

Ellenbrook

LWP *beyond the plan* | bringing communities to life

www.ellenbrook.com.au

July 2009

A place for everyone

Ellenbrook truly is a place for everyone. From young families creating their first home, to those looking to downsize to a low maintenance lifestyle, to families with toddlers and families with teens – it caters for every lifestyle. Located in the Swan Valley Region, Ellenbrook has been expertly planned as a town of self supporting villages.

Malvern Springs, the newest village, has been designed for the future of everyone and everything that calls this village home. Its focus is on recreation, clean air, enriched natural parklands and the latest innovations in home and garden design.

Cottage Homesites

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.

Cottage product is currently available in Malvern Springs and some limited opportunities in Coolamon.

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.

Traditional product is currently available in Malvern Springs.

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. Compact traditional product is currently available in Malvern Springs.



Suburb Quick Facts⁽¹⁾

Suburb Profile (REIWA):

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.

Population: 18,000

Median Age of Residents (Years): 30

Distance from Perth GPO (kms): 21km

Capital Growth:

Five years: 13.7%

Ten years: 11.0%

Median House Price: \$390,000
(Year to September 2008)

Shops: IGA Supermarket, Woolworths Supermarket, Woodlake Shopping Centre, Australia Post, The Shops (major centre) with Best & Less, ANZ, Pharmacy, fashion and footwear retailers, beauty services, newsagent, florist, bakery and liquor stores.

Local Schools: Ellenbrook Primary School, St Helena's Catholic Primary School, Arbor Grove Primary School, Ellen Stirling Primary School, Ellenbrook Christian College, Ellenbrook Secondary College, and Swan Valley Anglican Community School. A Catholic Secondary School is planned to open in 2010 in Coolamon.

Bus Services: Local bus service to Morley and Midland.

(1) Data taken from REIWA - March 2009 and from the 2006 Australian Census (ABS)

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Country Homesites

These range in size from 1000m² up to 3000m².

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.

Dress Circle homesites are currently available in Malvern Springs .

Inclusions

All homesites in Malvern Springs come with a free \$500 bike voucher or \$500 towards an LPG gas conversion for your car. They also include free *eco-logical* front yard landscaping, featuring plants that have been cultivated from the natural flora of Ellenbrook.

Standard inclusions on all homesites in Malvern Springs are:

- Free *eco-logical* frontyard landscaping
- Free side and rear fencing
- 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.



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