



Acacia on Henley Apartments

452 Henley Beach Road, Lockleys SA 5032

Who Are we

Karidis Retirement Villages is a successful, family owned and operated South Australian business that provides beautifully maintained independent living villages for the over 55s.

OUR MISSION

At Karidis Retirement Villages, our mission is building better communities to enrich the lives of senior Australians by empowering residents to live independently with dignity, joy, and meaningful engagement. To foster connected and welcoming villages, where every resident feels at home and every staff member is valued.

We offer thoughtfully designed modern homes, well-maintained amenities, and a financial assistance package to make quality retirement living accessible. Our commitment is to ensure a welcoming environment for both those who live with us and those who work with us.

OUR VILLAGES

Our villages are custom designed and created with independence, convenience and community in mind, offering well-designed homes and floor plans, modern recreational facilities, immaculately landscaped gardens, shared community areas and professional and caring village management.

Each village is conveniently located close to cafes, restaurants, shops, medical facilities, public transport, banks and more.

Our Team



Kathy Dignam
Village Manager
0427 355 306



Paul Huelin
Sales Consultant
0474 921 578



Sandy Cooper
Sales & Property Consultant
0499 052 262



Lockleys

Acacia on Henley is conveniently located in the highly sought after inner western suburb of Lockleys. Just outside of Adelaide CBD, less than 15 minutes drive and with public transport available at the front gate.

Within a short stroll, you can find all your everyday needs, such as grocery stores, restaurants, banking, pharmacies, and health clinics. A short drive and you will arrive at Henley Square, one of Adelaide's most beloved beaches, retail, and eatery destinations.

Lockleys is a fantastic choice for those wanting a quiet suburb with green spaces and beautiful walking trails along the Torrens River to Linear Park.

Also nearby is the Kooyonga Golf Club on May Terrace, a leading private golf club offering a championship golf course with a stunning newly renovated clubhouse.

Photos courtesy of John Kruger & the City of West Torrens

Specifications & Finishes

GENERAL FINISHES

- Entry door – Vintage Beige painted solid core door in steel frame
- Internal doors – Painted in Vintage Beige
- Floor finish – Hybrid Flooring throughout colour – Natural Blackbutt

KITCHEN

- Benchtop – Reconstituted stone in Dapple White
- Cupboards – Polytech White Cotton Matte
- Drawers – Polytech White Cotton Matte with Halliday handles
- Splash back – Tiled
- Tapware – Chrome
- Sink – Kubic 80cm Stainless Steel silk finish
- Cooktop – Fisher & Paykel 60cm ceramic
- Oven – Fisher & Paykel 60cm wide oven
- Range hood – Fisher & Paykel 60cm recirculating slide out in Stainless Steel
- Dishwasher – Fisher & Paykel 60cm free standing in Stainless Steel

BATHROOM/ENSUITE

- Floor Tiles- 600 x 300mm Sky Stone Sand
- Wall Tiles - 600 x 300mm Artic White matte
- Vanity top - Reconstituted stone in Dapple White
- Vanity cupboards – Polytech Prime Oak matte
- Vanity basin - Ceramic insert basin
- Vanity tapware – Classico basin mixer tap, chrome
- Mirror Bathroom Cabinet
- Shower screen – Semi frameless clear glass

LAUNDRY

- Floor - 600 x 300mm Sky Stone Sand
- Wall – Painted in White Lexicon
- Skirting tile Artic White matte
- Laundry Tub – Acero Inset 45litre
- Laundry Bench Top - Reconstituted stone in Dapple White
- Tapware - Classico chrome sink mixer

BEDROOM

- Floor finish – Twist Pile Carpet – Maya Edge
- Built in robes – Mirrored doors

MECHANICAL

- 3x Wall Mounted VRF Air Conditioning Systems

ELECTRICAL

- LED lighting throughout
- Metering at main switchboard
- Light and power RCD (safety switch protection)
- Distribution board located within the apartment

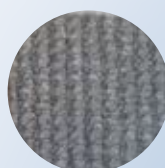
TV

- TV points to living area and bedroom

DATA & PHONE

- Prewired for NBN connection
- Data points to living area and main bedroom
- Phone point to kitchen area and main bedroom

COLOUR
SCHEME





Artist Impression



Artist Impression

Welcome to Acacia Park Villages

Acacia Park Villages are set across four, friendly communities located in Brooklyn Park, Lockleys and Underdale.

Live close to the beach, city, shopping and public transport. Enjoy a perfect combination of community, privacy and independence.

Acacia on Henley amenities include

A newly refurbished Community Centre which hosts a variety of activities to suit all, within neatly maintained gardens.

Acacia Park Villages Management

The Acacia on Henley Village Manager supervises the running of the complex, manages the maintenance and service personnel and is there to help make your life easier.

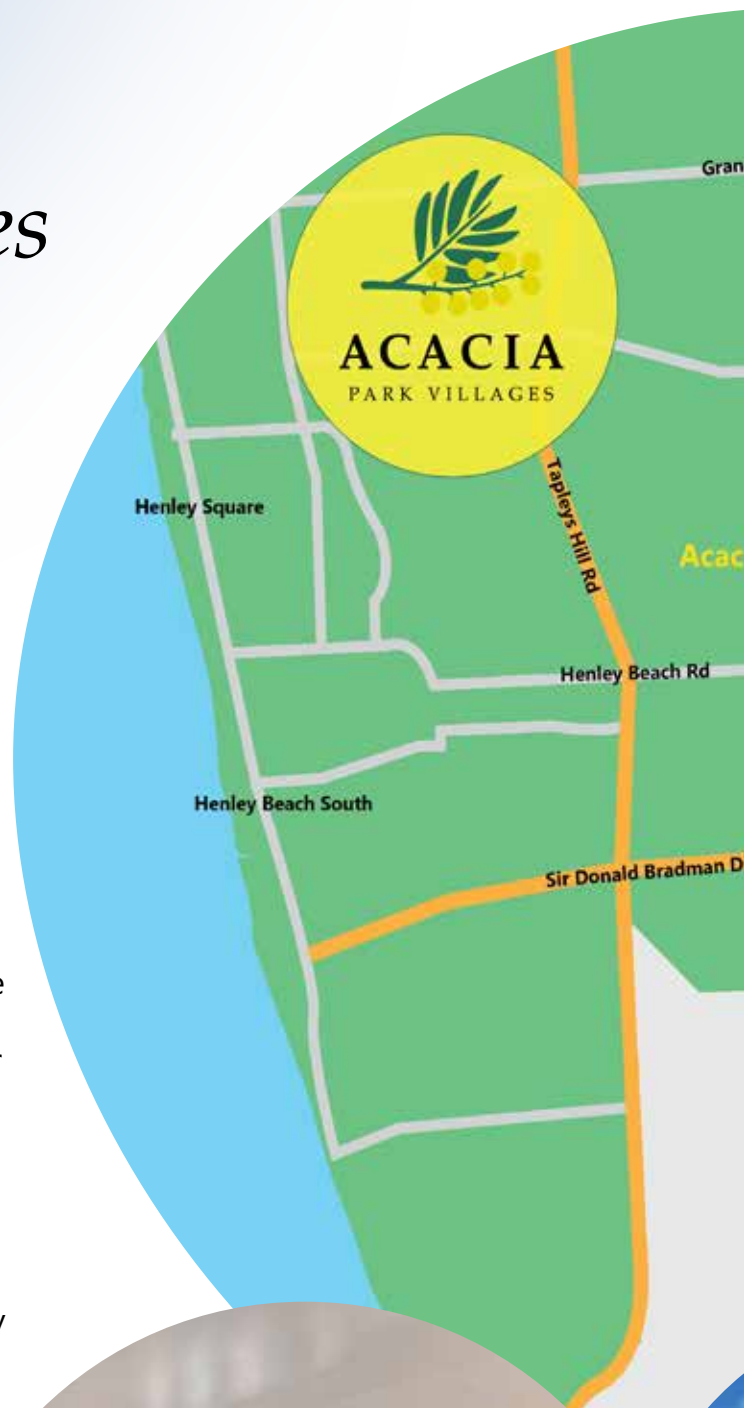
All Acacia Park Villages have full access to Acacia on Lipsett's Facilities

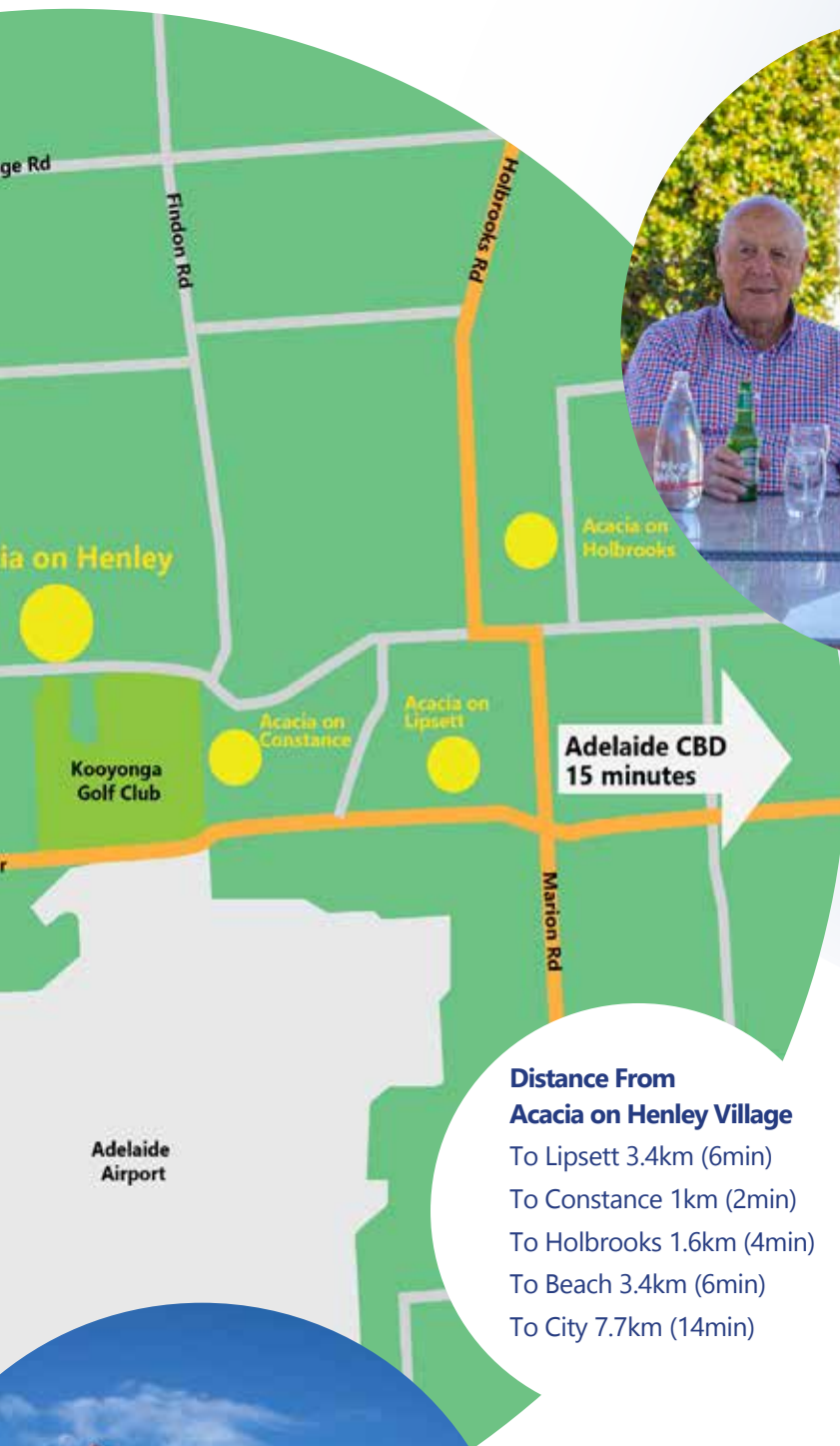
On top of this, residents at any of our four Acacia Park Villages have full access to our main Community Centre at Acacia on Lipsett, just 3.4km away.

Here you'll find an indoor, heated swimming pool and spa complete with changing facilities and shower. An equipped gym; large billiard table and lounge area and a convenient hairdressing salon and nail technician.

Acacia on Henley Apartments feature

- Open plan living area
- Two bedrooms with built-in wardrobes
- Modern kitchen - Fisher & Paykel appliances
- Separate laundry
- Private parking space
- 24-hr emergency monitoring system
- Landscaped private balcony or courtyard





**Distance From
Acacia on Henley Village**

- To Lipsett 3.4km (6min)
- To Constance 1km (2min)
- To Holbrooks 1.6km (4min)
- To Beach 3.4km (6min)
- To City 7.7km (14min)



Acacia on Constance



Acacia on Lipsett



Ground Level



101

Floor Area

Living: 82 m²

Outdoor: 20 m²

Total: 102 m²

102

Floor Area

Living: 87 m²

Outdoor: 35 m²

Total: 122 m²

104

Floor Area

Living: 81 m²

Outdoor: 49 m²

Total: 130 m²

103

Floor Area

Living: 89 m²

Outdoor: 57 m²

Total: 146 m²

101

102

104

103

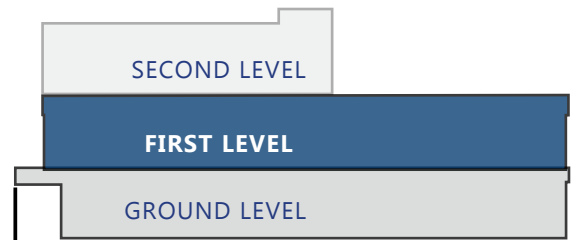
STAIR

LIFT

Henley Beach Rd

←N

First Level



201



Floor Area
Living: 97 m²
Outdoor: 9 m²
Total: 106 m²

202



Floor Area
Living: 93 m²
Outdoor: 9 m²
Total: 102 m²

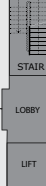


201

202

204

203



Henley Beach Rd

204



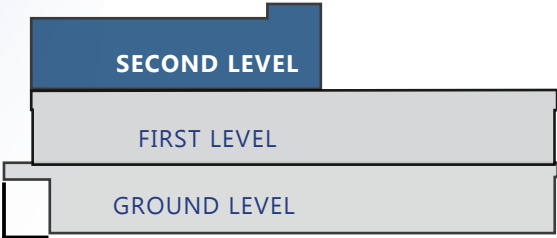
Floor Area
Living: 97 m²
Outdoor: 9 m²
Total: 106 m²

203



Floor Area
Living: 96 m²
Outdoor: 9 m²
Total: 105 m²

Second Level



301



Floor Area
Living: 97 m²
Outdoor: 9 m²
Total: 106 m²



302



Floor Area
Living: 97 m²
Outdoor: 9 m²
Total: 106 m²



Fees and Expenses

A monthly maintenance fee is paid and covers the costs associated with the ongoing management and maintenance of the village, giving you the freedom to relax and enjoy the village and community.

Our simple monthly maintenance fee covers:

- 24-hour emergency call monitoring
- Gardening of all common areas
- Maintenance, repairs and cleaning of all communal facilities
- Maintenance of your home
- On-site facilities and estate management
- Insurance premiums for building & public liability for the whole village (excludes your contents)
- Water rates

Limited out-of-pocket expenses

At Acacia Park Villages, you have control over paying for items and services such as:

- Personal contents insurance
- Electricity and gas
- Council rates
- Internet and phones
- Upkeep or replacement of all personal items (eg. fridge, furniture and washing machine)

Next Steps

Call Us Today - 1300 796 311

Visit our Showroom - 452 Henley Beach Road, Lockleys SA 5032

Open: Monday, Wednesday and Friday 12 to 3pm

Plus: Private inspections by appointment

Social Media

@KaridisRetirementVillages



Scan the codes with your camera to get social with us!

Acacia Park Villages locations:

33-45 Lipsett Terrace Brooklyn Park SA 5032

21-23 Constance Street Brooklyn Park SA 5032

452 Henley Beach Road Lockleys SA 5032

27 Norman Street Underdale SA 5032



1300 796 311
karidisretirementvillages.com.au



KARIDIS RETIREMENT VILLAGES
BUILDING BETTER COMMUNITIES

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