



ARIELLA

PRIVATE ESTATE





Look forward to living at Ariella Private Estate.

Ariella Private Estate is a place where you can settle in and look forward to the years ahead. Look forward to walking the kids to Brabham Primary School and being even more connected to the Perth CBD when the new Whiteman Park Train Station opens.

Look forward to living the life
you've always imagined.





Look forward to coming home.

Located in the suburb of Brabham on the fringe of the Swan Valley region, Ariella Private Estate enjoys a fortunate position between some of Perth's most popular wineries, restaurants, parks and reserves. While others will make the journey from far and wide to sample the delights on offer from producers in this world-class wine growing region, you'll have it right on your doorstep at Ariella.

Ariella is surrounded by established areas like Ellenbrook, Midland and the Swan Valley, with a great range of services already up and running. The brand-new Brabham Primary School is located within the community, so you can walk the kids to school. In addition, you can look forward to having the future Whiteman Park Train Station and the growing Brabham Town Centre close to home.



Swan Valley Wine Region



Streetscapes at Ariella Private Estate



Ariella Adventure Park

“For us, the location was just excellent in respect to the city, the Swan Valley and everything they have to offer. In Ariella itself you have the schools, the shopping centres, the medical centre coming up... it is an exciting place to call home.”

Huong, Minh & Family, Ariella Residents



Ariella Conservation Wetland Park



Look forward to what the future holds.

An established community is waiting to welcome you as you embark on this exciting chapter of your life. Living here, you'll enjoy a wonderfully diverse and welcoming community which is set to get even better. Brabham Primary School and Brabham Neighbourhood Oval are both now open and within a short walk of all homes. The new Brabham Town Centre is also continuing to grow, already anchored by a Coles, 15 specialty stores and an alfresco dining area.

The future Whiteman Train Station is now under construction and will connect you to the Perth CBD in 25 minutes. There is also a commercial and medical precinct planned for Brabham, within walking distance of your new home.

Plus, with some of WA's most renowned wineries and breweries within a five-minute drive, Ariella Private Estate is a place where you can settle in and look forward to the years ahead.





PERTH
25 KM /

PERTH AIRPORT
16 KM / 22 MINS

CAVERSHAM VILLAGE SHOPPING CENTRE
6 KM / 10 MINS

SHREE SWAMINARAYAN HINDU TEMPLE

CAMBODIAN TEMPLE

SIKH TEMPLE

REID HWY

REID HWY

FUTURE MO

CAVERSHAM PRIMARY SCHOOL

DRUMPELLIER DR
RAPID TRANSIT LINK

FUTURE W
PARK ST

RIVERLANDS MONTESSORI SCHOOL

↖ **MIDLAND**
15 KM / 14 MINS

BRAY TOWN

↖ **MIDLAND HOSPITAL**
14 KM / 19 MINS

YOULE-DEAN RD

↖ **MIDLAND GATE SHOPS**
14 KM / 20 MINS

EVERGLADES AVE

CONSERVATION WETLAND PARK

← **MARGARET RIVER CHOCOLATE COMPANY**
5.3 KM / 6 MINS

WOOLLCOTT AV

ARIELLA PRIVATE ESTATE

BRAY NEIGHBO
O

MURRAY RD

↖ **SWAN VALLEY**
3 KM / 4 MINS

AVELEY SHOPPING CENTRE
8 KM / 10 MINS ↗

H CBD
30 MINS

GALLERIA
SHOPPING CENTRE

MALAGA MARKETS

TONKIN HWY

REID HWY

TONKIN HWY

SPRINGS
SHOPPING CENTRE

MARSHALL RD

MORLEY-ELLENBROOK METRONET

ELLENBROOK
PRIMARY SCHOOL
5.3 KM / 8 MINS →

WHITEMAN
STATION

WHITEMAN PARK

ELLENBROOK
HIGH SCHOOL
5.6 KM / 8 MINS →

BRABHAM
CENTRE

FUTURE MORLEY-ELLENBROOK METRONET

GNANGARA ROAD
4 KM / 6 MINS →

JUNGLE
PARK

CAVERSHAM
WILDLIFE PARK

ELLENBROOK
CENTRAL
6 KM / 8 MINS →

PARTRIDGE ST

DRUMPELLIER DR

BRABHAM
NEIGHBOURHOOD
CENTRE

BRABHAM
PRIMARY SCHOOL
NOW OPEN

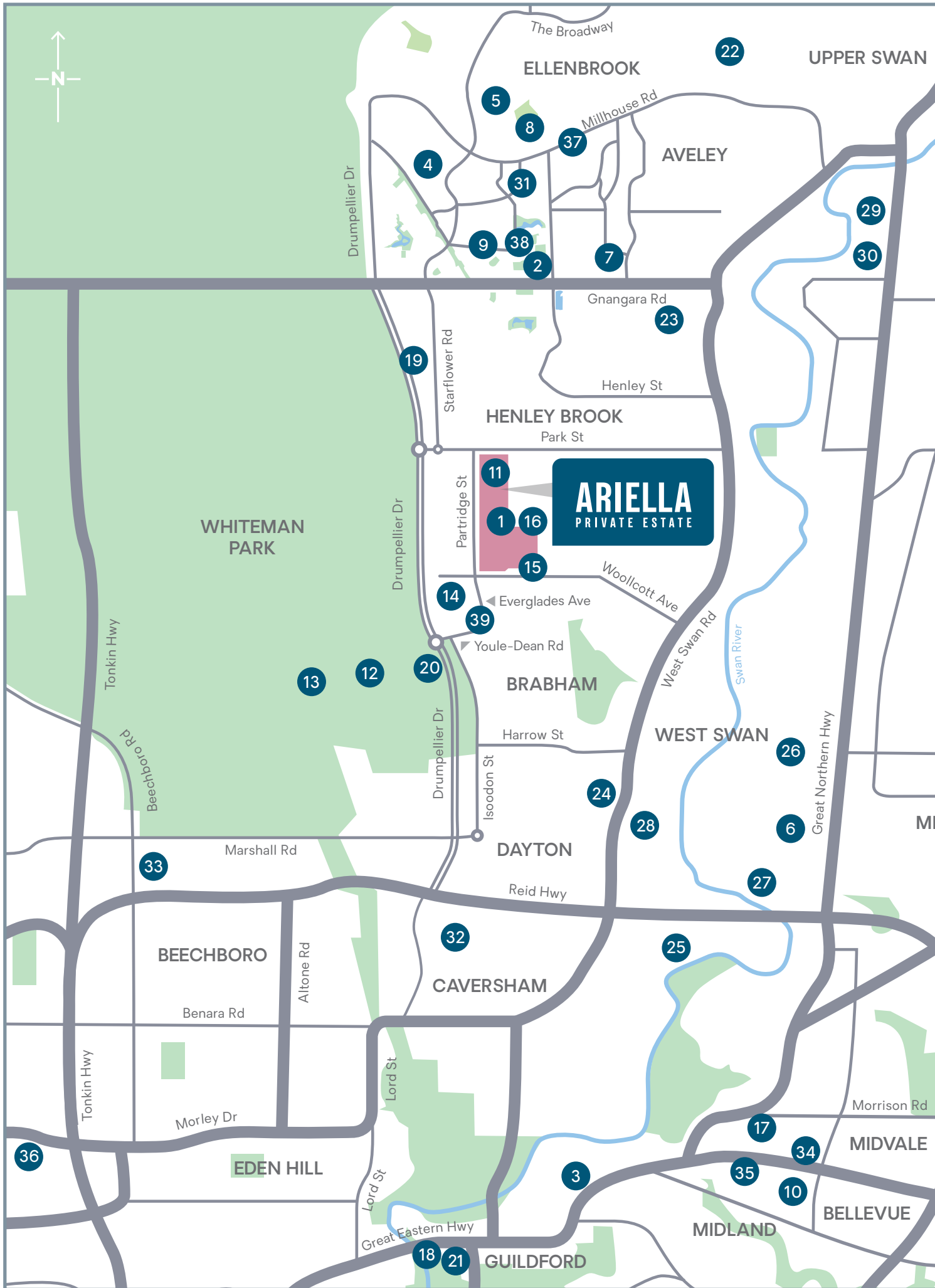
HENLEY BROOK
STATION
2.7 KM / 3 MINS →

COMMERCIAL AND
MEDICAL CENTRE
COMING SOON

ARIELLA
ADVENTURE PARK

HENLEY BROOK
4.8 KM / 7 MINS ↓

PARK ST



Ariella Private Estate, Brabham 6055



EDUCATION

1. **Brabham Primary School**
31 Lakefield Drive, Brabham
2. **St Helena's Catholic Primary School**
55 Fortescue Place, Ellenbrook
3. **Guildford Grammar School**
11 Terrace Rd, Guildford
4. **Ellenbrook Secondary College**
100 Main Street, Ellenbrook
5. **Holy Cross College**
18 Strathmore Parkway, Ellenbrook
6. **Swan Christian College**
381 Great Northern Highway, Middle Swan



MEDICAL SERVICES

Please dial 000 in an emergency.

7. **Aveley Medical Centre**
15 Flecker Promenade, Aveley
Phone: 6296 4655
8. **Ellenbrook Medical Centre**
51 Mornington Parkway, Ellenbrook
Phone: 9297 2555
9. **Woodlake Village Medical Centre**
20 Sunray Circle, Ellenbrook
Phone: 6296 5432
10. **St John of God Midland Public Hospital**
1 Clayton Street, Midland
Phone: 9462 4000



PARKS & RESERVES

11. **Ariella Adventure Park**
Estoril Approach, Brabham
12. **Caversham Wildlife Park**
233B Drumpellier Drive, Whiteman
13. **Whiteman Park**
233 Drumpellier Drive, Whiteman
14. **Jungle Park**
Gloucester Approach, Brabham
15. **Conservation Wetland Park**
Watervalley Boulevard, Brabham
16. **Brabham Neighbourhood Oval**
Lakefield Drive, Brabham



RANGERS & COUNCIL SERVICES

17. **City of Swan**
2 Midland Square, Midland
Phone: 9267 9267



TRANSPORT

18. **Guildford Train Station**
James Street, Guildford
19. **Henley Brook Rapid Bus Station**
659 Starflower Road, Henley Brook
20. **Future Whiteman Park Metronet Station**
Drumpellier Drive, Brabham



ATTRACTIONS

21. **Guildford Hotel**
159 James Street, Guildford
22. **The Vines Resort and Country Club**
Verdelho Drive, The Vines
23. **Swan Valley Cuddly Animal Farm**
6055/128 John Street, Henley Brook
24. **The Margaret River Chocolate Company**
5123 West Swan Road, West Swan
25. **Sandalford Wines**
3210 West Swan Road, Caversham
26. **Oakover Grounds**
14 Yukich Close, Middle Swan
27. **Swan Valley Adventure Centre**
58 Yule Avenue, Middle Swan
28. **Yahava KoffeeWorks**
4752 West Swan Rd, West Swan
29. **Brookleigh Estate**
1235a Great Northern Hwy, Upper Swan
30. **Belvoir Amphitheatre**
1177 Great Northern Hwy, Upper Swan



SHOPPING

31. **Ellenbrook Central**
11 Main Street, Ellenbrook
32. **Caversham Village Shopping Centre**
175 Suffolk Street, Caversham
33. **Springs Shopping Centre**
Cnr Beechboro Road Nth and Bridgeman Drive, Beechboro
34. **Midland Gate Shopping Centre**
274 Great Eastern Highway, Midland
35. **Centrepont Midland**
307 Great Eastern Highway, Midland
36. **Galleria Shopping Centre**
Collier Road & Walter Road West, Morley
37. **Aveley Shopping Centre**
Millhouse Rd & Egerton Dr, Aveley
38. **Woodlake Village Shopping Centre**
20 Sunray Cir, Ellenbrook
39. **Whiteman Edge Village**
100 Everglades Avenue, Brabham

Look forward to making Ariella Private Estate your home.

It's time to feel excited about what your future holds. Beautiful homes are one thing but it's the people that make Ariella Private Estate something really special. Buying at Ariella Private Estate, you'll be joining a diverse, friendly and welcoming community who are proud to be a part of this evolving place.

Take a moment to run through our simple guide to buying the perfect block of land to build your dream home at Ariella Private Estate.



Budget

Speak to a finance broker or your bank to understand what you can afford. It's important to know exactly what you can and can't afford. At this stage you will be issued with a finance pre-approval letter.



Block

Now the fun begins. Time to find a block of land within a community that best suits your lifestyle and budget. A Cedar Woods Estate Sales Manager can help you make an informed decision based on your requirements.



Secure

Congratulations – you've found your perfect block, now it's time to secure it!

You'll need to pay a 'land' deposit and sign a land contract.



Builder

Now it's time to choose your home design and builder to help turn your dream into reality. Once chosen, you will need to sign a building contract and pay a 'building' deposit to your builder.



Transfer

A settlement agent will help guide you through the legal process of transferring the land into your name. Remember to pass on the settlement agent's details to Cedar Woods and to keep in contact with your agent throughout the process.



Finance

In your land contract, you have an agreed timeframe to confirm your finance approval. If there are any special conditions to be met, or delays for any reason, you must contact Cedar Woods to apply for an extension.



Settlement

Settlement usually takes place 21 days from finance approval or 14 days after the title is issued. Your settlement agent will facilitate this process and arrange for payments to be made. Once settlement is achieved, the title to the land will be transferred into your name and you can start building your dream home.



Congratulations!

For now, it's over to you and your builder while you construct your dream home. Let us know when your home is nearly complete so we can schedule your fencing and landscaping (if applicable). We look forward to welcoming you to Ariella Private Estate.



Bushmead – Bushmead (WA)



The Rivergums – Baldivis (WA)

ABOUT CEDAR WOODS

At Cedar Woods we strive to create quality homes, workplaces and communities that last.

Meaningful places that inspire connection and help us grow. Where relationships count and the needs of customers are met. It's an approach grounded in understanding our customers and designing solutions that make their lives better. From green, crafted parklands that connect us with our environment, to carefully considered designs that simplify the task of living.

For over 30 years we have worked hard to think ahead, evolving our designs to always respond to the changing world in which we live. We understand that purchasing a new property is a big decision in our lives and it's one we take very seriously. It means that at Cedar Woods we think about the details and deliver on our word, always putting our customers first.

In fact, everything we do from creating new homes to launching and nurturing new communities where people live, work and play, it is really about improving the lives of our customers, giving them a solid and inspiring foundation, now and into the future.

Because at Cedar Woods we know we are developing tomorrow, today.



cedarwoods.com.au

ARIELLA

PRIVATE ESTATE

Sales Office

Corner of Lakefield Drive (off Partridge Street)
and Holroyd Avenue, Brabham

1300 294 523

ariellaprivateestate.com.au

