



The new town in the Swan Valley

MEDIA RELEASE

- For immediate release -

Innovative new land release for Ellenbrook

Ellenbrook is pleased to announce the release of its newest village, Lexia.

Intimate, exclusive and with a focus on connecting to the nearby wilderness, Lexia's first 43 homesites that go on sale from 24th April 2010, are expected to sell quickly.

With homesites ranging in size from an easy-care 7.5m wide terrace to a country sized 2,000sqm homesite, there is something for everyone. And according to Managing Director of LWP Property Group, Danny Murphy, Lexia is a perfect place to buy no matter what stage of life you are at.

"Lexia will eventually be home to just 400 households, making it a small and intimate neighbourhood with a strong focus on community".

"Lexia's public open spaces will appeal to all ages and stages of life with bocce courts, cycleways, BBQ facilities, children's playgrounds and extensive other community facilities being part of the planned development", he said.

Lexia has direct links to the surrounding wetlands and wilderness trails. The public open spaces and recreational facilities within Lexia have been designed to blend the wilderness with the traditional neighbourhood design.

"The design of this release is the first of its kind for Ellenbrook," Mr Murphy said.

"It is the first time we have truly connected an Ellenbrook village to the wilderness of the Lexia wetlands. The public open spaces within the development will link directly to the walking trails allowing residents to gain direct access to a unique recreational experience."

The first stage of the release features 43 homesites from 229m² (with a 7.5m frontage) up to 752m² in size, many of which are located opposite the central public open space.

The homesites are priced from \$170,000 and included in the price is a *Telstra Smart Community* package, landscaping and a \$500 bike or outdoor equipment voucher to encourage residents to enjoy the adjacent Lexia wetlands' hiking paths or Ellenbrook's extensive bike paths.

The village of Lexia is nestled between the village of Malvern Springs in Ellenbrook and The Vines; and will be connected to the nearby facilities via an extensive network of footpaths and cycleways as well as street networks.

"The town centre of Ellenbrook is just a short drive or within easy walking distance," said Mr Murphy.

"With numerous shops, a selection of state and private schools, sporting facilities and restaurants, everything is close by."

The Ellenbrook Town Centre currently has over \$100 million worth of construction underway.

The second stage of the Main Street retail precinct is nearing completion and 'The Shops At Ellenbrook' expansion from 10,231m² to approximately 30,000m² will include over 50 new retail outlets including a leading discount department store Big W, a second supermarket and other specialty retailers and services.

On Main Street, Dome Café has been open for just over four months, as well as a Toyworld, Network Video, Bendigo Bank, 24/7 Power Fitness, with several more commercial outlets due for completion in the coming months.

Construction is also currently underway for Ellenbrook's first tavern, "The Brook".

The expansion of Ellenbrook Secondary College is also currently underway, with the \$25 million Stage Two project transforming the college into a senior high school the commencement of the 2011 school year. The government also recently announced a new primary school for nearby Malvern Springs, which is expected to open in 2012.

"Ellenbrook is home to a further two high schools and six primary schools, providing excellent choice for families in the area," added Mr Murphy.

Nestled on the eastern border of Lexia, is The Vines, with its award winning golf course and resort facilities. The Swan Valley, with its wineries, microbreweries, gourmet produce and galleries is also just a short drive away.

"We feel we really have a special and innovative village at Lexia. To blend the homesites and public open spaces with the beauty of the nearby Lexia wetlands will make for a truly unique place to live," Mr Murphy said.

The first release of homesites go on sale Saturday April 24th at 10am for Ellenbrook Gold Key Members and then to the public from 1pm. More details can be obtained by visiting www.ellenbrook.com.au, by phoning Sales Manager Tony McEntee on 9297 9999, or by visiting the Sales and Information Office at 34 Main Street, Ellenbrook.

- ends -

Media Contact:

Lorelei Campbell, Louise Richardson + Associates, 0432 163 334

Cal Willcox, Marketing Manager, LWP Property Group, Ellenbrook, 9297 9900