

MAKE YOUR MOVE

**PEET**



## Made for living, ready now...

Step into a ready-made urban lifestyle without the headaches of inner-city living.

Movida is an established, welcoming community with plenty to offer, including a well-connected location just five minutes from Midland and 30 minutes from the city.

And when it's time to relax, it's just a short drive to the renowned Swan Valley, with its stunning natural environment, riverside recreation spaces, restaurants, markets, wineries and cafes.

Enjoy living close to everything you need, when you choose to call Movida home.

### **READY MADE URBAN LIFESTYLE**

Embrace the Swan Valley lifestyle, right on your doorstep.



# Enjoy a connected community





Explore your local Midvale neighbourhood. Find your favourite local café. Enjoy a family lunch at the Guildford Hotel, or spend a day at Midland Gate Shopping Centre, with Coles, Woolworths, Kmart, Target, Big W, Aldi and dozens of specialty stores and food outlets.

The Guildford Pantry and Midland Farmers Markets will keep you stocked up with fresh local produce.

The number of wineries, breweries, distilleries and arts and crafts markets within the Swan Valley continues to flourish, so you'll have fun discovering your favourites.

## Live local...

Got kids? The future 5-hectare Blackadder Creek Park will be a major attraction, located in your own backyard at Movida. The Woodbridge Riverside Park is also nearby, with a huge Eco Adventure play zone, picnic facilities and more - enough to keep the family busy and happy all day!

Living at Movida, you'll never need to travel far to find all you need for a rich and rewarding life.





## Nature on your doorstep...

You don't have to go far to find nature at Movida! The huge 5-hectare Blackadder Creek Park is currently under construction, and will soon be your very own 'backyard'. It will feature a MASSIVE koala play structure with a tower slide, a basketball and netball court, a flying fox, a basketball court, a toddler play area, walking trails, grassed open spaces to kick a ball and barbecue facilities.

Movida residents are proud of the community they live in, and their input helped design the future Blackadder Creek Park. It's a community ready to welcome you, too, with titled blocks available now close to the park and open spaces.



Render is for illustrative purposes only.

**5HA BLACKADDER CREEK PARK IS  
CURRENTLY UNDER CONSTRUCTION**



### NATURE YOU'LL LOVE

This is just a snapshot of Midland's huge array of local favourites – and all are ready and waiting for you to discover at Movida today.



...and all  
around you



The peaceful walking trails, stunning wildflowers, picnic areas and scenic lookouts at John Forrest National Park are all just seven minutes away from Movida. Mundaring Weir, Lake Leschenaultia, Whiteman Park, nature reserves... so many places of natural beauty are within easy reach of your new home at Movida.



# Fast Facts

Movida Estate has a lot to offer families of every age – new families, growing families and grown-up families. You’ll be part of a welcoming, inclusive, diverse and forward-thinking community. A full and rewarding life is ready for you right now at Movida!



## LOCATION

- Movida is located 20km north-east of the Perth CBD, 3.5km from Midland and 13km from Perth Airport
- All the attractions of the beautiful Swan Valley are within a 12 minute drive – wineries and farmers markets, restaurants and cafes, gourmet food, arts and crafts, festivals, picnic spots and walking trails



## CONVENIENCE

- Within three minutes are fast food outlets, a 7-Eleven and StarMart, so those everyday essentials are close at hand
- Midland Town Centre is five minutes away, with a wide range of services including St John of God Midland public and private hospitals, health centres, chemists, bulk goods stores and sports clubs



## PARKS & RESERVES

- The magnificent 5-hectare Blackadder Creek Park is currently under construction, located in the heart of the community. Wiluna Park is well-established, while additional public open spaces are planned for the future.
- Movida is within easy reach are a number of nature reserves, John Forrest National Park, waterfalls and bushwalking trails



## SHOPPING & DINING

- A wide range of dining options are available in Midland and Guildford, from fast food and cafes to restaurants and heritage hotels
- Midland Gate Shopping Centre is seven minutes away offering all the big brand name shops and an array of food outlets. Stratton Park Shopping Centre is also just three minutes’ away



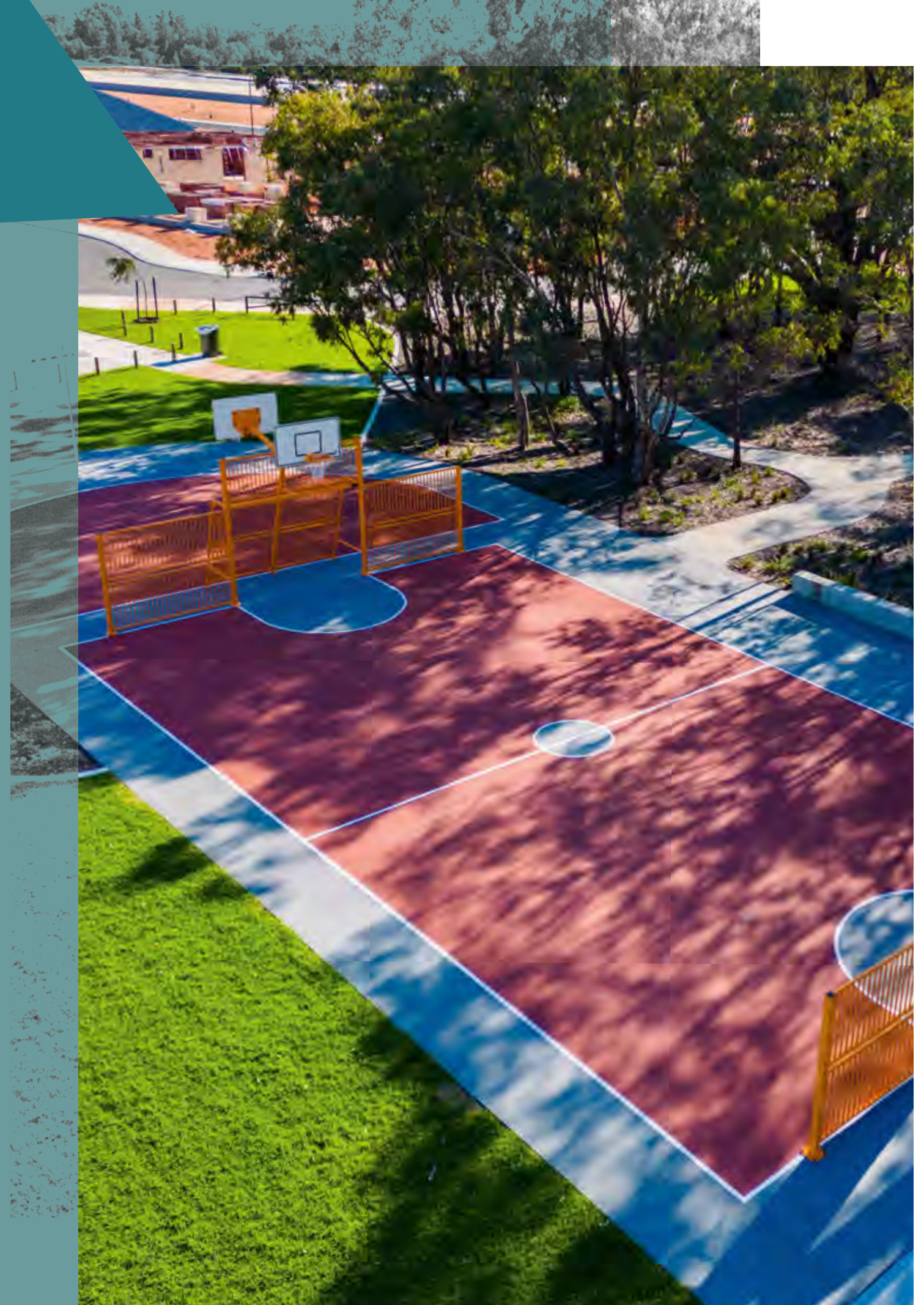
## EDUCATION

- Middle Swan Primary School and Swan View Senior High School are both within four minutes of Movida
- Within ten minutes are Midvale Primary School, St Brigid’s Primary School, La Salle College and Polytechnic West, the Midland TAFE campus



## TRANSPORT & CONNECTIVITY

- Movida is easily linked to major arterial roads including Roe Highway, Reid Highway, Great Eastern Highway and Great Northern Highway
- Be at the employment hubs at Midland and Perth airport quickly and easily
- Midland Train Station is easily accessible, with convenient bus links to Midvale



New basketball and netball court - Movida Estate



## Meet some of our newest residents ...

“

As soon as I got to Movida, it was pretty much settled for me right then and there – I loved the drive in, it felt perfect. It's close to my work in Midland as well as my parents' house, so couldn't have chosen a better location.

Before I went and took a proper visit of Movida, I always had a great interest in the area – however I honestly never thought I would be lucky enough to grab some land and build my first home there, I am super happy it worked out. I have young nieces and nephews, so having a park close by will come in handy when I'm on babysitting duty.

I also love riding my bike and walking and try to do one or the other every day, will be nice area for me to get outside and enjoy the parks and pathways.

– **ASHLEIGH PUREN**

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“

From currently living in the swan area, we love everything the region has to offer. All our friends and family are close by, so living in Movida was the natural choice for us.

The highway is conveniently located close by, allowing us both to have easy access to our work and other surrounding locations.

After already living in Movida Estate, when looking to build we couldn't go past choosing Movida again. It was affordable and we have so many exciting new developments in the community to look forward to, including the new park, BBQs, and accessible transport options.

We are looking forward to meeting our new neighbours, and spending time enjoying the new park, as well as a walking pathway that winds in and around it. Movida is the perfect fit for us, and we look forward to more adventures around the Swan area, especially anywhere that we can take the dogs for long walks.

– **ALISHA AND TEAGAN**

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# 5 Step Home Buyers Guide



## 1. FINANCE

Buying a new home is a big financial decision, so it's vital that you understand the process involved in securing finance. Before you meet with a mortgage expert, get a clear picture of your financial situation. This will direct how much you'll be able to borrow and repay. Track your spending and set up a realistic budget to help get you to your deposit savings goal faster. Consider whether you're eligible for Government assistance and talk to your mortgage advisor about what type of loans would suit you best and the exact costs and fees involved in purchasing a home.



## 2. COMMUNITY

Community plays an important part in our lives. The perfect community should enhance and support your lifestyle. Consider how you want to live your life - for most people having easy access to work and school means a simple, stress-free life. So, balancing what your evening and weekends look like with an easy commute to work is important. There's plenty of ways to get a feeling for a community. From looking at community Facebook pages, to spending the day out and about in a community soaking up the vibe and talking to the locals.



## 3. HOME

Deciding on the right home is more than picking the number of bedrooms you'll need. Do you work long hours and only come home to eat and sleep? A low maintenance option such as a terraced home or apartment might be the right option for you.



## 4. SETTLEMENT

The legal aspect of the purchasing process is very involved. Engaging a Conveyancer to guide you through the process will give you the confidence to make offers with a full understanding of your legal position. The best way to find a quality Conveyancer is through referrals. Ask friends and family for a Conveyancer that they would recommend. Alternatively talk to your mortgage expert, or another trusted professional if they can recommend the right person. You're now well on your way to securing your new home; you'll present an offer, finalise the contract of sale, exchange contracts, and finally move into the settlement period, before taking ownership of your property.



## 5. MOVING-IN

The keys to your new house are yours! Before you start packing, declutter – don't pack anything that you don't love or use. Label all boxes clearly and use a ranking system in order of unpacking importance. On moving day, have a friend or family member organise water and snacks keeping everyone fed and well-hydrated. And finally, relax. Now you can make your new house, a home.





## THE **PEET** STORY

At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

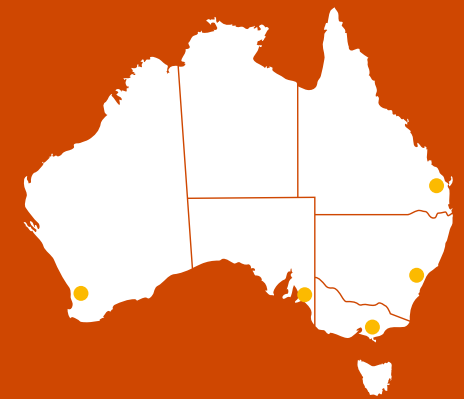
With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live.

People like you. People like us.

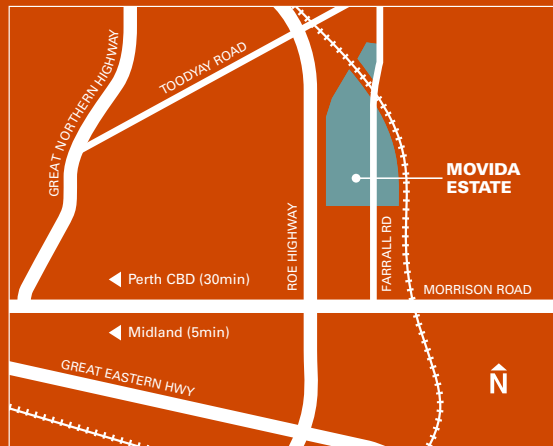
Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.



Where *you* belong

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#### **SALES AND INFORMATION CENTRE**

Quinn Street, off Farrall Road, Midvale.

Open by appointment only

Renee Monteleone: 0414 461 926

#### **STAY CONNECTED ON FACEBOOK**

@MovidEstate



**Movida Estate**

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