



The Avenue is what you've been searching for.

Located in Hilbert, just north of Byford, The Avenue Estate is a fast-growing, modern community only 30 minutes' drive from Perth.

Here, you'll enjoy all the convenience, security and flexibility you need to live life the way you want, surrounded by like-minded residents.

Your search ends here. Welcome to modern living at The Avenue.

SIZE

- The Avenue will eventually be home to over 900 households.
- Discover a range of lot sizes to suit all lifestyles, from low-maintenance cottage blocks to larger traditional blocks with room for a spacious family home and garden.

LOCATION

- The Avenue Estate is located in Hilbert, just north of Byford.
- 30 minutes' drive to Perth CBD.
- 15 minutes' drive to Cockburn Central.
- Only 6km from Armadale City Centre's shops, amenities and train station.
- Tonkin Highway is close by, ensuring a close connection to key transport arteries and Perth Airport.

EDUCATION

- A short drive from West Byford and Forrestdale Primary Schools.
- A planned primary school will be located within the estate, just walking distance from homes.
- A number of secondary schools can be found nearby, including Byford Secondary College, Armadale Senior High School and Cecil Andrews College.
- Close to the Australian Trades College, Polytechnic West and Curtin University.

COMMUNITY

- The Avenue is a master planned community that you can share with like-minded residents.
- Walking paths will seamlessly connect local streets, parks and the living stream.
- A future Neighbourhood Activity Centre will provide the perfect opportunity to meet fellow residents.

PARKS AND RESERVES

- The Avenue will be home to a stunning, landscaped living stream, including lookouts and walking paths.
- Over 6ha of future parks, playgrounds, open spaces and district-sized playing fields throughout the estate.
- BBQ facilities and shelter areas. Close proximity to Jarrahdale State Forest, with its 75,000ha of protected bushland, dams, reservoirs and picnic spots.
- Araluen Botanic Park and Champion Lakes Recreational Park are both close by.

SHOPPING AND ENTERTAINMENT

- Only 15 minutes from Cockburn Gateway Shopping City.
- Armadale Shopping Centre is just minutes away.
- The future Hilbert Town Centre will be located just across the road from the estate.



A Range of Block Sizes Available



Future Landscaped Living Stream



Nearby Nature Reserves



Over 6ha of Future Parks



For more information please contact **Jolie McLaren** on 0430 406 679 or jolie.mclaren@peet.com.au

