

Clementine

UPPER SWAN



The Clementine story.



This is the story of a neighbourhood
designed to savour the little pleasures in life.
A neighbourhood in the picturesque Upper Swan valley,
between the impressive Darling Ranges and the
serene banks of the Ellen Brook.

A former vineyard with zest that transcends
the surrounding fruit trees.
This is a place where life is sweet, and the people
are sweeter. People not connected by demographics,
but by the way they live a life that's truly their own,
fiercely independent and eternally optimistic.
When others 'zig', you'll know they'll 'zag'.

Together, we'll build a neighbourhood with
warmth and character, where people are free
to tell their own stories in their own way.
To shrug off expectations of what life should
look like, and just focus on living. Because we know
a story can be found in every moment of every day.
And we know these moments should be savoured.

This is the story of a place
for a life lived fruitfully.
A life handmade with love.

Cx.

A place to plant yourself.

For a fruit tree to thrive, it needs a few things: sunlight, quality soil and a little love. Turns out, we're not so different. Nestled between Ellen Brook and the foot of the Darling Ranges, just 30 minutes from Perth CBD with the Swan Valley right on your doorstep, Clementine has a history of fruitful living.

Amenities

- 01 Egerton Drive Medical Centre
- 02 Ellen Brook
- 03 Ellenbrook Community Pavilion
- 04 Future Ellenbrook Train Station
- 05 Great Beginnings Day Care Aveley
- 06 The Vines Resort and Golf Course
- 07 Whiteman Park

Education

- 08 Aveley Secondary College
- 09 Ellenbrook Christian College
- 10 Swan Valley Anglican Community School
- 11 Upper Swan Primary School

Shopping

- 12 Aveley Shopping Centre
- 13 Ellenbrook Central



Today, we're planting out the orchard area with an assortment of fruiting plants, as well as companion plants to attract pollinators and other beneficial insects. On the trellis system, two will hold fruit trees, the other will hold grapevines. They are spaced at 3-6 meters to allow for future growth. They also face east-west which is best to improve the soil structure. It's planting 3 - peaches, plums and apricots. Clementines and limes. Finally, of course, in the Upper Swan. Feel right at home. Cx



A tastefully designed estate.

With its gently rolling hills and the tranquil backdrop of orchards and vineyards that punctuate the hillsides, it was only natural to let the charm of the area influence the overall design of the estate. By incorporating wide, country-style roads, larger lot sizes and inviting the Ellen Brook into the estate, Clementine aspires to create an urban version of country architecture. Think of it as room to bloom!



Landscaped gardens and foreshore park.



Zesty amenities.

It's not just Shiraz, Verdelho, Chardonnay and Chenin Blanc varietals that blossom here – shops, entertainment and schools do too. Life in Clementine keeps you close to everything you need from shopping centres and wineries, to a variety of natural attractions.



Life lived fruitfully.



Outside the estate, you won't need to go far to find places to nourish your body and mind. Have your pick of Coles, Woolworths, IGA and Ellenbrook Central Shopping Centre to do your weekly shop. If you're looking for entertainment, you'll also be spoilt for choice. In addition to a range of wineries, breweries and cafes, you'll also find the Swan Settlers Market, chocolate factories and amphitheatres.



For those with a growing family (or planning one!), it's reassuring to know Clementine is brimming with schools and colleges, including Upper Swan Primary School, Ellenbrook Secondary College and the revered Guildford Grammar High School to name just a few. There are also plans for a proposed primary school within Clementine estate.

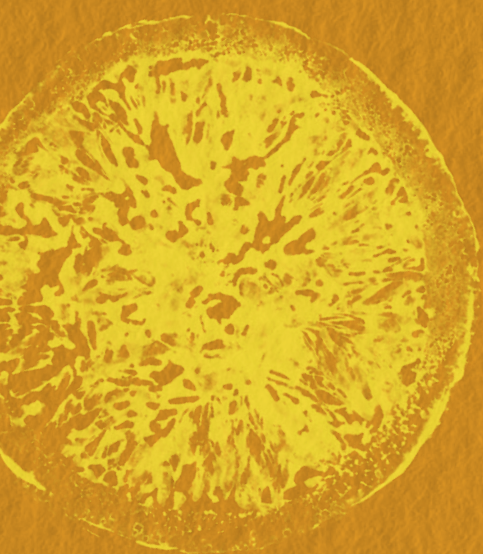


Inside the estate you'll find plenty of things that make life just that little bit sweeter, including parks and playgrounds, a wonderful reserve that runs along the brook and a multi-use community space. Only slightly further afield you can immerse yourself in nature at Walyunga National Park, Bells Rapids Park or Ellen Brook Nature Reserve.



Savour every moment.

The only thing sweeter than calling Clementine home is embracing the heritage of the estate and making your own preserve.



Clementine Marmalade

2.25 kilos of oranges (or your favourite citrus!)
4 cups of water
6 cups of natural sugar
3 pint jars with sealable lids

- 1 Wash, dry and peel the fruit – mindful to remove only the bright zest, leaving the white pith intact.
- 2 Chop the zest to your desired size. If you like it chunky, we suggest ribbon-like strips!
- 3 Working over a bowl, remove the pith and section each piece of fruit. Squeeze juice into bowl. (Save the membranes and seeds – these will help your preserve set.)
- 4 Combine zest, fruit, juice, 4 cups of water, and sugar in a heavy pot. Bring to a boil.
- 5 Wrap membranes and seeds in cheesecloth and add to pot.
- 6 After sterilising jars with boiling water, place a few plates in freezer. Bring preserve to 104c and hold there for 5 mins.
- 7 Place dollop of preserve on chilled plate. Once cooled, drag spoon through. You'll know it's ready when you can leave a trail of clear plate.
- 8 Remove and squeeze pith bag and let cool. Then get ready to jar!

This recipe has been locally sourced.





*Tell your
own story.*



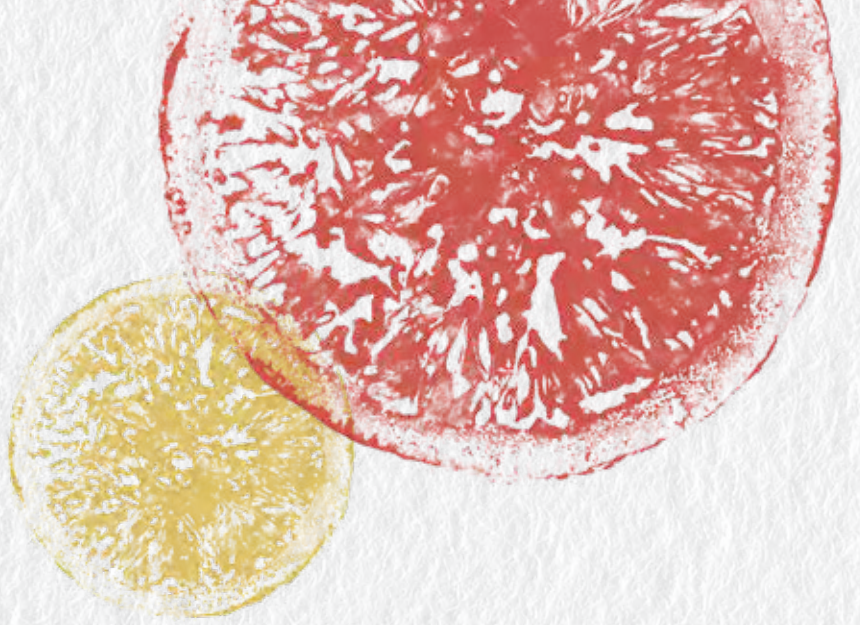
Multi-use pavilion and public open space.

Clementine Estate.

No two lifestyles are the same – it's like apples and oranges. So at Clementine Estate, there are a variety of living options available from larger lots to suit a growing family, down to smaller sizes perfect for creating your own little slice of life.

Clementine's future is looking sweet, with a community hub, landscaped gardens and a multi-use pavilion now open to the public.





The Satterley Difference.

Satterley is Australia's largest privately owned residential land developer.

Satterley creates masterplanned communities, built on a blueprint to cater to our residents' needs, now and into the future. Every community is developed to respond to every demand of modern life, all at an affordable price.

Since our establishment in 1980, more than 250,000 Australians have settled in a Satterley community. We have planned and created 170 individual estates and more than 70,000 happy households, picking up more than 100 prestigious industry awards for quality, liveability and innovation. And we've been invested in making these places feel like home in every way, at every step.

Each community provides a range of essential services and amenities, including schools, shops, medical facilities, beautifully landscaped parks, and sporting fields, as well as easy access to employment and transport links.

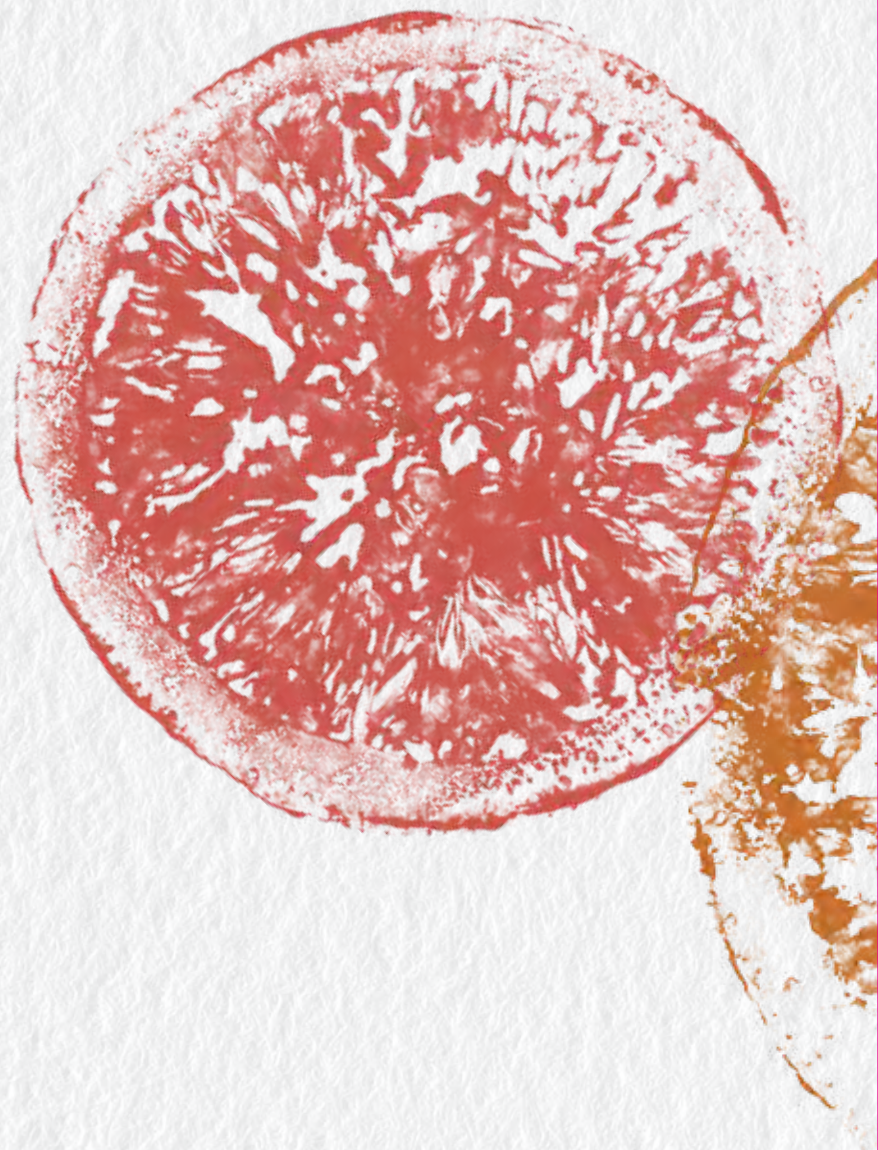
Together with its investment partners, Satterley is committed to establishing Australia's most attractive and liveable family communities by purchasing broadacre land and developing it into home sites and friendly neighbourhoods.

It is this combination of experience and excellence that sets Satterley – and the all-new Clementine neighbourhood – apart from the rest.



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40 Citrus St
Upper Swan WA
08 6117 3069
YourClementine.com.au



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