


HAPPINESS
BUILT IN 

ALLARA



Happiness is a park at the end of the street, waterplay in the sunshine, a cooling sea breeze on hot summer days.

It's a community share place, affordable land to build on and more good things to come. Happiness is found in all the ways, big and small, that strives to make Allara a community.

FOR ALL



FUN, ANYONE?

When you're living a breezy coastal lifestyle in sunny WA, you can't help but have fun. When you're enjoying it without the beachside price tag, you're all kinds of happy.

Allara is renowned for being a vibrant and sustainable coastal community. Not surprising really. Living here means you're just a hop, skip, and a jump from the beach, and a moments drive from several local shopping centres including Yanchep Central, The Gateway Alkimos Shopping Centre, and Butler Central. You're also only 20 minutes away from bustling Joondalup City.

**All the good stuff. All the fun stuff.
All right here at Allara.**





EDUCATION

- 1 Proposed Primary Schools*
- 2 Proposed High School*
- 3 Future Childcare Centre (under construction)
- 4 Shorehaven Primary School
- 5 Northshore Christian Grammar School
- 6 St James Anglican School
- 7 Alkimos College
- 8 Edith Cowan University Joondalup

SHOPPING & HEALTH

- 9 Proposed Neighbourhood Centre*
- 10 Future Eglinton District Centre
- 11 Alkimos Medical Centre
- 12 The Gateway Alkimos
- 13 Butler Shopping Precinct
- 14 Future Alkimos Central City Centre
- 15 Joondalup Private Hospital/Health Campus

PARKS & RECREATION

- 16 Revolution Park & Kinkuna Playground
- 17 Aduro Mountain Bike Park
- 18 Future District Playing Fields*
- 19 Proposed Indoor Recreation Centre*
- 20 Ningana Bushland
- 21 Temporary Dog Exercise Enclosure


TRANSPORT

- 22 Future Eglinton Train Station (under construction)
- 23 Future Alkimos Train Station (under construction)
- 24 Butler Train Station



 **YANCHEP NATIONAL PARK**

 **YANCHEP LAGOON + YANCHEP DOG BEACH**
(5 MINS)

 **YANCHEP**
(5 MINS)

*Image is indicative only and may not accurately or fully depict the actual or final development and its surroundings at present or in the future. Visit satterley.com.au/disclaimer for more information.

PLAY TIME

A really good park is like a magnet. It has the power to drag kids from their rooms and get them outside in the fresh air.

Revolution Park (formerly Kinkuna Park), is a place where kids can be kids — running, climbing, swinging, bouncing, splashing around in the waterplay feature and generally doing all the things kids should be doing.

Kids aren't the only ones getting active in the park, your four-legged furry friends will love stretching their legs in the safety of the temporary dog exercise enclosure. For the adults and bigger kids is a selection of fitness equipment, basketball courts and kickabout areas — all the things you need to get your heart pumping.

When it's time to relax, there are picnic tables in the shade and you even get access to free wi-fi.



Looking for a fun day out for the whole family to enjoy? Allara's newest park is now open.

Aduro Park is the all-new 1.57ha MTB (mountain bike) track located at the northern end of the award-winning Allara estate in Eglinton. The first of its kind in Perth's northern coastal corridor, Aduro Park offers tracks for riders of all ages and riding ability to explore.

With beginner, intermediate and advanced MTB trails, cyclogym equipment and obstacles, junior bike and scooter track, bike repair station, grassed area with soccer goal, shaded seating areas and a water fountain, there is something for the whole family to enjoy - from the little learners to the big thrill seekers.

We love innovation at Allara.



MANY HAPPY TOMORROWS



There are lots of exciting things to look forward to at Allara.

There are big plans for the area, with a planned freeway extension and just over Pipidinny Road, the future Eglinton train station. You'll be able to hop on a train and be whisked into Perth or arrive in Joondalup within minutes. Exciting stuff.

You can find out more at metronet.wa.gov.au

Also in the pipeline for the estate are plans for a proposed new high school and two primary schools (to be delivered by Department of Education), as well as City of Wanneroo district playing fields and indoor recreation centre, and Allara's own retail and commercial precinct. Allara's new Montessori Childcare Centre is under construction and is expected to open in 2024.



GONE BUSH

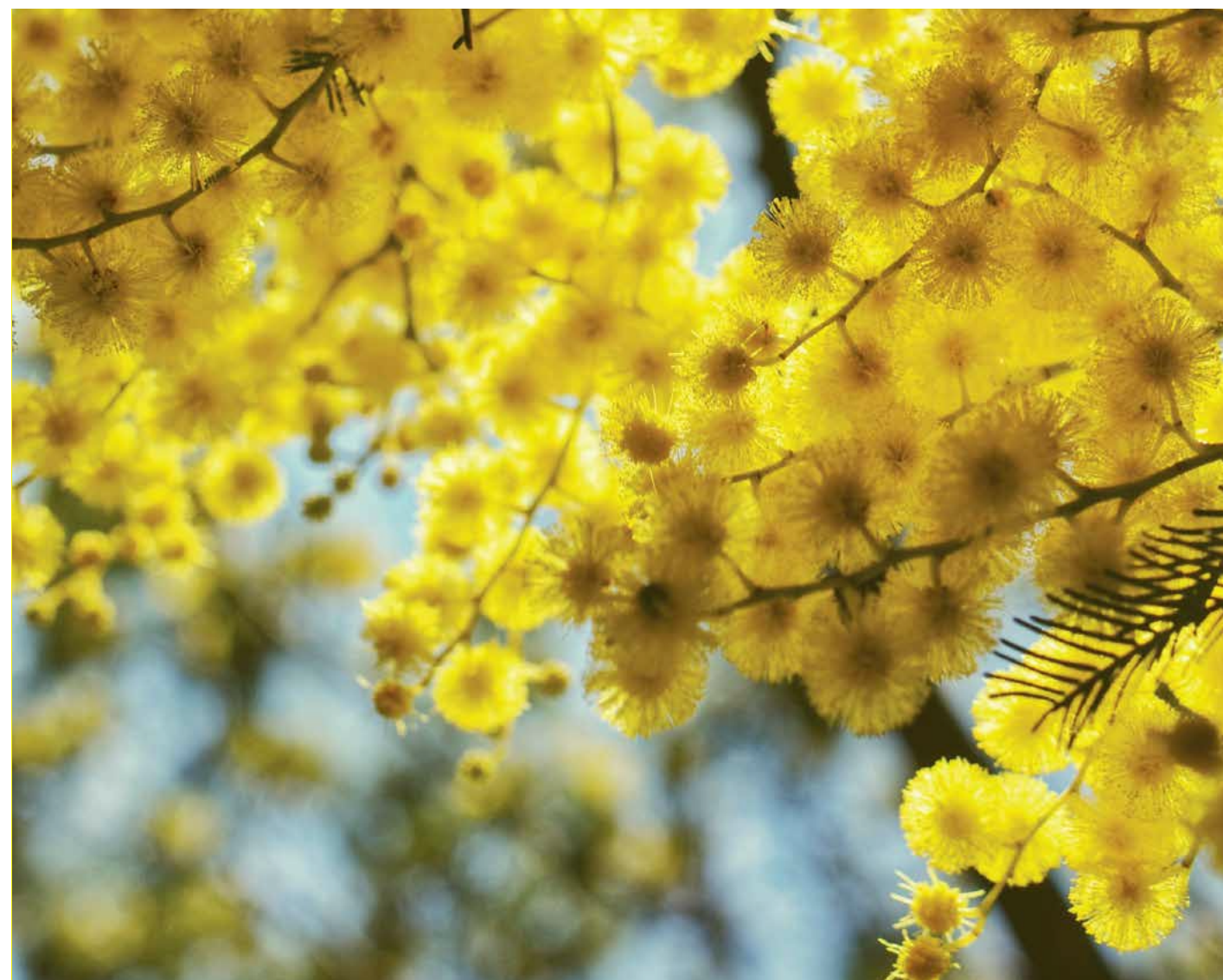


*If you love nature,
you'll find a lot to love at Allara.*

You'll live surrounded by regional open space, with all its flora and fauna. The natural bush weaves through the estate, enhancing the natural feel and pristine environment of Eglinton.

You can get close to nature as you stroll along the many walking paths and watch the bush setting grow and change from season to season.

And when you create your own little patch of nature here at Allara, you can do your bit for the environment by making it a Waterwise garden.



TREAD SOFTLY



*Happiness is a community
that cares for the environment.*

Allara has been nationally recognised by the Urban Development Institute of Australia (UDIA) as an environmentally sustainable development.

EnviroDevelopment awards certification to developments that achieve outstanding performance across four or more elements – Ecosystems, Waste, Energy, Materials, Water and Community. We aced all six of them.



HAPPINESS COMES IN A BUNDLE



Allara is a name you've probably heard plenty about. It's not surprising really – we've got something for everyone.

We've got you covered with affordable coastal living surrounded by regional open space, cycle and nature tracks, plenty of green spaces, large playing fields and easy access to shops and transport.

Some would be happy to stop there, but we're not. We want to reward our buyers with over \$13,000* worth of bonus benefits.

We call it our Clever Lifestyle Bundle (CLB). It's a clever little initiative that supports affordable living by offering savings on home security, solar power, energy monitors and smart meters, LED lights and smart thermostats.



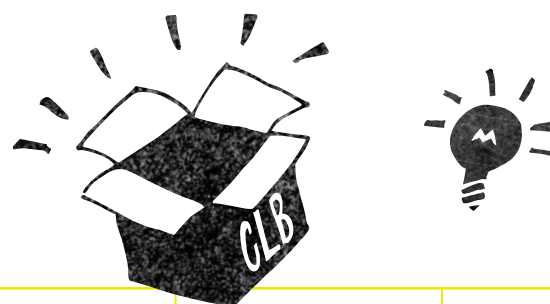
WHAT'S A CLB?

The Clever Lifestyle Bundle is an initiative to live wiser, by:

- Reducing energy consumption
- Reducing water usage
- Improving safety
- Making life more convenient

... to save money and the environment we live in.

This initiative supports affordable living by offering savings on home security, solar power, energy monitors and smart meters, LED lights and smart thermostats.



REBATE	APPROXIMATE VALUE	ESTIMATED ANNUAL SAVINGS
Solar power (3kW - minimum)	\$3,890	\$650
Energy monitors and smart meters	\$366	\$196
LED lights / smart lights	\$500	\$236
Home security	\$1,000	\$128
Smart thermostat / energy efficient air-conditioning	\$350	\$62
Rear and side fencing	\$3,500	
Water wise front landscaping	\$3,500	
Total	\$13,106	\$1,272

Values only apply to 225sqm lots.

All these
benefits

All these benefits add up to over \$13,000* in added value for your home, including annual savings to give you more money to spend on life's little pleasures.

SAVE MONEY, comfortably.



The safety of everyone in Allara is important to us. We've got the evidence to prove that home security really does work.

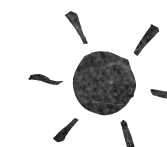
Therefore all new homes will be fitted with a security system to ensure the safety of you and your family.

SAFE AND SECURE



HARNESSING THE POWER of the SUN

Each home in Allara will have a minimum of a 1.5kWh solar system installed, generating green renewable energy.



Side and rear fencing
and waterwise
front landscaping.

All homes will receive side and rear fencing to the value of \$3,500* as well as water wise front landscaping to the value of \$3,500*.

*Conditions apply, refer to the contract of sale for terms and conditions.

The incentives in this document are subject to the terms and conditions outlined in the contract of sale. Should there be discrepancies between this document and the contract, the contract is to be deemed accurate. WARNING: The estimated annual savings indicated in this brochure have been determined using calculators and information provided by third parties including RACQ, Canstar, Synergy, solarquotes.com.au and the Australian Government Energy Made Easy website...

The examples given are subject to change based on price fluctuations and other variables. Different terms, fees or charges may result in a different outcome. The estimated annual savings indicated in this brochure are a guide only and any reliance on such information is at your sole risk. Whilst every attempt has been made to ensure the accuracy of the contents of this brochure DevelopmentWA and Satterley Property Group Pty Ltd do not guarantee the accuracy or completeness of the information and will not be liable for any loss or damage arising from conclusions derived through the use of such information.

It takes all kinds of people to make a community.

At Allara, we're dedicated to supporting those who have chosen to make our vibrant, happy neighbourhood their home.

The Allara Share Place is a temporary space designed to enhance community life and encourage connections. Conveniently located opposite Revolution Park (formerly Kinkuna Park), it is the perfect spot to run meetings, workshops, fitness classes and community activity groups.

However you like to live, you'll find it at Allara Estate Eglinton.

For more information, or to book, visit allaraestate.com.au/shareplace



ALLARA SHARE PLACE IS YOUR PLACE



A HAPPY PARTNERSHIP

Where we live defines how we live. How we live defines who we are. Allara Estate Eglinton is being created by two of Western Australia's most trusted property developers: DevelopmentWA and Satterley.

DevelopmentWA is the State Government's development agency. Operating throughout Western Australia, we have a unique capacity to shape and create sustainable developments for tomorrow. Our comprehensive development portfolio ensures Western Australia is firmly positioned for growth as we create brilliant places for people to live, work, visit and do business.

Satterley is Australia's the largest private land developer, operating in Western Australia, Victoria and Queensland.

With 180 successful communities developed over 43 years, the hallmarks of a Satterley neighbourhood include a prime location, superior design, beautiful landscaped parks, and easy access to transport and amenity. It's why more than 250,000 Australians choose to live in a Satterley community like Allara – a masterplanned estate inspired by a vision of how life should be.

ALLARA

Saving Saving
ENERGY, WATER,

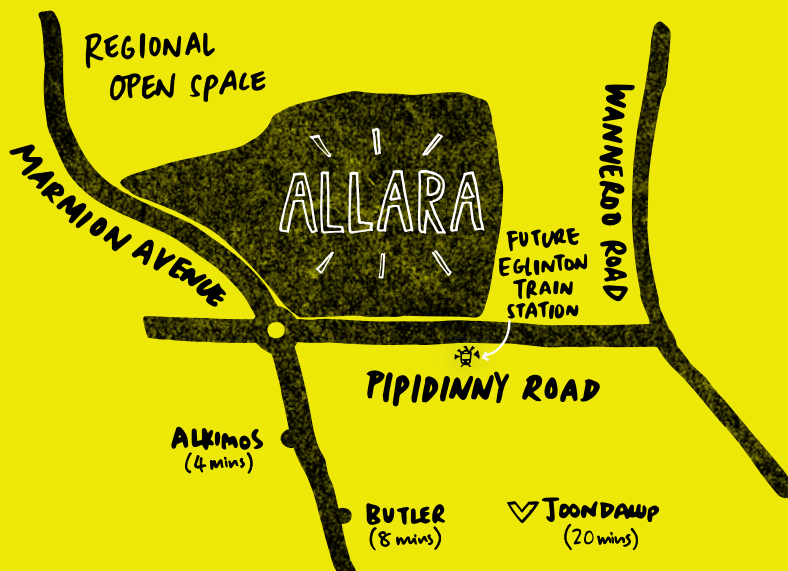
Saving Saving
TIME, MONEY

Savings
= FOR ALL

If you're curious, find everything you're after at

T 08 9368 9076 E allara.sales@satterley.com.au

→ ALLARAESTATE.COM.AU



ESTATE LOCATION:

Revolution Avenue, Eglinton.



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