

## Where good living comes naturally.

Elavale will capture the best of the 'good old days' and make them part of your future, by creating a community with family and nature at its heart. The Alkimos Eglinton region offers plenty of wide-open spaces to explore, from the bush to the beach. Discover local schools, shops, places to play, to eat out and to have fun with family and friends. All of the good stuff, just like you remember, in a great new place to call home!



### LOCATION

- Elavale is located on the thriving coastal strip 43 minutes north of Perth in the suburb of Eglinton, within the City of Wanneroo.
- Just 5 minutes to the north of Elavale is Yanchep and to the south is the growing centre of Alkimos.
- It's only 20 minutes from the City of Joondalup – a major commercial, retail, education and employment hub.



### COMMUNITY

- The vision for Eglinton includes a bustling new Town Centre directly opposite our new community with more shops, recreational facilities, and Eglinton Train Station.
- When complete, Elavale will be home to over 1000 families, creating a tight knit community of like-minded people who love where they live!



### SHOPPING+DINING

- The Gateway Shopping Precinct and Trinity Village Shopping Centre are located in neighbouring Alkimos.
- Yanchep Shopping Centre, just 6 minutes away, has everything you need for your regular shopping – a major supermarket, an array of specialty and service stores and takeaway food outlets.
- There are a number of coastal bars, cafes and restaurants within easy reach including Oceans 27.



### PARKS+RESERVES

- Vast areas of retained vegetation and Regional Open Space surround Elavale, creating an oasis within the bustling northern corridor.
- The stunning swimming beach at Yanchep Lagoon is just minutes away, or head just a few minutes south to the beautiful beaches in Alkimos.
- Nearby there are many places to enjoy, from local adventure playgrounds, to the Yanchep National Park and golf course.
- Elavale will also be home to two of its own landscaped parks.



### EDUCATION

- A proposed primary school is planned within Elavale Estate.
- Elavale residents fall into the Shorehaven Primary School catchment zone.
- Quality private schooling is available at both Northshore Christian Grammar School and St James Anglican School.
- Alkimos College is within easy reach and a future high school is planned for the area.



### TRANSPORT

- Residents can enjoy quick and easy access onto Marmion Avenue for the trip south, or north to Yanchep.
- 5 minute drive to the new Mitchell Freeway entry via Romeo Road, Alkimos.
- Butler Train Station is less than 8 minutes away, plus METRONET's Yanchep rail extension has commenced construction, with Eglinton Station set to be located just across from Elavale, allowing residents easy access to the Perth CBD.



**Release Legend**

- Current Release
- Future Release
- Transport
- Parks & Recreation
- Schools & Medical
- Retail & Dining
- Future Eglinton Town Centre
- Future Rail Extension
- Conservation Area



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. June 2018. 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.

\*State Government Media Statement December 2022.

# elavale

EGLINTON

# PEET