

LAND

The median land price for Coogee is \$505,000 and the median block size is 722sq m. The median land price for Southern River is \$285,000 and the median block size is 588sq m.

Source: Landgate

Seaside estate goes public

THE much-anticipated Ocean Road Estate in beachside Coogee will be officially launched this weekend, with 59 lots going on the market.

The estate was privately aired to developer Terranovis's VIP list on March 28, but lots are now available to the public.

Located just inland from the Port Coogee marina, the estate will be part of a development that will house nearly 1000 people when complete.

The first lots range from 327sq m to 631sq m and are priced from \$325,000 to \$520,000.

Development manager Caroline Nurse said a large number of people registered their interest

before the first release of sites. "Without advertising Ocean Road we sold 10 lots, which we made available because of the extraordinary amount of interest we received from prospective buyers," Ms Nurse said.

"We are also meeting with family members of the landowner-developers who love this location."

Terranovis is managing the development, which involves more than 20 separate landowners.

"People who grew up in the area want the opportunity to build a new home and raise their family here as well," Ms Nurse said.

"They are set to purchase a further 10 home sites, bringing the total sales to around 20 lots of the

original 79-lot tally, leaving 59 lots for the general public.

"This is a fantastic result without any advertising."

Selling agent Rob Piromalli said he was not surprised the 20 estate lots had been earmarked.

"Obviously people in Perth love to live close to the beach, so any estate that offers a coastal lifestyle that is still so close to Fremantle and the city is going to have a lot of appeal," Mr Piromalli said.

Where possible, home sites in the estate have been positioned to allow for optimum passive-solar design, reducing energy consumption and making the best use of natural light.

Developers say the estate plan

also features "walkability". A landscaped pedestrian link will provide residents with a leisurely stroll to the coast and the marina village at Port Coogee, which will provide extensive shopping and dining facilities, including a Woolworths supermarket, specialty shops, cafes and a boutique bar.

Ms Nurse said the greatest feature of the estate was the expansive park land being developed in the first stage.

"The parks will provide almost 3.2ha of open space for residents to enjoy," she said.

For more information, visit www.oceanroadestate.com.au or contact Rob Piromalli on 0403 262 500.



At a glance

- Project management company: Terranovis
- Project manager: Caroline Nurse
- Total lots in estate: 368
- Total landowners: 24 lots
- First release: 59 lots available
- Parks: two
- Smallest lot: 327sq m
- Lowest price: \$325,000
- Biggest lot: 631sq m
- Highest price: \$520,000
- Features: Four lots with a 20m wide frontage; 15 park-front lots, three with direct access.



Environment is king at Bletchley Park

TWENTY lots are about to be released in Southern River, southeast of Perth.

Ranging in size from 586sq m to 713sq m - with big frontages from 18.9m to 27m - they are scheduled for release on Saturday, April 28, but those who have registered online can secure a lot from April 25 by contacting the estate manager.

The lots, priced from \$299,000 to \$345,000, are in Lilly Fields Stage 7 in Bletchley Park estate. Developers say they have tried to focus on the environmental qualities of the location.

The estate has been developed by Wallis Property, which is also the project management company for C.Y. O'Connor Village in Piara Waters and Springtime Residential Village in Armadale and, through its specialised subsidiary Halcyon Property Pty Ltd, undertakes project works in the North-West, especially in the Pilbara and Kimberley.

The company was founded by managing director Jason Wallis. Over the past month 24 lots had been sold to a range of buyers, most of them with young families.



Senior development manager Stuart Reside with estate manager Adrian Rodway.

Construction of the Stage 7 lots will be completed in June and titles will be available in August.

Lilly Fields is one of six village precincts that make up the Bletchley Park community.

A spokesman said the pedestrian-friendly estate had retained natural bush and wetland areas, which covered a combined area of 25ha and played a crucial role in maintaining delicate flora and fauna habitats and ecosystems, as well as natural water quality.

"These environmentally sensitive wetland and bush areas are home to a number of vibrant bird communities, as well as a mixture of bushland species and waterbirds," the spokesman said, adding that the areas were accessible by boardwalk.

Residents will be encouraged to include indigenous plants in their front and rear gardens to help in attracting birds and animals from the protected areas into their immediate localities.

Bletchley Park senior development manager Stuart Reside said there were many kilometres of hike and bike trails throughout the parklands and school playgrounds.

More than 1800 new residents have now moved into Bletchley Park, mainly traditional second and third-homebuyers.

Bletchley Park can be accessed from Ranford or Southern River roads, Southern River.

Inquiries can be directed to estate manager Adrian Rodway on 9490 9188 or 0403 497 300, www.bletchleypark.com.au.

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