



**YANCHEP**  
GOLF ESTATE

**Our Unique  
Community Vision**

**PEET**



# NATURALLY CONNECTED

Nestled between the rolling fairways of Sun City Country Club and the leafy expanse of Yanchep National Park, Yanchep Golf Estate offers a truly unique lifestyle amongst stunning natural beauty.

## PLENTY OF PARKS

There's nothing better than being outside on a sunny day, especially at one of Yanchep Golf Estate's many local parks, with more to come in the future. Boasting retained mature trees, green open spaces, playgrounds, walking and cycling trails, BBQ facilities and more, they're the perfect place to spend a weekend afternoon with family or connect with your new neighbours.

*Yanchep will be home to 20 local parks.*

## KEEPING THE TREES

Careful design has ensured Yanchep Golf Estate's existing mature Tuart trees have been integrated throughout the community's parks, reserves and entrance. Unique street furniture has also been designed from the community's salvaged timber.

*Watch this space! 2,000 more trees to come.*

## STUNNING VIEWS

An afternoon walk at Yanchep Golf Estate will treat you to a variety of stunning views across the parks and green open spaces. View corridors can be found through the streets and public access ways, perfect for glimpsing stunning sunsets on late afternoon walks.

*Enjoy stunning sunset views through the trees.*

## CONNECT WITH NATURE AND NEIGHBOURS

Yanchep Golf Estate's Nature Play has been designed and built from existing timber and other organic materials to complement the natural surrounds of the community.

*The perfect place for families to live and grow.*

# ESTATE PLAN

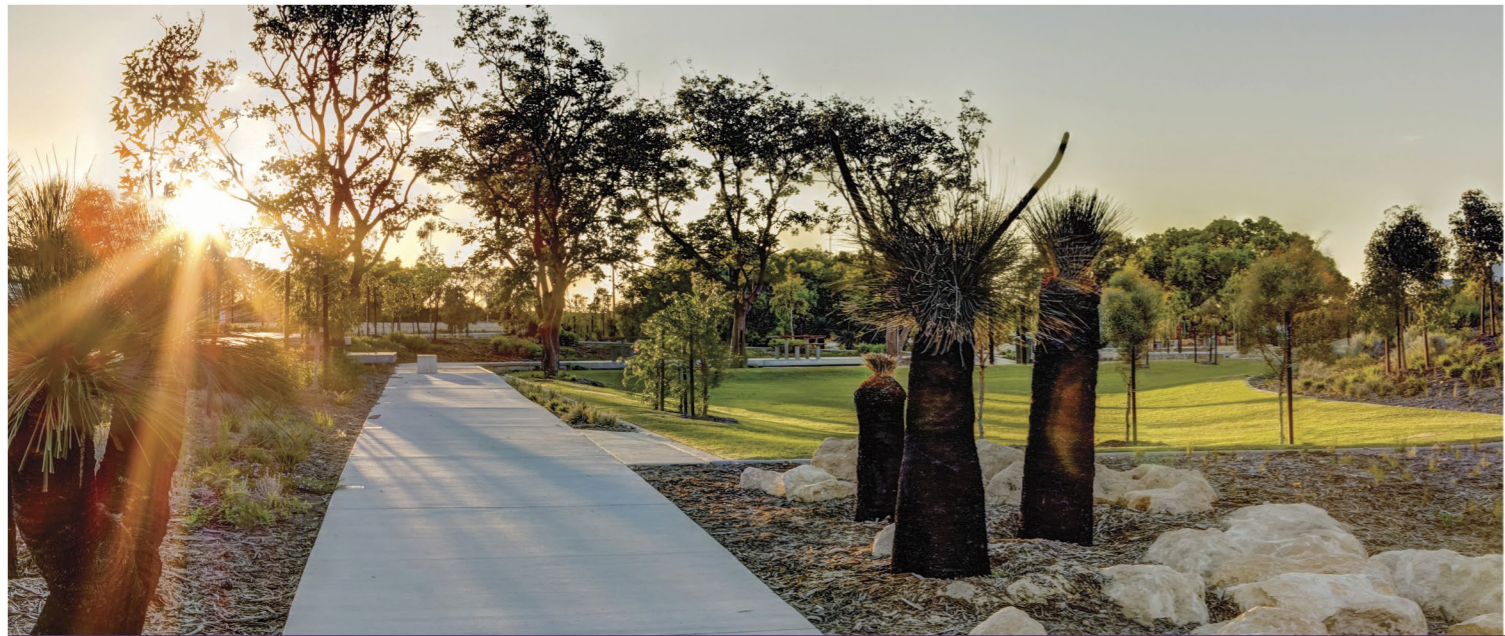


## SCENIC PATHWAYS

To encourage residents to head outside and enjoy the natural environment on offer, Yanchep Golf Estate will eventually **boast over 30km of connected pathways** throughout the community. Of which, 5km will connect through many parks and wrap around the golf course to provide a scenic path.



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. Sales Agent: Peet Estates



# AWARDED INNOVATION

Yanchep Golf Estate's careful integration of the natural environment into its overall design has earned the community several awards. These include:

- The community's statement Timber Wave Bench (designed from recycled ironbark) was named a shortlist in the 2015 Australian Timber Design

Awards by the Australian Timber Development Association. The bench, located at the entrance to the community, was designed to reflect the undulating landscape of the golf course, and is the perfect place to sit and relax.

- The Stage 5 Pocket Park and Stage 7 Victory Park were jointly awarded with the Parks and Open Spaces Landscape Architecture Award from the Australian Institute of Landscape Architects WA in July 2016.

## NATURALLY BETTER DESIGN

The community has been designed to work seamlessly with the existing Sun City Country Club and the stunning natural surrounds of Yanchep National Park.



# A FUTURE PARK FOR THE FAMILY

The best is yet to come for Yanchep Golf Estate, with an exciting new park on the horizon. This future park will offer two hectares of space to enjoy, together with picnic seating, a playground, barbecue facilities and a flying fox. The park will also feature a number of retained mature trees.



## MORE OPPORTUNITIES TO DISCOVER NATURAL BEAUTY

OLDEST TREES STAND OVER 20M HIGH

**38%**  
OF THE LOCAL AREA DEDICATED TO GREEN OPEN SPACE.

**FUTURE PARK**  
TWO HECTARES OF SPACE TO ENJOY



## VICTORY PARK, A PLACE TO PLAY.

The stunning one hectare Victory Park is the perfect place to enjoy a healthy, active lifestyle within your new community. Featuring expansive recreational grassed areas, you'll enjoy plenty of opportunities to enjoy a game of footy with the kids, or just kick back and relax.

Victory Park boasts a Nature Play area, designed from on-site recycled timber and surrounded by native vegetation. The park is also home to a number of mature Flame trees, creating a striking focal point.

Created by landscape architects PLACE Laboratory, Victory Park has been carefully designed to integrate seamlessly with the natural environment on offer at Yanchep Golf Estate.

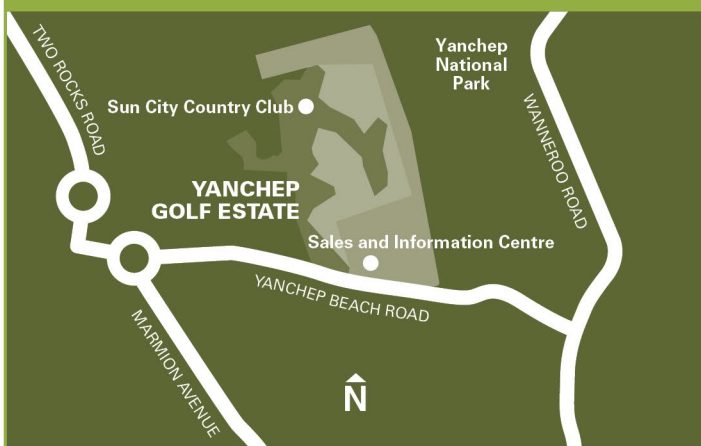


## POCKET PARK, A PLACE TO RELAX.

Looking for the ideal spot to sit and relax with a good book, or just to enjoy some fresh air? You'll find plenty of opportunities to enjoy a little peace and quiet at your local Pocket Park.

The communal area is equipped with picnic tables, seating and ample grassed areas, meaning you'll have plenty of room to enjoy an afternoon outside with family and friends, or to simply relax and spend some time with nature.

There are also opportunities to enjoy a morning jog or afternoon stroll at Pocket Park's surrounding footpaths, which also seamlessly connect you to the community's streetscapes.



### SALES AND INFORMATION CENTRE

6 Parkland Drive, Yanchep (off Yanchep Beach Road)

Open: Saturday to Wednesday 1pm – 5pm

Tel: 0438 382 060

[yanchepgolfestate.com.au](http://yanchepgolfestate.com.au)

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