

*Ocean Hill*





A place to call home



Ocean Hill is an exclusive masterplanned community located near the picturesque Mandurah coastline.

Outside Perth, Mandurah is one of the largest cities in WA and is recognised as one of the fastest growing.

With beautiful parks and recreational facilities all within the estate, and pristine white beaches nearby, you get the very best that the community has to offer right on your doorstep.

Bringing more than 40 years' experience in property development, construction and hospitality to Western Australia, C P Group is the developer of Ocean Hill alongside Satterley Property Group, the Development Managers and Exclusive Selling Agents.





Convenience at your doorstep



Ocean Hill is just 10 minutes from the convenience of Mandurah and all that the city has to offer.

The lots are also located within just 400m of Lakelands Town Centre, featuring Coles, Aldi, Kmart, and 40 other specialty stores. That means you have everything right on your doorstep.

If you need a relaxing break from the bustling retail centre, nature is always close by with the maximum distance to a park from any lot being a short 200m.

If you've got a young family, or are planning one in the future, you'll be pleased to know that your kids can enjoy an easy walk to school with Coastal Lakes College, Mandurah Baptist College, Lakelands Primary School and Madora Bay Primary School all close by.

Quality childcare and early education are covered too, with a childcare centre to be located within the estate. You'll also find Nido Early School nearby and for swimming lessons WestSwim is located at the town centre.

coles



Kmart

Make the most of nature's playground



Ocean Hill is the perfect place for people who want to live connected to both the coast and woodland.

The estate has been designed to enhance the existing natural features, including a high rocky ridgeline, native woodlands and mature trees.

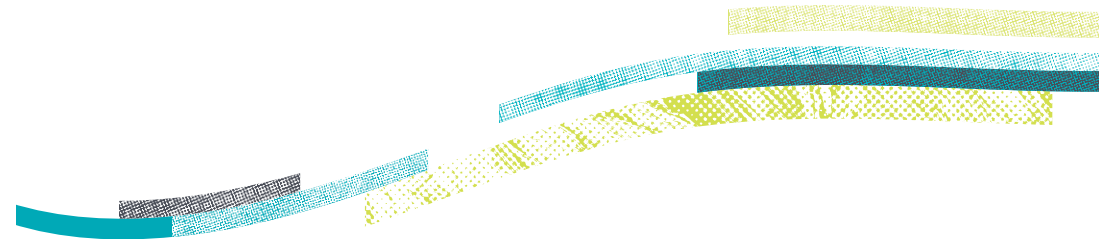
These features will be incorporated into a central community park, which will have a lookout, exercise stations and play equipment for everyone to enjoy.

With such a gorgeous location, you'll want to spend as much time as possible enjoying the great outdoors.

Stretch your legs in more than four hectares of multi-use district playing fields, which are ideal for dog walking or kicking the footy around.

If you prefer the feeling of sand between your toes, take a stroll down to the pristine sands of Madora Beach, regarded as one of the best beaches south of Fremantle.





Invest in the good life



Every aspect of Ocean Hill has been carefully considered to build a better living environment for future residents.

With a big landscaping budget, conservation has been made a priority to create one of the most scenic and sustainable estates in the region.

As a masterplanned community, building guidelines have been established to provide direction for home design and construction within the estate.

These guidelines have been developed to encourage visually appealing streetscapes, promote sustainable building practices and protect the long-term value of your investment.

Close to the town centre and the coast



The Ocean Hill community is conveniently close to the town centre and the gorgeous Madora Beach.

Outside of the estate it's just 10 minutes to Mandurah and just 25 minutes to Rockingham.

For those commuting to work or wanting to be well-connected to Perth, Lakelands Train Station, just a short drive from the estate, offers a journey time of 50 minutes to the Perth CBD.

Ocean Hill is also very close to Kwinana Freeway which makes trips to Perth or the South West easy.

Enjoy a relaxed coastal lifestyle, while still living within close proximity to Perth.



Aerial Map



Plans are conceptual and subject to constant changes. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. April 2023.