



INCREDIBLE OPPORTUNITY APARTMENT BUILDING DEVELOPMENT SITES

FOR SALE BY EXPRESSION OF INTEREST



NOW SELLING VIA EXPRESSION OF INTEREST

Development sites in the award-winning community of Eden Beach



Two incredible development sites are now for sale via expression of interest at the breathtakingly beautiful Eden Beach. These sites are situated either side of the award-winning restaurant The Beach House and offer forever ocean views from the ground level and up. Future residents will live surrounded by stunning parklands and be located close to all the incredible amenities, that the master planned, award-winning Eden Beach has to offer.



ESTATE FEATURES

Residents at Eden Beach enjoy direct access to 1.5km of pristine swimming beach and live within walking distance from The Beach House: a multi-million-dollar beach bar and eatery overlooking the ocean, a Childcare Centre located within the Estate and Residents can also enjoy several beautifully landscaped parks.

Future plans include a proposed primary school and three new parks and playgrounds within the Oceanfront Precinct.

TRANSPORT

The Butler Train Station is only two minutes' drive away, making access to the Perth CBD easy. Or if you prefer to drive, it's only 35 minutes away via the Mitchell Freeway.

SCHOOLS AND EDUCATION

Eden Beach in Jindalee has access to a wide variety of primary, secondary and higher education institutes close by. For Preschool aged children, there are eight accredited day-care centres only five minutes' away in Butler and the brand-new Matisse Child Care Centre is now open in the heart of Eden Beach. Eden Beach is in the catchment for John Butler Primary College and Alkimos College.

Edith Cowan University's Joondalup Campus and the West Coast Institute of Training at Joondalup are also only an 18-minute drive away.

THE BEACH HOUSE

The spectacular \$3 million, 250 seat Beach House bar and eatery is situated in the heart of Eden Beach alongside the Eden Beach foreshore park and playground. The Beach House has been built with lifestyle in mind, constructed facing the water to capitalise on the beautiful sunsets Western Australia is famous for.



DEVELOPMENT SITE OPPORTUNITIES

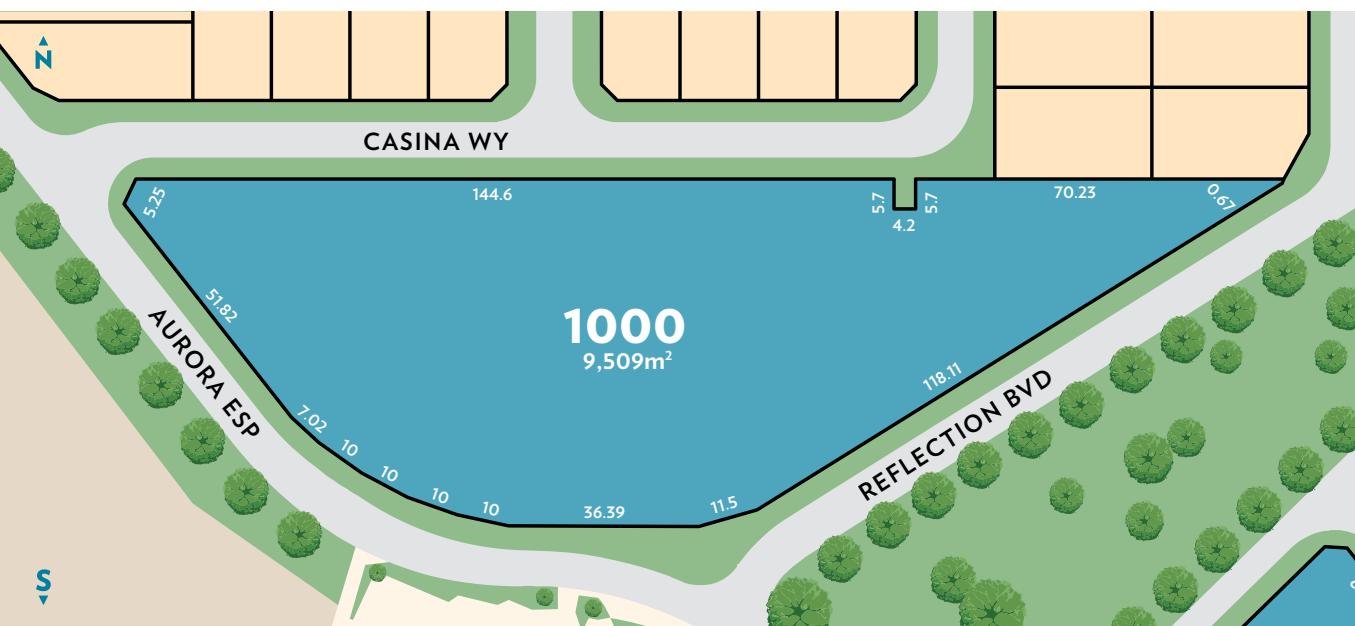
Lot 1000 Reflection Boulevard

- Lot zoned R100**
- Size 9,509 sqm
- Absolute Beachfront Premium Apartment site
- Titles TBC

The lot must comply with Eden Beach design guidelines and restrictive covenant applied to prevent vacant lot survey strata subdivisions.

Proponents are required to submit the attached EOI form with their submission.

Please call **Mel Davidson** on 0438 758 012 or email melanied@satterley.com.au for further information.



Level 5 potential view



DEVELOPMENT SITE OPPORTUNITIES

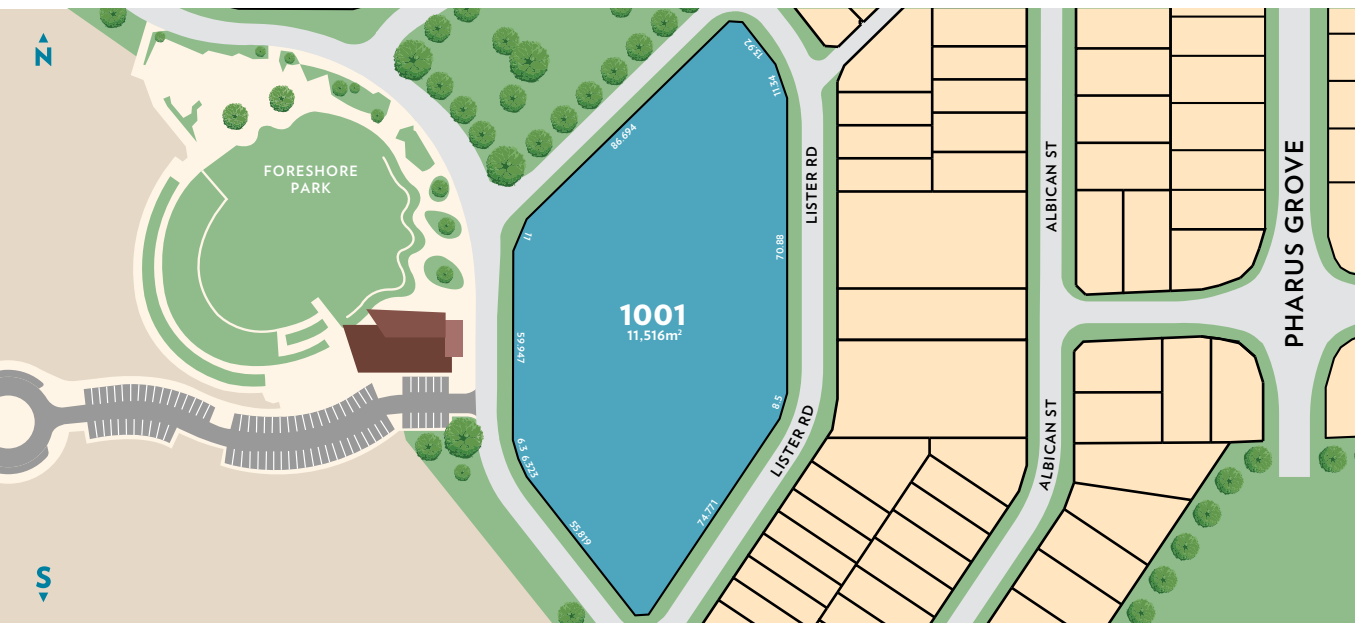
Lot 1001 Reflection Boulevard

- Lot zoned R100**
- Size 11,516 sqm
- Absolute Beachfront Premium Apartment site
- Titles TBC

The lot must comply with Eden Beach design guidelines and restrictive covenant applied to prevent vacant lot survey strata subdivisions.

Proponents are required to submit the attached EOI form with their submission.

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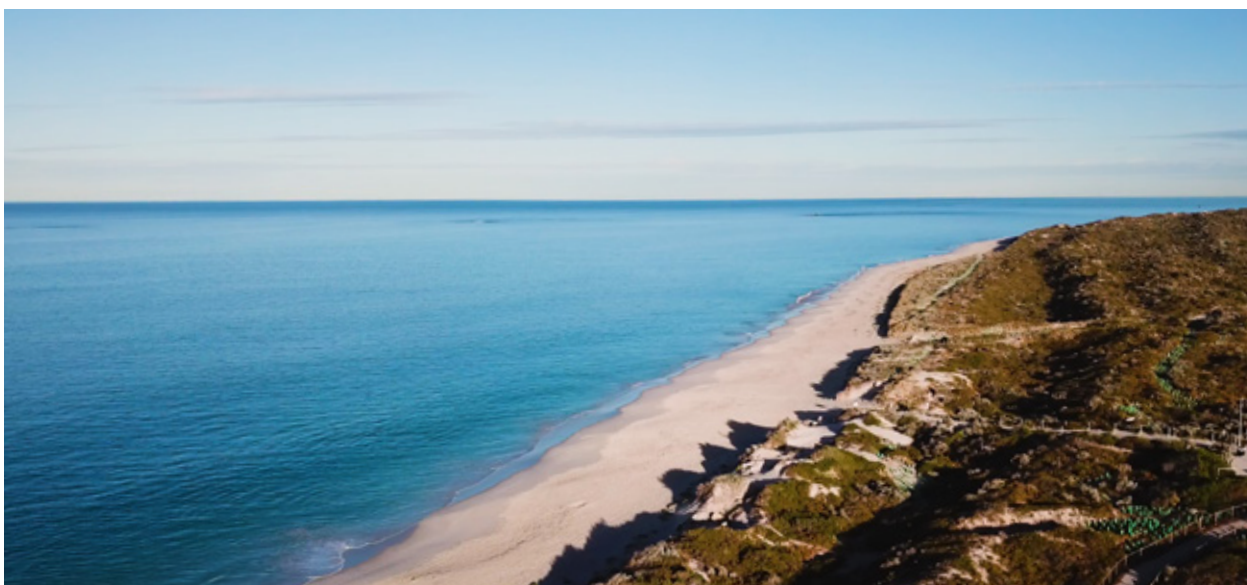


Level 5 potential view



A MASTERPLANNED COMMUNITY

Featuring parks, playgrounds & coastal views



DETAILED EDEN BEACH MASTERPLAN



EDEN BEACH LOCATION MAP

CONVENIENCE BY THE COAST

EDUCATION

- 1 Edith Cowan University Joondalup
- 2 Alkimos Baptist College
- 3 Irene McCormack Catholic College
- 4 Brighton Catholic Primary School
- 5 Butler College
- 6 East Butler Primary School
- 7 Butler Primary School
- 8 John Butler Primary College
- 9 Future Primary School*
- 10 Eden Beach Montessori Child Care Centre

SHOPPING & HEALTH

- 11 Lakeside Joondalup Shopping Centre
- 12 Joondalup Health Campus
- 13 Ocean Keys Shopping Centre
- 14 Woolworths & Butler Family Practice
- 15 Aldi
- 16 McDonalds
- 17 Spudshed

PARKS & BEACHES

- 18 Quinns Dog Beach
- 19 Queenscliff Park
- 20 Marlinspike Park
- 21 Eden Beach Foreshore Park
- 22 Conservation Reserve
- 23 Eden Beach Play Space
- 24 Eden Beach Lookout

RESTAURANTS & CAFES

- 25 Jindalee Beach Shack
- 26 The Beach House



- ↖ ALKIMOS COLLEGE (2 minutes)
- ↖ HALESWORTH PARK & SPORTING COMPLEX (3 minutes)
- ↖ COLES & JUNIPER HEALTH (3 minutes)
- ↖ NEERABUP NATURE RESERVE (7 minutes)

EDEN BEACH DEVELOPMENT SITE EXPRESSION OF INTEREST



PLEASE EMAIL COMPLETED FORMS TO OUR ESTATE MANAGER MELANIE DAVIDSON ON
MELANIED@SATTERLEY.COM.AU OR DROP INTO THE EDEN BEACH LAND SALES CENTRE.

DATE

PURCHASER / INTERESTED PARTIES NAME

Title:

Title:

Title:

CONTACT DETAILS

Contact Person:

Title:

Company Name:

Address:

Phone:

Email:

PROPERTY DETAILS

Expression of Interest for Lot:

OFFER PRICE (INCLUSIVE OF GST)

PROPOSED SETTLEMENT DATE

Example: 28 days of issue of titles.

Or other:

CONDITIONS (IF ANY)

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT PLAN

ATTACHED

NOT ATTACHED

TIMEFRAME FOR CONSTRUCTION

COMMENTS

SIGNATURE

DATE