

Ellenbrook

LWP *bringing communities to life*

www.ellenbrook.com.au

June 2010

A place for everyone

Ellenbrook truly is a place for every lifestyle. From young families creating their first home and those looking to downsize to a low maintenance lifestyle, to families with toddlers and families with teens.

Ideally located in the Swan Valley Region, Ellenbrook has been expertly planned as a town of self supporting villages.

By the year 2020, Ellenbrook will have eight villages spread over 1,200 hectares, forming one integrated community of some 30,000 people.

Local Schools: 5 primary, 3 secondary (see over for full list)

Shops: Australia Post, ANZ, Pharmacy, Best & Less, BWS, Commonwealth Bank, Ella Bache, Jetset, Just Spectacles, Godfrey's, Guardian Pharmacy, Posh Nails, Spendless Shoes, Westpac and plenty more, including; fashion and footwear retailers, beauty services, hairdressers, newsagent and florist.



Services: Accountants (2), Day Spa Facilities, Dentist, Fitness Centres, Home/garden supplies and DIY, Mechanics (3), Medical Centres, Petrol Station, Police Station, Tyre shops (3), Wellbeing Centre with Physiotherapy, Occupational Therapist, Chiropractor, Massage Therapy & Ultrasound

Food outlets: Restaurants (Thai, Indian, Italian, Chinese), Brumby's Wok in a Box, Chooks Fresh & Tasty, McDonald's, Red Rooster, Subway, Hungry Jack's

Recreation: 16 Major Parks most with playgrounds, 30kms of walking & 5.7kms of cycling paths, Basketball Courts, BMX Track, Bushwalking Trails, Major Sports Ovals (3 – 2 with club rooms), Martial Arts, Netball Courts, Recreation Centre, Skate Park, State Swim Facility, Tennis Courts and Water Playground

Bus Services: Local bus service to Morley and Midland (train service from Midland).

Arts & Culture: Art Gallery, Community Arts Space, Dance

Academy, Library & Community Resource Centre, Performing Arts Centre.

Tavern: (due for completion 2010)

Malvern Springs is Ellenbrook's sixth village

Designed as an antidote to the fast pace of modern life, Malvern Springs was WA's first ever Waterwise development. This village has a focus on sustainability, cleaner air and a healthier lifestyle. Malvern Springs, a GreenSmart estate, has also just received UDIA certification for the EnviroDevelopment categories of Community and Ecosystems.

Lexia is Ellenbrook's 7th and latest village

Nestled between The Vines, Woburn Park and Malvern Springs, Lexia is named after the bordering Lexia Wetlands. A 350-hectare wilderness reserve which is home to an abundance of wildlife. Comprising just 400 quality homesites, Lexia is a very intimate and well-planned community, where faces will soon become familiar and neighbours will quickly become friends.

Suburb Quick Facts⁽¹⁾

Approximate population: 19,000
Median Age of Residents (years): 30*
Distance from Perth GPO (kms): 21km
Median House Price: \$405,000* (31 March 2010)

Capital Growth:

Five years: 11.2%*
Ten years: 10.4%*

Naming history*

The suburb is named after the Ellen Brook, a tributary of the Swan River, which forms part of its Eastern boundary. Ellen Brook is named after Ellen Stirling, the wife of the colony's first Governor, James Stirling.

Shopping Centres:

The Shops at Ellenbrook
Woodlake Shopping Centre

Major Supermarkets:

Woolworths, IGA Supermarket, BIGW (coming soon)

*Data taken from REIWA – June 2010 and/or from the 2006 Australian Census (ABS)

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Types of homesites available at Ellenbrook

Cottage Homesite

These range from 250m² up to 550m².

Ellenbrook first introduced this product to WA in 1992. This style of homesite usually features 10–15m frontages, some with rear laneways. These homesites are well suited to low maintenance homes and appeal to many buyers, either as a first home or for those looking to downsize.

Traditional Homesites

Ranging from 500m² up to 800m², these homesites are great for families looking for a large family home and a good sized backyard.

Compact Traditional Homesites

These are a smaller style traditional homesite with 17m frontages so they can accommodate a large family home with a smaller backyard.

Country Homesites

These range in size from 1,000m² up to 3,000m². These homesites become available periodically within each new village and can accommodate a large home, big backyard, swimming pool and even tennis courts.

Dress Circle Homesites

These vary in size depending on their location. These homesites are the 'cream of the crop' and often feature views, an elevated location or parkside location.

Inclusions

All homesites in Malvern Springs and Lexia come with:

- Free eco-logical front yard landscaping, featuring plants that have been cultivated from the natural flora of Ellenbrook.
- Free side and rear fencing
- All homesites in Malvern Springs come with a \$500 bike voucher or \$500 towards an LPG gas conversion for your car
- All homesites in Lexia come with a \$500 bike voucher or a \$500 outdoor equipment voucher
- Telstra Smart Community, which provides access to lightning fast internet connection and Foxtel free-to-air TV, which includes a \$1,500 off your Telstra account in the first 12 months



Local Schools:

- 1) Ellen Stirling Primary School (public/primary K - 6)
23 Strathmore Parkway Ellenbrook
- 2) St Helena's Catholic Primary School
(private/primary K - 7)
65 Fortescue Place Ellenbrook
- 3) Arbor Grove Primary School (public/primary K - 6)
Brookmount Drive Ellenbrook
- 4) Ellenbrook Primary School (public/primary K - 6)
Fortescue Place Ellenbrook
- 5) Ellenbrook Christian College
(private/primary/secondary K - 12)
5 Santona Boulevard Ellenbrook
- 6) Ellenbrook Secondary College
(public/secondary 7 – 10 and to year 12 in 2011)
100 Main St Ellenbrook
- 7) Holy Cross College
(private/secondary 7 – 10 (growing to year 12 by 2014)
18 Strathmore Parkway Ellenbrook
- 8) Malvern Springs Primary School
(public/primary – completed 2012)
Chandala Turn Ellenbrook
- 9) Swan Valley Anglican Community School
(private/primary/secondary K – 10)
Swanleigh Parade Ellenbrook

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Child care facilities :

Elite Childcare	
The Bridges	1300 79 63 99
Woodlake	1300 79 63 99
Ellenbrook's Woodlake Childcare Centre	
Woodlake Village	9296 9295
Family Day Care	
Woodlake Village	9296 7117
Jacaranda School of early learning	
Coolamon	9297 1992
Jacaranda School of early learning	
Charlotte's Vineyard	9297 2833
Woodlake Out of School Care	
Woodlake Village	9296 9204
Child Health Services	
2 Highpoint Blv, Ellenbrook WA 6069	
	9296 8021



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