



The new town in the Swan Valley

## Media release

21 November 2008

### Commercial land opportunities at Ellenbrook

Ellenbrook developers are releasing a range of commercial land to the market this month.

There is a last opportunity to secure a large site within Ellenbrook, ideal for a retirement village or similar use.

The 5.25ha site is in a prime location adjacent to a proposed bowling club in the future district centre, within easy reach of residential developments at Ellenbrook, The Vines and Aveley.

Seven commercial lots are also available in the town centre. Sized from 168m<sup>2</sup> to 314m<sup>2</sup> and with ample parking, these lots would suit professional services such as architects or law firms.

Both the medium density housing site and the six commercial lots are for sale by Expressions of Interest.

Seven large lots with outstanding exposure are also available. Located on The Promenade, close to the town centre, these lots range in size from 1,748m<sup>2</sup> to 4,039m<sup>2</sup> and are for sale by Private Treaty.

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"With a current population of 17,000 and a projected population of 30,000 by 2015, these commercial lots represent an excellent opportunity for businesses and investors," LWP Sales & Business Development General Manager Peter Gleeson said.

"Ellenbrook attracts a broad cross section of residents, many of whom are looking to work locally, providing an established pool of potential employees for businesses in the area."

The neighbouring developments of The Vines and Aveley also provide a strong customer base for Ellenbrook businesses.

“Ellenbrook Town Centre is the only retail and service precinct within a 19 km radius,” said Peter.

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“The Shops at Ellenbrook attract people from as far afield as Chittering and Perth Hills, as the facilities and choice are superior to anything else in the area.”

Ellenbrook Town Centre offers a range of retail and commercial outlets, including The Shops shopping centre and mixed use buildings combining retail and commercial operations. Restaurants, fast food outlets and restaurants are also located within the Town Centre.

The latest land in the Service Commercial precinct on the Promenade is the first to be released since 2004. There is a range of thriving businesses already located in this area, including a fitness centre and various automotive services.

The Town Centre also includes a Police Station, Performing Arts Centre, Secondary College (Years 8 to 10), a State Swim school, gallery and a Library. A senior campus (Years 11 to 12) is due to open in 2010.

Future plans for the Town Centre include an apartment development (construction due to commence in 2009) and a medium density ‘town house’ style development.

“Ellenbrook has continued to perform well in a tight market,” Peter Gleeson said.

“The ongoing investment in infrastructure and facilities is one of the key drivers of that growth, and this latest release of commercial land provides a real opportunity for businesses and investors to share in Ellenbrook’s success.”

For more information about commercial land opportunities at Ellenbrook contact Sales Manager Tony McEntee on 9297 9999.

To obtain a copy of the Expression of Interest document, contact Natalie Keating on 9297 9999 or email [nkeating@lwpproperty.com.au](mailto:nkeating@lwpproperty.com.au).

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