



## LIFESTYLE

**In tranquil open spaces, you'll find freedom and clarity. A joy and pleasure in the simple moments of life.**

A place to call home as you feel the sand between your toes and breathe in the beauty of your surrounds.

A beach lifestyle that defines pure luxury and grace.

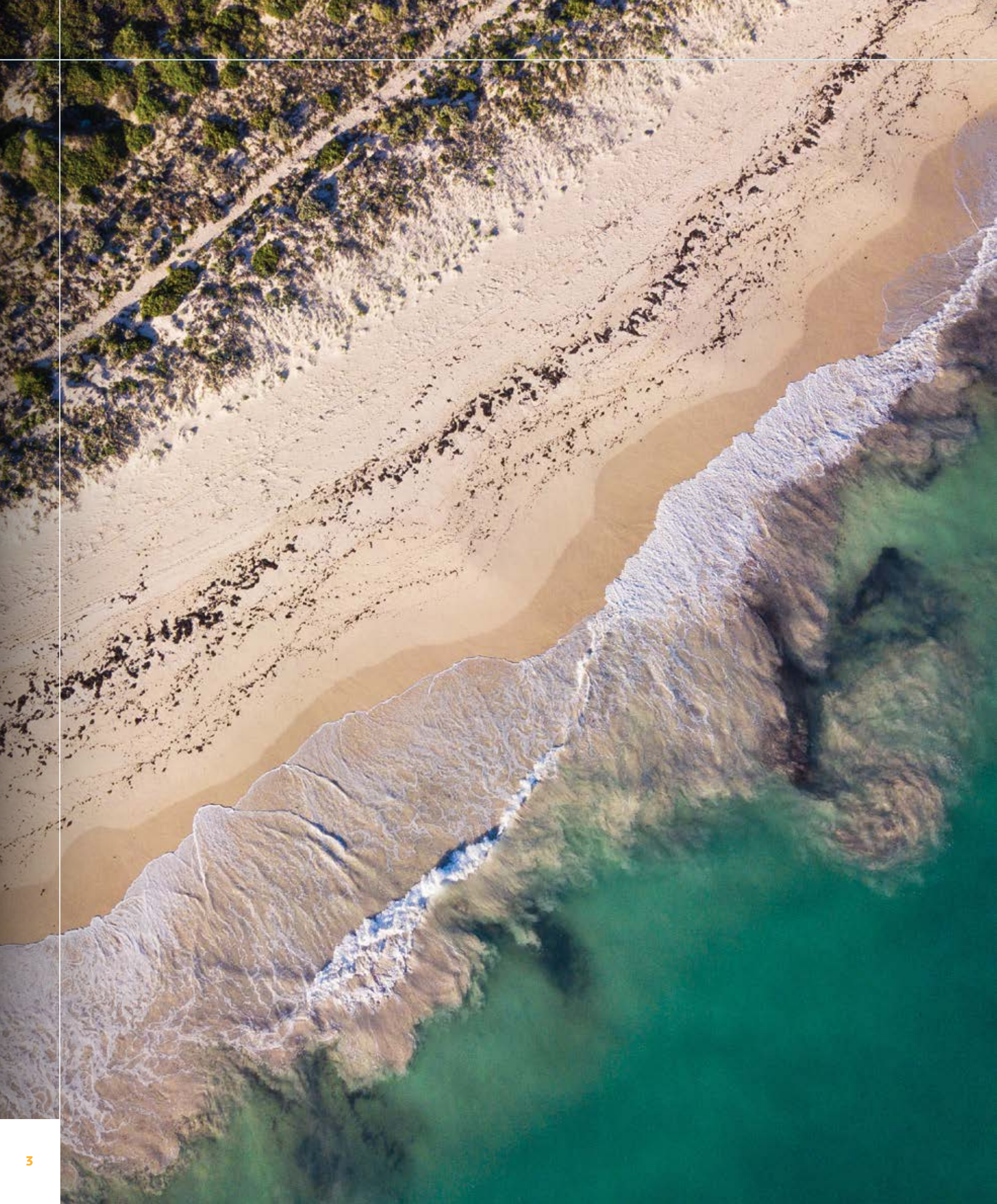
A life where wonderful memories and experiences are created.

Immersed in nature, surrounded by timeless designs and beautiful landscaped parks, a stunning lifestyle for you and your family awaits.

The most appealing masterplanned community in the northern corridor, Eden Beach showcases the stunning West Australian coastline and offers premium beachside living at a price you can afford.







## LOCATION

**Be inspired by the grace of the seaside. The smell of the ocean air. Swimming in the sea. Living for the sunshine, as a local every day is a delight for the senses, with 1.5 kilometres of swimming beach only moments away.**

Your new home is located in one of Perth's most sought-after beachside communities. A location with contemporary style, choice and nearby amenities.

The Butler train station offers a quick link to Joondalup and the Perth CBD, and for families there's a selection of primary and secondary schools close by. Plus, the Brighton Town Centre is only 5 minutes away and includes an array of specialty stores.

**"A LOCATION  
WITH STYLE,  
CHOICE AND  
AMENITIES."**



# 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 Alkimos College
- 10 Future Primary School\*
- 11 Eden Beach Montessori Child Care Centre

## SHOPPING AND HEALTH

- 12 Lakeside Joondalup Shopping Centre
- 13 Joondalup Health Campus
- 14 Ocean Keys Shopping Centre
- 15 7-Eleven
- 16 Woolworths & Butler Family Practice
- 17 Aldi
- 18 McDonalds
- 19 Spudshed
- 20 Coles & Juniper Health

## PARKS AND BEACHES

- 21 Quinns Dog Beach
- 22 Neerabup Nature Reserve
- 23 Queenscliff Park
- 24 Halesworth Park
- 25 Marlinspike Park
- 26 Eden Beach Foreshore Park
- 27 Conservation Reserve
- 28 Eden Beach Play Space
- 29 Eden Beach Lookout

## RESTAURANTS AND CAFES

- 30 Jindalee Beach Shack
- 31 The Beach House





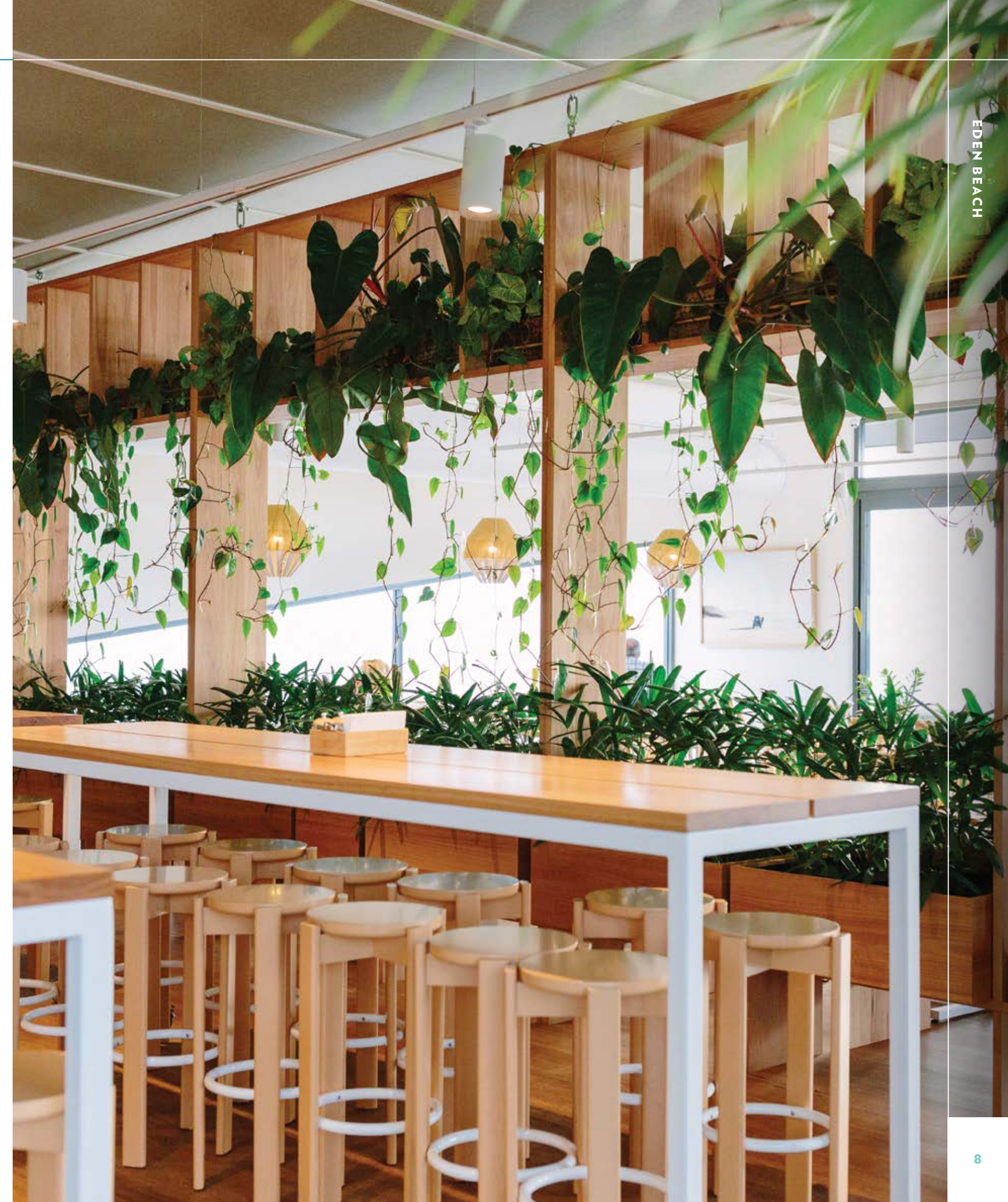
## THE BEACH HOUSE

**The Beach House bar and restaurant is now alive and buzzing. A meal and snack hotspot by day and the perfect place to meet for a drink and dinner by night.**

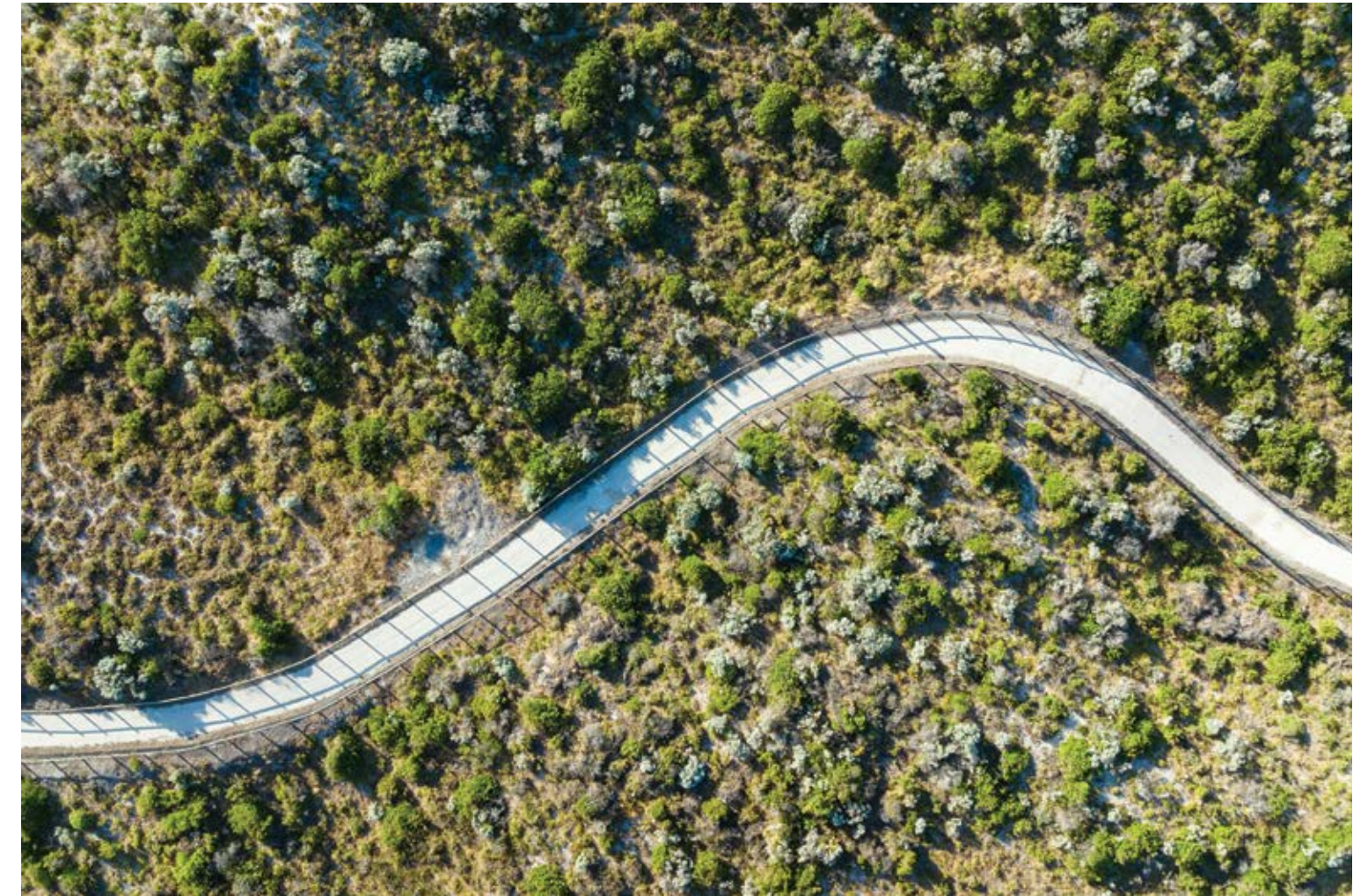
A coastal ambience to reset, recharge and soak up uninterrupted views of the incredible West Australian sunset.

Located just 200 metres from the breaking surf, the multi-million dollar beach club features a 250 seat, fully licensed dining area with an extensive alfresco deck to maximise the incredible ocean views.

You and your family are sure to fall in love with this iconic destination at one of Perth's best and emerging north coastal precincts.







## CONSERVATION

**Nature teaches us patience and serenity. To appreciate the land's natural beauty. With respect for our great land, we ensure longevity and conservation of our beautiful state.**

10% of Eden Beach has been set aside as dedicated conservation areas, including a foreshore conservation area with a coastal limestone walkway.

Further consideration has been given to protecting and rehabilitating the sand dunes, with extensive coastal landscaping ensuring this pristine and stunning coastline is kept untouched for generations to come.

**“THE PERFECT LANDSCAPE TO ENJOY THE GREAT OUTDOORS”**





## COMMUNITY DEVELOPMENT

Joy is found in people and places. They come together as a community, embracing culture and diversity.

From walking through local markets, taking part in community events and watching children laugh and play. Life becomes more memorable with shared experiences and finding fulfilment in the adventures we choose to embark on.

To ensure every new resident feels welcome, Eden Beach has a dedicated in-house Community Development Team.

A team to help you connect and become one with the community. More than just coastal living, Eden Beach offers a community driven lifestyle with a calendar of free events and activities to make everyday living an even better experience.



EDEN BEACH FORESHORE PARK

EDEN BEACH





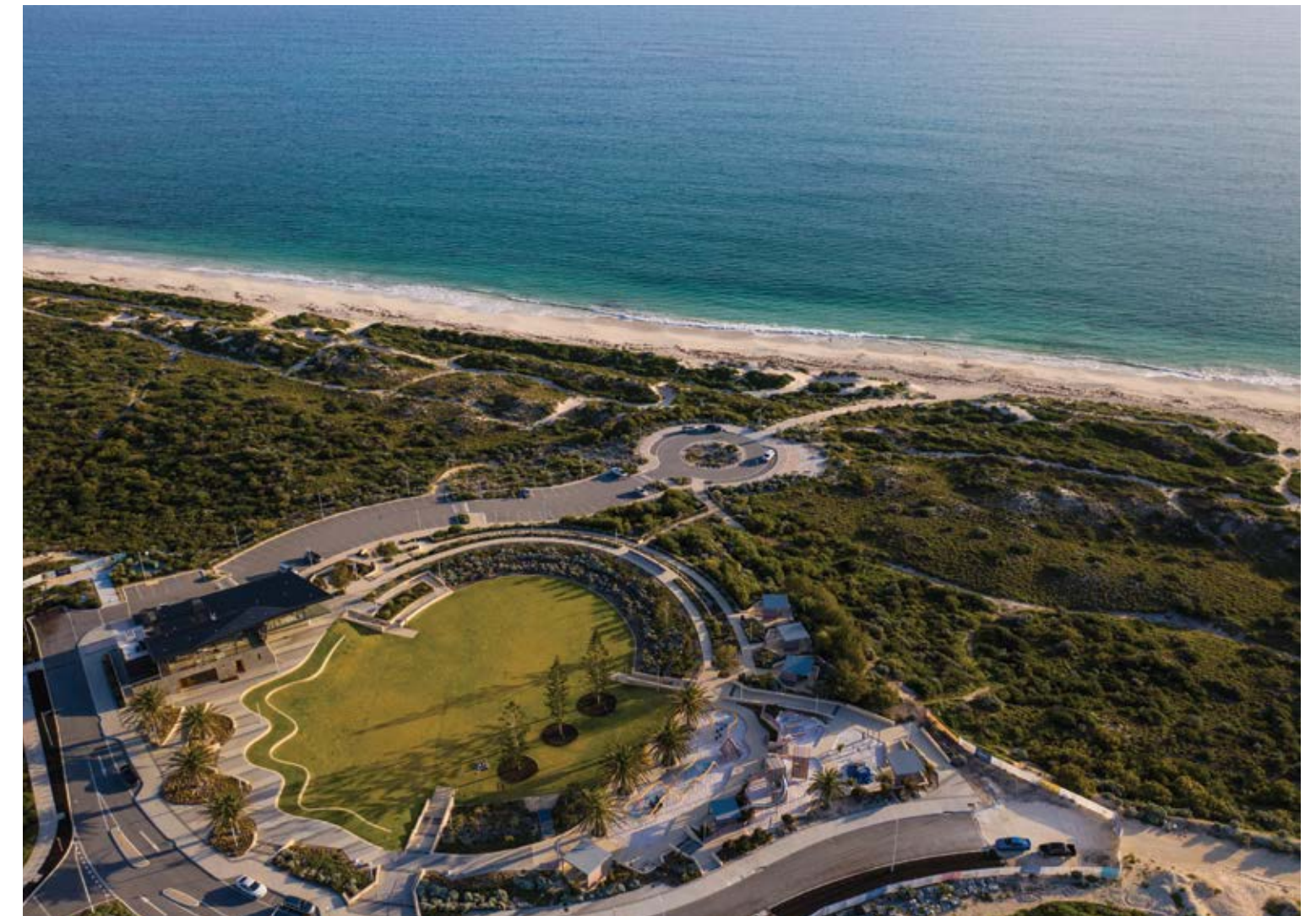
## PARKS & PLAYGROUNDS

The sunlight filters through the leaves of trees as open spaces call for family and friends to laugh and play. Children gleam with delight as they climb, swing and play in the sand.

Eden Beach will have 10 beautiful landscaped parklands, with Foreshore Park and a number of parks and playgrounds already complete.

They cover 6,700sqm and include a feature playground, custom furniture and seated and shaded structures.

With a boulevard lined with mature Norfolk pines, this peaceful setting overlooking the stunning beachfront and shoreline is the coastal destination you have always imagined living.







## HOUSE & LAND PACKAGES

**A thriving local community comes to life when homes, streetscapes, and people come to work, live and play.**

Beachside living at Eden Beach showcases contemporary design and a unique selection of house and land packages with a range of exciting incentives and rebates.

Eden Beach has always led the way with comprehensive display villages from a selection of Perth's favourite residential builders to inspire your dream coastal lifestyle.

## OCEANFRONT PRECINCT

**Live a life of luxury by the sea.**

The Oceanfront Precinct is as close as it gets to living on the sand itself.

Eden Beach's waterfront homes will have potential for unrivalled panoramic views over the Indian Ocean, and direct access to the beach below.

This premium parcel of land is home to an ocean lookout, covered picnic spaces, a yoga zone, lounging areas and community event and activity spaces, as well as a short stroll to the fully licensed Beach House restaurant. There are also two meticulously landscaped parks within the precinct.

The Oceanfront Precinct is now selling, so enquire today to secure your own slice of paradise by the sea.

**"A BEACH LIFESTYLE THAT DEFINES PURE LUXURY AND GRACE."**







## THE SATTERLEY DIFFERENCE

### WA'S MOST RESPECTED DEVELOPER

**The Satterley Property Group has an enviable track record of property development over the last four decades in Western Australia.**

Now the State's largest privately-owned residential developer, Satterley has played a significant role in pioneering master planning in WA, integrating new estates into established areas to effectively drive community development.

Satterley has won regular acclaim for its inspiring projects including; Secret Harbour, Brighton, Beaumaris Beach, Austin Lakes, Honeywood, Heron Park, Dalyellup Beach and Provence. The company has won a host of international, national and state awards for urban development and renewal, environmental excellence, landscaping, sustainability, community planning and affordability.

Chief Executive Nigel Satterley has personally received the Urban Development Institute of Australia President's Award for Excellence; a Ministry of Housing Citation — the Real Estate Institute of WA's highest honour; and the Kevin Sullivan Memorial Award and the United Nations World Habitat Award.

He was awarded membership of the Order of Australia in 2006 for his contribution to land development, urban renewal programs and to charity, medical research and sport. Your future at Eden Beach, Jindalee is backed by this wealth of experience and leadership, so that you can enjoy the confidence and substantial advantages of building your dream lifestyle in a Satterley community.



### Eden Beach Sales & Information Centre

32 Reflection Boulevard

Jindalee WA 6036

T: (08) 7905 4976

Monday to Wednesday 12pm – 5pm

Saturday & Sunday 12pm – 5pm

Public Holidays 12pm – 5pm

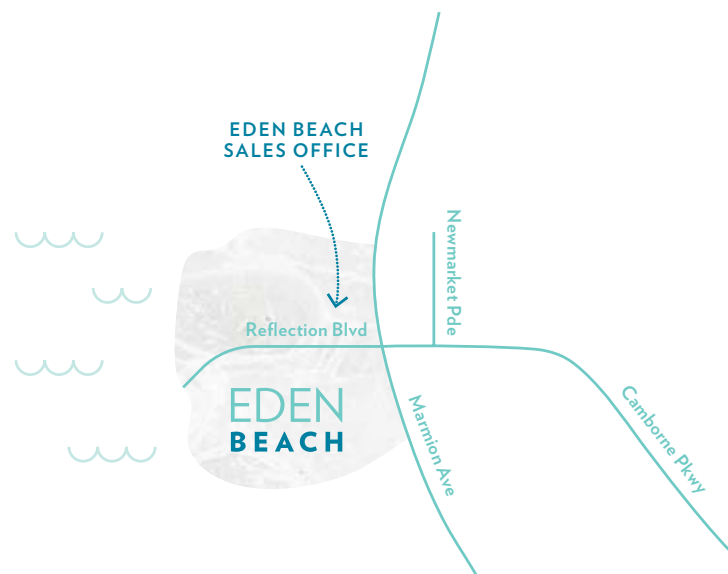
### Sales Professional

Melanie Davidson

T: (08) 7905 4976

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**EDENBEACH.COM.AU**



### Satterley Property Group

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