



## 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.
- 28min 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 proposed family tavern and a new childcare centre.

### SHOPPING

- 3,000sqm Woolworths.
- Specialty retailers, including Priceline, Red Dot and Nextra Newsagency.
- Food options, including Subway, Ocean's Fish and Chips, My Noodle Rules, Kwinana Pizza, 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.
- Monthly Village Markets bring a range of market stalls, live music, food and children's activities.
- Many community groups are available, with an environmental, art, youth, leisure, recreational, sport or healthy living focus.
- The Village at Wellard's Residents Association represents the interests of the local community.

Blocks from  
**225sqm to 1773sqm**

**31min**  
by train to Perth CBD



**Somerford Park and many more!**

**Wellard Square Shopping Centre with Woolworths**

