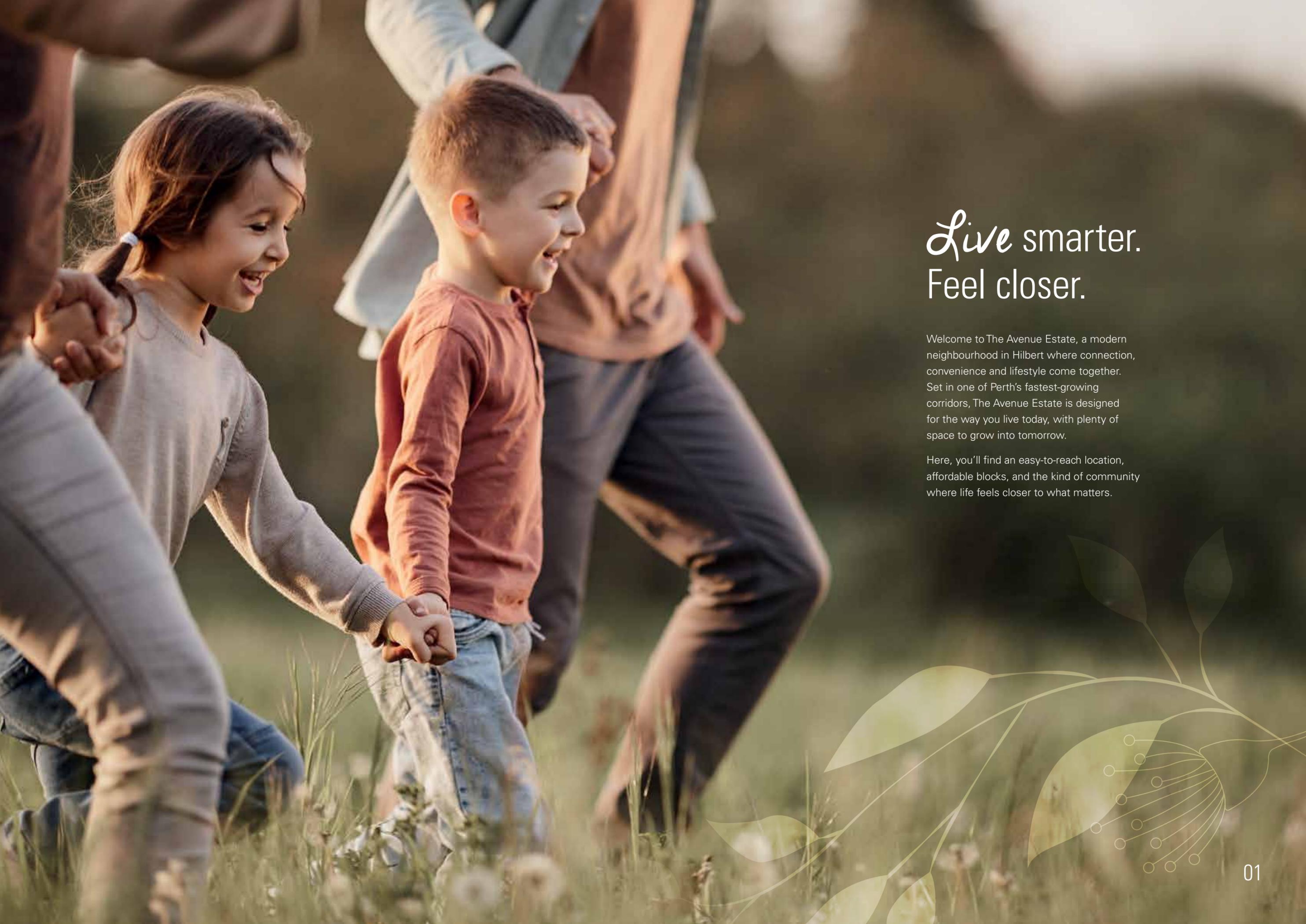




the  
avenue

PEET



# Live smarter. Feel closer.

Welcome to The Avenue Estate, a modern neighbourhood in Hilbert where connection, convenience and lifestyle come together. Set in one of Perth's fastest-growing corridors, The Avenue Estate is designed for the way you live today, with plenty of space to grow into tomorrow.

Here, you'll find an easy-to-reach location, affordable blocks, and the kind of community where life feels closer to what matters.



# Close to everything that counts.

At The Avenue, you're never far from what matters most — work, weekends, or those everyday essentials. From major retail and recreation to education and transport, everything is cleverly connected at The Avenue — so you can spend less time driving and more time living.



Perth (35km)

Curtin University (32km)

Perth Airport (31km)

South Metropolitan TAFE (31km)

Kalamunda (31km)

Harrisdale Shopping Centre (10km)

Carey Baptist College Forrestdale (11km)

Champion Lakes Regatta Centre (11km)

Forrestdale Primary School (6km)

Armadale Golf Club (7km)

Haynes Shopping Centre (6km)

Armadale Fitness and Aquatic Centre (9km)

Rushton Park (12km)

Forrestdale Lake & Nature Reserve (9km)

Shipwreck Park (5km)

Xavier Catholic College (6km)

Armadale City Centre and Train Station (7km)

Cockburn Train Station

Traffic Park & Playground

Sales and Information Centre

Little Learners Place - Childcare Centre

Armadale Health Service (9km)

Cockburn Gateway Shopping Centre (15km)

Fire Station Park & Playground

Proposed Future Clubhouse

Natureplay Park & Playground

Fremantle (30km)

Kwinana Freeway (10km)

Rockingham (30km)

Future Landscaped Area

Living Stream

Proposed Future Primary School

Future Local Amenities

Byford Town Centre, Train Station and Shops (9km)

Jarrahdale State Forest (22km)

ROWLEY ROAD

DEVELOPMENT BY OTHERS

FUTURE OVAL

Living Stream

HOPKINSON ROAD

**LEGEND**

- Current Release
- Future Release

FUTURE DEVELOPMENT SUBJECT TO APPROVALS



## Everything you need, right here.

From your barista made morning coffee to your evening date night dinner — and the quick fresh food pickup in between — enjoy everyday convenience right on your doorstep.

The Avenue offers the ease of the local 'drop in', with Armadale's shops, cinemas, and supermarkets just minutes away. Byford Village is even closer, perfect for a quick trip when the essentials run low.

Weekends, special events and catch ups with friends are made easy, with nearby Cockburn Gateway Shopping Centre and their 170+ retail and dining options!

Plus, with a future neighbourhood centre in the works, you'll enjoy even more shopping, and dining options closer than ever.





## Where *nature* isn't just for weekends.

The Avenue is home to the stunning Birrega Living Stream — a tree-lined green corridor with a bike path, shady picnic spots, a scenic boardwalk, and quiet spaces to relax. Bring the yoga mat, spot local wildlife with the kids, or just sit just and enjoy the beautiful natural surrounds.



## From tee-offs to water falls, and *everything* in between.

Weekends... and weekdays... are made for golf at one of the nearby courses. Grab your clubs and head for the greens at The Springs Golf Club, a beautiful 9-hole course surrounded by natural bushland.

For more fresh-air adventures, explore the Jarrahdale State Forest, wander through the picturesque Araluen Botanic Park or pack the towels and enjoy a freshwater dip at Serpentine Falls.





## Ready, set, *play.*

The Avenue is designed with family fun at its heart. Fire Station Park sparks imagination with its bright red fire truck, monkey bars and more, while the much-loved Traffic Park keeps kids active with bike and scooter tracks, a bus play structure, multi-sport courts and barbecue facilities. Adding to the adventure, Natureplay Park offers colourful climbing frames for all ages, while shaded areas are perfect for rest and relaxation.

These clever play spaces make family catch-ups, kids' parties and sports season wind-ups effortless and enjoyable.



Join a *welcoming*  
community where life feels  
closer to what matters.



## From *first* steps to graduation.

The Avenue supports learning at every life stage, with nearby childcare, schools, and tertiary education options — plus, a future proposed primary school is planned within the heart of the estate.

Close by, you'll find:

- Forrestdale Primary School
- West Byford Primary School
- Byford Secondary College
- Armadale Senior High School
- Xavier Catholic School
- South Metro TAFE Armadale
- Murdoch University





Events, connections,  
and *friendships*  
that are built to last.



## Where neighbours come *together.*

Life at The Avenue goes beyond the home. The growing community of future-focused, like-minded residents have plenty to look forward to with The Avenue CoSpace, a neighbourhood activity centre perfect for community group workshops, sundowners and coffee catch ups.

Plus, Peet and The Avenue have a commitment to creating connected, liveable places built for today, and future-proofed for tomorrow. Through partnering with Creating Communities, we provide The Avenue residents with an exciting calendar of free events designed to bring families, neighbours, and the community together.



Come home to a *community*  
that's modern, welcoming  
and built for your future.

## 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.

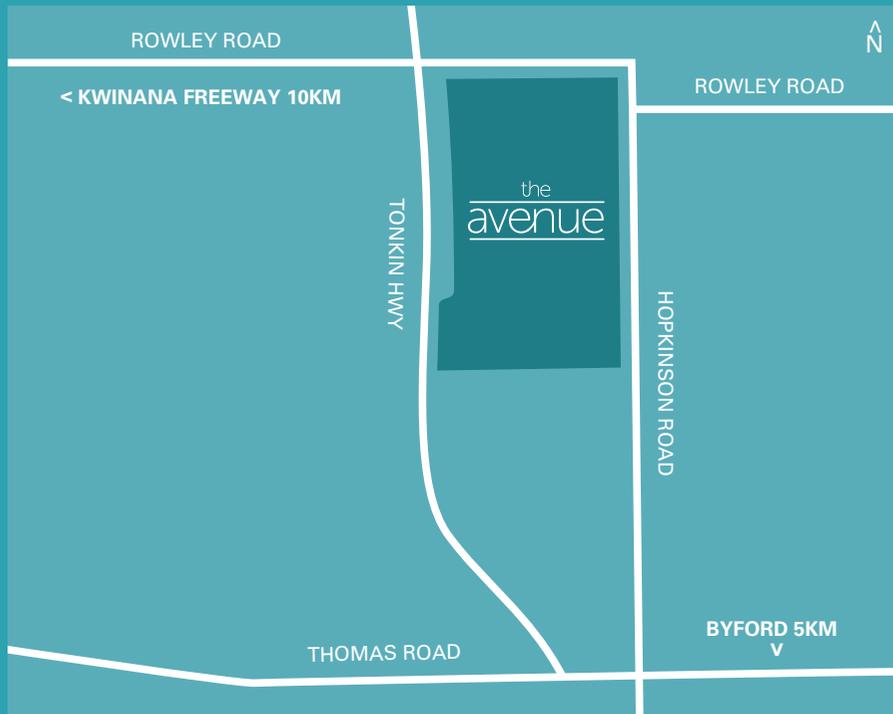
We do it by imagining how people actually live.

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



# the avenue

## Sales Centre

13 Manhattan Concourse, Hilbert  
Telephone: 0428 053 186

 **The Avenue Estate**

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, July 2023. In particular, the location of the services (sewer, electricity, water, drainage, retaining wall and stairs) as depicted on this plan may be varied to satisfy the conditions imposed by the Western Australian Planning Commission and other relevant authorities for the approval of the subdivision to create the lots shown on this plan.

**PEET**