



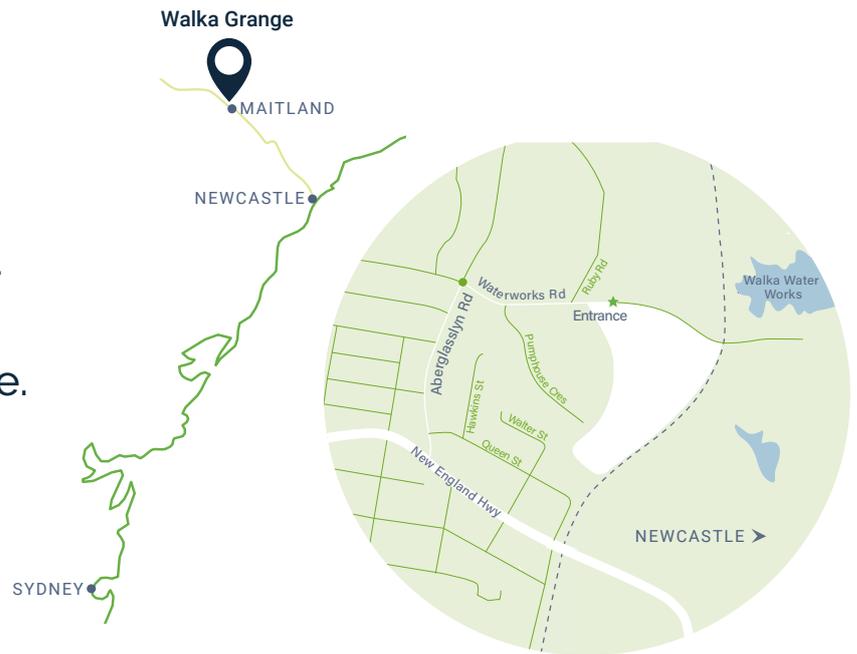
WALKA GRANGE

LIFESTYLE VILLAGE

walkagrangecom.au

A Lifestyle That Works for You

Welcome to Walka Grange Lifestyle Village – a thoughtfully designed, resort style community for over 55s seeking comfort, security and independence.



Located in Rutherford, in the heart of the Hunter Valley, Walka Grange comprises 182 architecturally designed two and three-bedroom villas within a secure, gated estate.

Just five minutes from Maitland, 35 minutes from Newcastle, and under 2.5 hours from Sydney, it offers a peaceful lifestyle with easy access to key destinations.

Shops and essentials are close by, with Rutherford Marketplace home to Woolworths, Coles, pharmacies, a post office, newsagent, and more.

Healthcare is well covered, including local GPs, medical centres, pathology services, chemists, and the state-of-the-art Maitland Hospital just 15 minutes away.

Transport options include a reliable local bus network, nearby Telarah train station, and Newcastle Airport – just 40 minutes away – with direct flights to all major Australian cities.

Walka Grange combines city convenience with the warmth and ease of regional living – an ideal place to enjoy your next chapter.





Walka Grange takes its name from the nearby historic Walka Water Works, a significant and well-preserved 19th century historical pumphouse site in the Hunter Valley.

The village overlooks the Walka Recreation and Wildlife Reserve. Residents enjoy direct access to over 12km of flat, accessible walking and cycling trails – ideal for staying active or simply immersing yourself in the peaceful natural surroundings.



At Walka Grange, we understand what matters most as you age.

The villas at Walka Grange are thoughtfully designed, offering a choice of spacious two or three bedroom layouts.

Each home is built from quality brick and features high ceilings and open-plan living areas, creating a light and airy feel throughout.

Landscaped front and rear gardens, a covered entry patio, and a private alfresco area make outdoor living easy. Homes also include an automatic garage with internal access and ample storage.



Example of a 3 bedroom floorplan









Villas at Walka Grange are truly in demand – and for good reason.

Inside, the villa interiors are beautifully appointed with modern finishes and accessible design. Kitchens feature gas or electric cooktops, multifunction ovens, and dishwashers. All bedrooms include built-in wardrobes, while bathrooms and laundries are fully accessible with quality fittings. Wide hallways, wheelchair-friendly layouts, and a 24-hour monitored emergency call system ensure safety and independence – delivering comfort, convenience, and style in a welcoming home.



Villa inclusions:

- Landscaped yards
- Rainwater harvesting tank for garden irrigation
- Covered entry patio & alfresco
- BBQ gas point in alfresco
- Auto garage door with internal access
- Front windows with plantation shutters, flyscreens to all windows
- Insulated ceilings & external walls
- Extended ceiling heights of 2.7m (9 ft)
- Air conditioned comfort
- Ceiling fans in master bedroom & living room
- Internal gas outlet for heating
- Ergonomic kitchen
- Multi-function wall oven, gas or electric cooktop
- Dishwasher
- Built-in wardrobes to all bedrooms
- Quality tapware and bathroom fittings
- Connection to 24-hour emergency call system
- Accessible design: no steps, wheelchair-friendly, built for aging in place

Impeccably Maintained, Locally Built

Developed in 2015 and impeccably maintained by a local seventh-generation, family-owned company, the estate reflects a legacy of quality and attention to detail.

With a strong track record of delivering high-calibre projects – including The Foundry Terraces in Morpeth and numerous student accommodation developments across Newcastle – you can rest assured that when you buy into Walka Grange, you're investing in a quality development backed by experience, reliability, and a commitment to excellence.

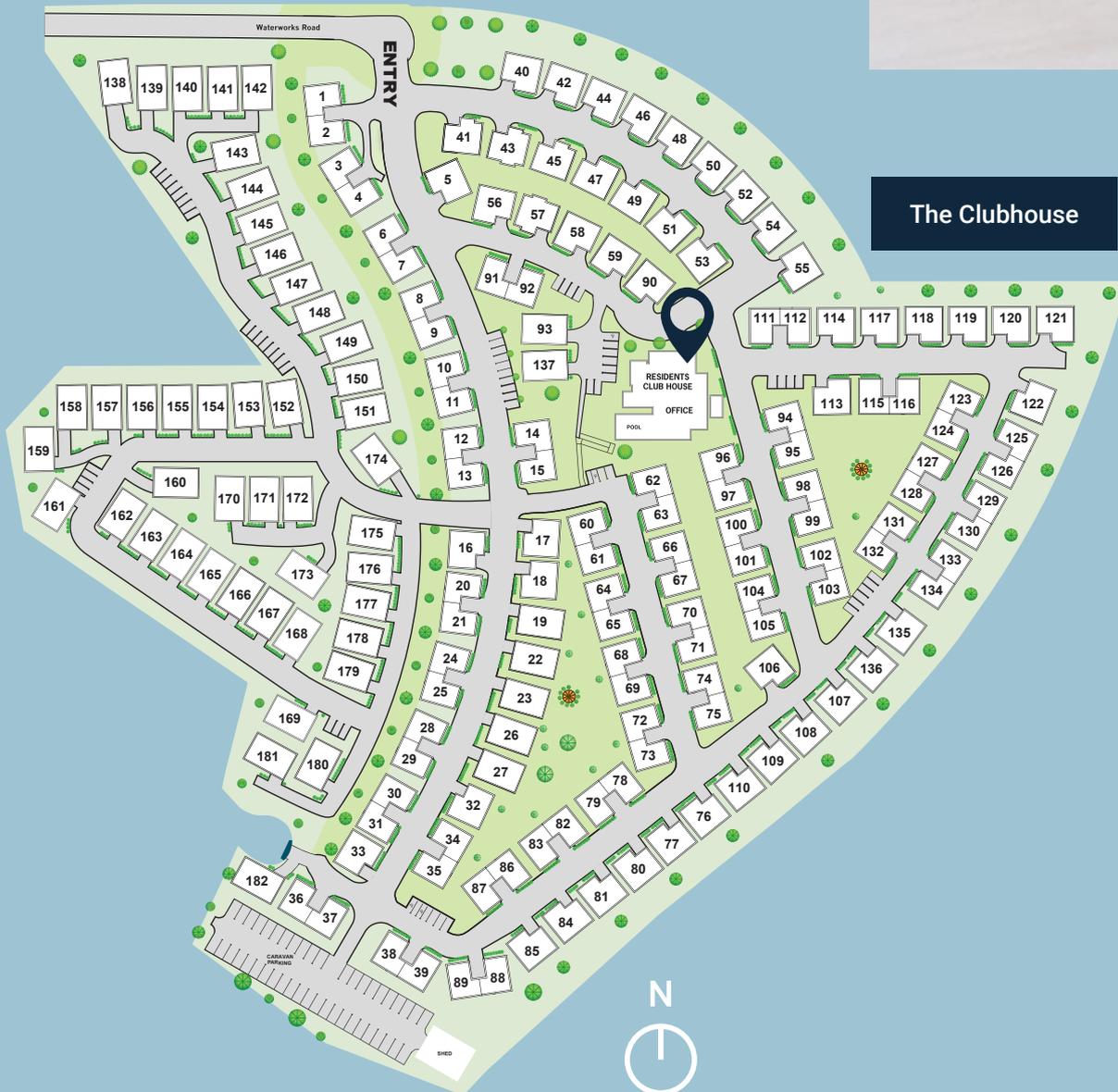
The layout of Walka Grange is as practical as it is attractive. The village features kerbless, dual-lane roads for smooth two-way vehicle flow and continuous footpath access throughout.

Generous spacing between villas, numerous green pockets for relaxation, and fully landscaped streetscapes and gardens combine to enhance the estate's natural beauty.

The elegantly appointed Clubhouse is the heart of the community, featuring a multi-purpose lounge with snooker/pool table, a fully equipped bar, kitchen and BBQ, alfresco dining area, huge TV screen with video player, library, indoor heated pool, gym, games room, art and craft room, and the resident workshop, "Walka Shed."



The Clubhouse





You can be as involved as you like – enjoy the peace of your own space or join regular events and activities within a welcoming community.

Walka Grange offers a comprehensive range of services designed to support a secure, convenient, and worry-free lifestyle, even mail collection and storage while you are away.

Residents enjoy 24/7 gated security and the reassurance of onsite management during business hours. Every villa is equipped with a direct-connect emergency phone system for round-the-clock assistance. All home maintenance services, including lawn mowing, are provided to ensure properties are always well care for. The small garden areas located at the front and rear of villas are maintained by residents.

The community regularly hosts activities such as craft workshops, fitness classes, and excursions using the dedicated village bus. You can join in as much or as little as you like. One things is sure, you will never get bored at Walka Grange!





WALKA GRANGE

LIFESTYLE VILLAGE

walkagrangecom.au

See Walka Grange
Lifestyle Village
for yourself.

We'd love to show you around.
Contact us to arrange a personal tour.



CONTACT US

 (02) 4933 0004

 0409 805 422

 sales@walkagrangecom.au

 28 Waterworks Road,
Rutherford NSW 2320

 @walkagrangevillage