past five years.

Works are due to start onsite this month, starting with the demolition of the vacant Subiaco TAFE buildings that remain on site.

Incontro offers 41 townhomes that are now selling from \$829,000*, and construction is due to commence in the first half of 2021.

To find out more visit incontro.cedarwoods.com.au or visit the sales office at 49 Rokeby Road, Subiaco WA.

*Price is subject to change and availability.



ABOVE: Cedar Woods WA State Manager, Ben Rosser and ABN Group Executive General Manager, Dean O'Rourke



ABOVE: Greville's happy residents-to-be, Ros & Brett Wood, QLD

FIRST GREVILLE TOWNHOMES SELLING FAST

Cedar Woods has launched its new \$180 million-plus Greville masterplanned community in Woolloowin, Queensland, which will feature a mix of townhomes, apartments and heritage residences.

The Greville community is the first project of its kind for Woolloowin and along with 280 townhomes and apartments it will include an exclusive residents' recreation zone with pool and a 4,000sqm community park, just 5km from Brisbane CBD.

The first release of 12 Rothelowman architect-designed townhomes, which comprise three bedroom or three bedroom plus multi-purpose room floorplans, are priced from \$775,000*. Just like Incontro, the first release has been well received with over 50% sold to date.

Cedar Woods Senior Development Manager, Peter Starr, said the Greville community was unique in Woolloowin.

"There are currently no other new townhomes within a masterplanned community in this suburb, so Greville is proving popular with purchasers who want a more affordable, low maintenance lifestyle being delivered by an accomplished developer with over 30 years of experience" he said.

Greville's townhomes have been designed to suit a range of new home buyers, with four floorplans to choose from. Purchasers can choose to have their master bedroom and all living areas on one level, which is a popular option for downsizers, or all bedrooms on the upper level with a multi-purpose room, which is ideal for families.

Lush, leafy landscaping throughout the whole community - from the private courtyard in each townhome through to streetscapes, the community park and the residents' recreation space, plus being just 5km from the city centre with nearby train, bus and cycle networks - have all been major drawcards for buyers.

The Greville sales and display centre is now open and features a full sized kitchen, providing buyers with the opportunity to see the quality of the home designs firsthand.

Civil construction is due to commence shortly and housing construction on the first stage of townhomes should be well underway by mid-2021.

To find out more, visit grevillewoolloowin.com.au

*Price is subject to change and availability.



Award-winning Jackson Green, VIC

JACKSON GREEN RECOGNISED AS BEST NEW DEVELOPMENT

Victoria's Jackson Green has been recognised as Australia's best new community development, winning 'Development of the Year – New Communities' in The Urban Developer Awards.

Jackson Green, located in Clayton South, is a 6.5-hectare, \$230 million masterplanned development which has transitioned into a medium density suburb in recent years. Built on a former factory site, which was also the filming location for the Logie-winning TV series, Wentworth, the community incorporates 151 townhomes and over 400 apartments across four buildings.

Cedar Woods' Chief Operating Officer, Patrick Archer, said Jackson Green's diverse range of high-quality, affordable dwellings and well-designed green spaces is breathing new life into the suburb.

"Creating a new community in an established area needs careful planning and sympathetic design. We worked closely with consultants to create a well-considered residential masterplan that integrates townhomes and apartments, alongside an internal road network, parks and pedestrian links to the surrounding streets," says Mr Archer.

A key factor in Jackson Green's success is not only its proximity to existing amenity, such as public transport, supermarkets, schools including Monash University and the Monash Medical Centre, but also the range of housing price points.

Apartments within Jackson Green's latest development, Aster Apartments, are priced from just \$361,800* and offer opportunities for buyers who may otherwise be priced out of the sought-after suburb.

DKO Architecture has designed all townhomes and apartments at Jackson Green to ensure a high standard of living. At its heart, the project's design focuses on open space, pedestrian traffic and bike-friendly accessibility.

Jackson Green also integrates sustainable measures to each dwelling, such as rainwater tanks, energy efficient and water-saving appliances, and gas boosted solar hot-water. The townhomes and apartments have achieved a 6.5-star and 6.6-star energy rating under the NatHERS rating system respectively.

Jackson Green has delivered on its promise of high-quality, sustainable homes in a well-planned environment and Cedar Woods is delighted that this has been recognised by The Urban Developer.

To find out more about this award-winning development, visit jacksongreen.com.au

*Price is subject to change and availability.

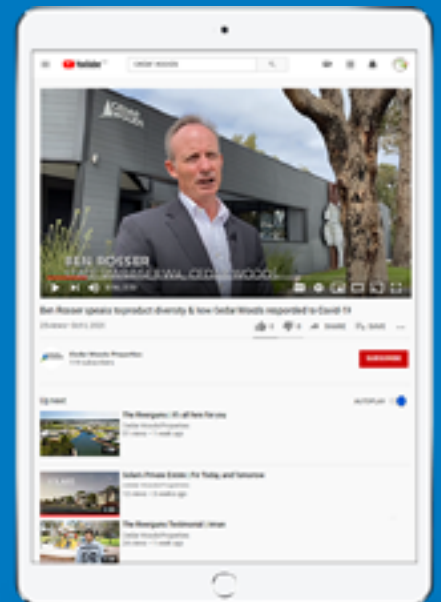


MEDIUM DENSITY DESIGN CODES

"We're here to make cities, not break them" was the message from our Managing Director, Nathan Blackburne, on the panel for the Urban Development Institute of Australia's luncheon in September alongside the WA Minister for Transport & Planning, Hon. Rita Saffioti.

They discussed the future of apartment and townhome development in Western Australia. Listen to Nathan's comments here.

[Listen here](#)



WATCH OUR LATEST VIDEO

At Cedar Woods we stand out from other developers due to our product diversity. WA State Manager, Ben Rosser, speaks about what sets us apart, our active projects in Western Australia and how we are responding to the current demand for new homes.

[Watch the video](#)

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