



SENSES





Come to your senses

A sense of wonder

Nestled in the captivating landscape of the Adelaide Hills, SENSES is more than just a neighbourhood – it's a thoughtfully designed community crafted to awaken your senses and enrich your everyday experiences.

With just over 250 exclusive lots, this boutique-style address fosters genuine connections between neighbours, creating an intimate setting where community flourishes naturally. Here, you'll find the perfect balance; a peaceful retreat surrounded by nature's beauty with seamless access to Mount Barker's vibrant amenities and conveniences.

At SENSES, every day brings new discoveries. Morning walks through dew-kissed trails, afternoon gatherings in lush parks or evenings spent under a cosy blanket with a great book all contribute to a life lived more fully and meaningfully.

It's time to awaken your senses and embrace a life where connection to nature, community and self comes naturally.



Where good living comes naturally

Every element of SENSES has been meticulously planned with your wellbeing in mind. From the layout of streets to the preservation of natural features, thoughtful consideration has shaped a community where residents can flourish.

Explore five distinct parks, each with its own purpose through the enchanting SENSES sensory trail. Magnificent pine trees stand alongside ancient gums, creating natural sanctuaries complemented by landscaped picnic areas and a purpose-designed sensory garden.

These green spaces invite exploration, relaxation and play for all those who live at SENSES. Community wellbeing is ingeniously woven into the masterplan through a deliberate focus on cul-de-sac living to foster deeper neighbourhood connections, create safer spaces for children to play and encourage a calmer pace of life.



Be guided by your senses



Watch the magnificent seasons unfold – each bringing its own special charm. Long summer evenings make way for the stunning colours of autumn. Crisp winter days with misty mornings gradually dissolve into spring’s flower-filled gardens and blossoming orchards, creating an ever-changing natural canvas outside your window.



Savour the exceptional flavours of the Adelaide Hills region as you explore local produce from roadside stalls and farmers’ markets or indulge in vibrant cafés and fresh food stores. The area’s renowned wineries, craft breweries and artisanal spirit makers offer tastings and experiences that celebrate the region.



Breathe in the fresh country air infused with the distinct scent of ancient eucalypts and pines. Allow yourself to be tempted by the enticing aromas drifting from Mount Barker’s cafés, bakeries and diverse restaurants.



Feel the profound difference of living in the hills and the sense of freedom, harmony and belonging that comes from being part of a close-knit community where individual wellbeing and environmental connection is promoted.

Listen as the sound of birdsong drifts between the trees, harmonising with the joyful sounds of community life – children’s laughter from nearby parks, friendly conversations between neighbours and the peaceful rustling of leaves in the gentle hills breeze. Or simply bask in the peaceful stillness of life away from the city crowds.



A masterplan designed to stir the senses

SENSES is a boutique community of around 250 homes, with all blocks ready to build on, complete with retaining walls to maximise your land.

Enjoy 18,000sqm of green open space, equal in size to Adelaide Oval, and the beauty of 400 newly-planted trees bringing seasonal colour, fragrance, and birdlife.

Sensory garden parks and a striking ornamental water feature add to the neighbourhood's natural charm, offering places to relax and explore.

With almost 2km of walking and cycling trails throughout, plus direct access to a linear park trail that leads all the way to Mount Barker Town Centre, SENSES keeps you connected to nature and the local area.



The Sensory Gardens

- 1. Secret Garden
- 2. Senses Park
- 3. Village Green
- 4. Elementa Green
- 5. Perfume Garden
- 6. Tapestry Garden
- 7. Nature Play
- 8. The Listening Garden
- 9. Picnic Grounds
- 10. The Outlook

Proposed Development

Key Design Principles

- Sustainable Living
- Active and Healthy Living
- Inclusive Design
- Diverse Housing Options
- Balanced Lifestyle & Wellbeing
- Local Identity & Character



The beauty of thoughtful living

Every street at SENSES is a quiet celebration of good design and lasting quality. Streetscapes are both beautiful and functional, welcoming you home and built to stand the test of time.

This is a place where your home sits proudly among others shaped by the same care and attention to detail. Design guidelines ensure each home contributes to a cohesive, high-quality neighbourhood, giving you confidence that your investment is well protected.

From tree-lined boulevards to peaceful cul-de-sacs framed by native landscaping, every detail reflects a thoughtful, long-term vision. Green spaces and walking paths connect the community, encouraging a relaxed, outdoor lifestyle.

SENSES is a place where design, nature and community come together – a neighbourhood that feels calm, connected and genuinely welcoming.

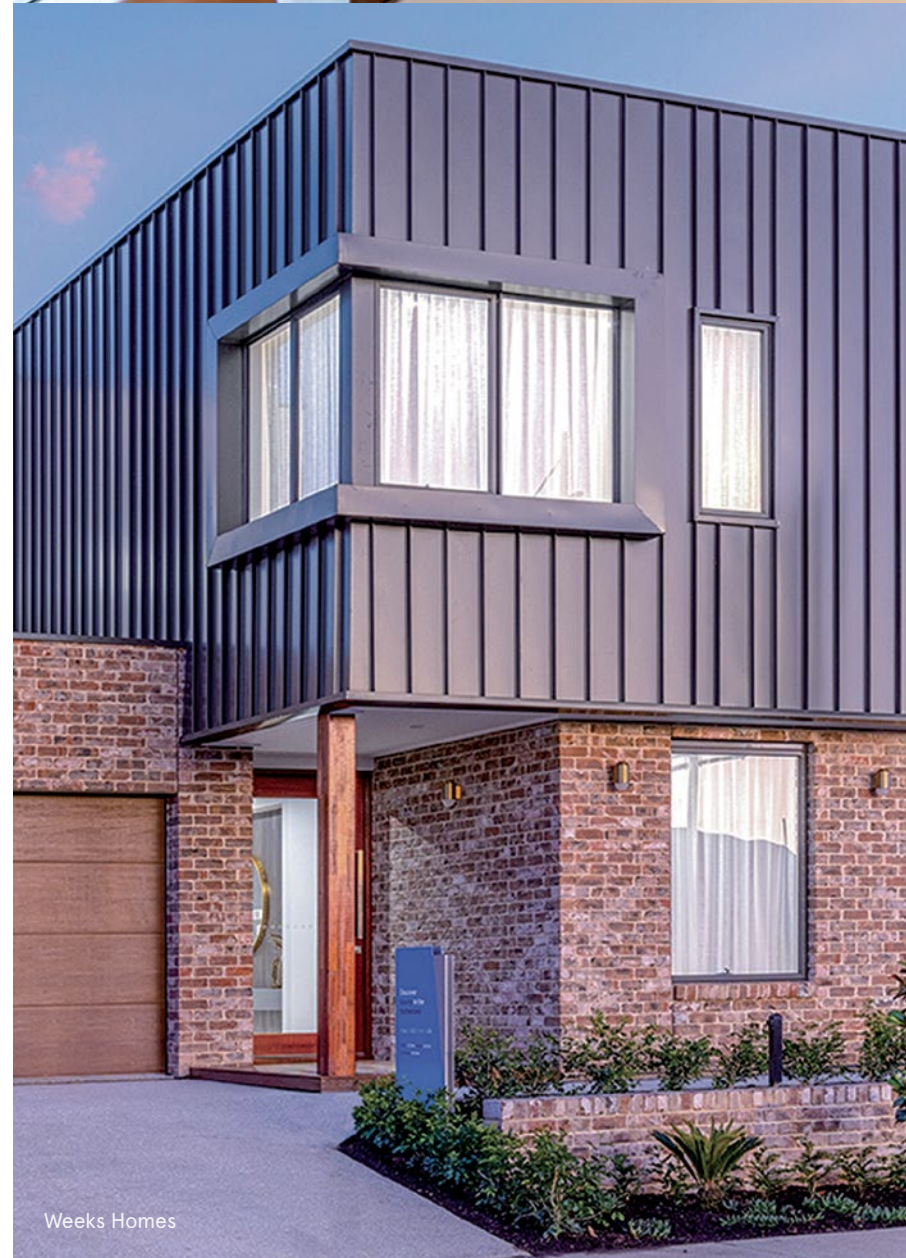
Build your dream, your way

A neighbourhood of choice, flexibility and quality homes to suit every lifestyle.

SENSES gives you the freedom to create a home that suits your lifestyle, with a choice of block sizes and the flexibility to build with your preferred builder.

You can also choose from a curated range of house and land packages, including completed homes ready for you to move in, by some of Australia's most respected builders.

Whether you're upsizing, downsizing or starting fresh, SENSES offers the choice and confidence to find a home that fits within a neighbourhood shaped by beauty, connection and long-term liveability.





A new neighbourhood for a well-established community

Just minutes from SENSES, Mount Barker offers exceptional amenities while your neighbourhood maintains its boutique seclusion. This thriving hub combines charming country town ambience with everyday conveniences.

With abundant education and childcare options, and Mount Barker's strong healthcare infrastructure including the new hospital that complements existing medical centres, allied health professionals, and top-tier veterinary services, you're ensured exceptional care for both your family and your pets. Community connection flourishes at the popular Adelaide Hills Farmers Market, where locals gather to purchase fresh produce and local delights. For culinary treats, fan favourites like Sazon Espresso offer gathering spaces where neighbours become friends over expertly crafted coffees and locally sourced meals.

Nature enthusiasts will appreciate the proximity to the Laratinga Wetlands, with its extensive network of walking and cycling trails through pristine natural habitats, perfect for morning jogs, family bike rides or peaceful afternoon strolls. Meanwhile, Howard Vineyard provides an idyllic setting for relaxed weekend wine tastings with spectacular views across the vines.

On the doorstep, a major supermarket and chemist are within walking distance from SENSES, and plans are underway for even more shopping and services close to home.

For active residents, a diverse array of sports clubs welcomes players of all abilities and ages, while fitness centres, yoga studios and recreational facilities cater to various exercise preferences. This vibrant, energetic place offers something for everyone.





Over 100 local destinations to enjoy:

- **10+ schools and early learning centres**
Covering all ages from ELC to TAFE
- **6 major supermarkets**
Plus dozens of specialty food, retail and service stores, with the majors open late nights 7-days
- **10+ parks and recreation reserves**
From wetlands to summit hikes and play zones
- **20+ cafés, restaurants and pubs**
This number just in Mt Barker alone, plus several dozens more in nearby Hahndorf, Nairne and Strathalbyn
- **6+ healthcare centres**
Including the new state-of-the-art hospital under construction
- **8+ arts, culture and produce experiences**
From UKARIA Cultural Centre to strawberry picking to cinema
- **6+ celebrated wineries**
Wine and craft beer tastings, dining, live entertainment and sweeping hill views
- **12 fabulous events through the year**
Festivals include Winter Reds, Taste of the Hills, Spring Blossom, Tour Down Under and local Christmas pageants

Close to the heart, close to every need

SENSES offers the best of both worlds – close to everyday essentials, yet surrounded by nature and beauty. Just minutes from home you'll find shops, schools, medical services, and Mount Barker's new sports precinct. And with the Adelaide Hills on your doorstep, adventure and relaxation are never far away – from wine tasting to hiking, or simply enjoying the charm of the local villages.



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