



A true village lifestyle.

Already one of the most award-winning residential communities in Western Australia, The Village at Wellard offers a true village lifestyle close to all of life's essentials. Blocks within this close-knit community are all walking distance from shops, essential services, a café and Wellard Train Station, which puts the Perth CBD an easy 31-minute train ride away.

SIZE & LOCATION

- Nestled along Perth's flourishing southern corridor, the estate will boast 3,075 homes upon completion.
- A short drive from Fremantle, Rockingham and Mandurah.
- 31mins by train to Perth CBD.

PARKS & RESERVES

- Many parks within the estate are already open, with more to come.
- Environmental initiatives have seen the conservation of 10ha of wetlands, plus 17ha of retained natural bushland within the estate.
- There are a number of walking and cycling trails, picnic nooks and playgrounds to enjoy throughout the community.

EDUCATION

- The estate is located close to a number of schools, including Peter Carnley Anglican School, Leda Primary School, Calista Primary School, Bertram Primary School, Gilmore College and St. Vincent's Primary School.
- Two proposed primary schools and a high school.
- The estate is also home to a childcare centre.

VILLAGE CENTRE

All of the following can be found within the Village Centre, just a short walk from all homesites – Wellard Square Shopping Centre, Wellard Train Station, John Wellard Community Centre, Invita Apartments, a family tavern currently underway and a new childcare centre.

SHOPPING

- 3,000sqm Woolworths.
- Specialty retailers, including Wizard Pharmacy and Red Dot.
- Food options, including Subway, The Well Tavern, Wellard Pizza, My Noodle Rules, Bake My Day Bakery and Bliss Momo's Café.
- Dental, Healthcare and beauty facilities.

TRANSPORT

- The Village at Wellard is the first walkable transit-oriented development on the Perth-Mandurah rail line.
- Wellard Train Station is within walking distance of all homes and the Wellard Bus Station provides an easy connection to major centres.

COMMUNITY

- John Wellard Community Centre offers a range of exciting programs for the family.
- Many community groups are available, with an environmental, art, youth, leisure, recreational, sport or healthy living focus.
- The Wellard Village People (previously known as The Village at Wellard's Residents Association) represents the interests of the local community. Visit their website wellardvillagepeople.com for more information.



Blocks from

225sqm to 1773sqm

31min

by train to Perth CBD





Somerford Park and many more!



Wellard Square Shopping Centre with Woolworths



For more details please call **Jolie McLaren** on **0430 406 679**
thevillageatwellard.com.au





the village at
Wellard

BEYOND THE VILLAGE



PERTH CBD (31mins by train)

FREMANTLE

Fiona Stanley Hospital

Cockburn Gateway Shopping City

Kwinana Freeway

Calista Primary School

Kwinana Christian School

Kwinana Market Place

St Vincent's School

Bertram Primary School

Peter Carnley Anglican Community School

The Village Green & Community Pavilion

Approved Primary School

Kings College

Henley Bushland

Wellard Square

John Wellard Community Centre

Childcare Centre

The Well Tavern & Bistro

Sales and Information Centre

Wellard Road

Wellard Train Station
31 minutes to Perth CBD

Future Wellard Village Primary School
Opening 2022

Leda Nature Reserve

NOTE: Plan is conceptual and subject to constant changes. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. Peet Estates. *Planning name and timing subject to change by the State Government. For more information and any enquiries, please contact the Department of Education.



Government of Western Australia
Department of Communities

PEET