

Avon Ridge. Create lasting memories.

Put yourself in the picture at Avon Ridge, and discover the best that nature has to offer. You will be surrounded by natural attractions like the Bells Rapids and Walyunga National Park, with some lots offering stunning bushland views.

With a range of large blocks available, close to schools, shops, a park and more, Avon Ridge has everything you need to create lasting family memories.



SIZE

- 211 lots.
- Huge homestead lots available.

LOCATION

- Nestled amongst natural bushland, with some lots offering stunning treetop views towards Perth City.
- On the doorstep of the Swan Valley, Bells Rapids and Walyunga National Park.
- Just 45 minutes' drive from Perth CBD.

ATTRACTIONS

- The many cafés and restaurants of the Swan Valley are on your doorstep.
- Bells Rapids.
- The Vines Resort and Country Club.
- Swan Valley Oasis Resort.
- Margaret River Chocolate Factory.
- Oggies Ice Creamery.

EDUCATION

- Choose from a range of established primary and high schools.
- These include: Upper Swan Primary, Ellenbrook Primary School, Swan Valley Anglican, Ellenbrook Christian College, Holy Cross College, Ellen Stirling Primary School, Swan Christian and more.

PARKS AND RESERVES

- Plenty of open space and a landscaped park within the estate showcasing spectacular views.
- Close to the picturesque Woodlake Park together with the beautiful Lake Fresca.
- The Walyunga National Park provides a stunning natural backdrop to the estate, with its 1,800ha of protected natural bushland.

SHOPPING

- The estate is just a short drive from both Midland Gate Shopping Centre and The Shops at Ellenbrook.

SUSTAINABILITY

- The estate has been awarded an Enviro Development certification in the categories, of Water and Ecosystems.
- Careful planning has ensured that the estate integrates seamlessly into the natural surrounds and the existing Brigadoon community.
- All lots are serviced by mains scheme water.

COMMUNITY

- A range of food, art and craft, homewares and jewellery stalls to browse through at the Guildford Twilight Markets.
- Delicious local food from the Midland Farmers Markets
- Plenty of picnic areas throughout the estate's park and surrounding reserves.

For more information please call Clay Holt of Rural and Metro Realty on **0437 029 826** or visit avonridge.com.au

Large Bush
Blocks from

1.5ha to
4.5ha

**Stunning
Natural Views**



**Large
Landscaped
Park**



**Surrounded
by Bushland**

