



# Southern estates proving attractive

New estates in southern suburbs are proving popular with buyers keen on a coastal lifestyle. **Maureen Eppen** reports.

LandCorp estates in southern coastal suburbs are proving attractive to buyers seeking a sea-change lifestyle with the convenience of easy access to the city.

Mandurah Ocean Marina, Rockingham Waterfront Village and the sustainable Evermore Heights estate at Baldivis are also attracting environmentally conscious empty-nesters converting to a coastal lifestyle.

LandCorp's metropolitan south business manager Mario Claudio said there had never been a better time to buy in these areas, with the marina, waterfront village and Evermore Heights designed to appeal to a broad market, including second or third-homebuyers and retirees.

Mr Claudio said LandCorp had six premium lots available in Mandurah Ocean Marina's North Harbour precinct, ranging from 286-387sqm

and priced from \$720,000-\$820,000.

The lots have panoramic marina views and two also have ocean views.

"The magnificent marina and ocean views are perfect for those who want to enjoy a coastal lifestyle," Mr Claudio said.

"Another drawcard for living at the marina is its convenient access to shops, restaurants and boating facilities."

McGees Property commercial director Peter Duffield said recent population growth in Mandurah was due largely to its mix of city living and coastal environment.

"Mandurah is popular with those seeking a lifestyle change, including retirees and holiday makers who want quality waterside residences with all the conveniences of the city," Mr Duffield said.

Mandurah Ocean Marina has won nine planning, design and marina awards, including the 2007 Urban Development Institute of Australia's

National Award for Excellence for a Master Planned Development.

At the \$72 million Rockingham Waterfront Village — a partnership between LandCorp, the State Government and City of Rockingham — 21 lots are available for sale, ranging from 217-362sqm, with prices averaging \$220,000.

The project, on a 16.8ha site bounded by Kent Street, Patterson Road and Wanliss Street, is focused on the Village Green — a revitalised, previously under-used oval now landscaped to include a war memorial, children's playground and the village square.

The village square is a paved and landscaped outdoor venue opened in December, with sculptures by WA sculptor Jon Denaro and local artists Hilda Dixon and Irene Osborne. It is next to the new \$6.4 million Gary Holland Community Centre.

Paul Curran, of Elders Real Estate



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Rockingham, said the time was right to take a fresh look at Rockingham, to take advantage of current prices.

“Rockingham Waterfront Village offers affordable living and real value for money — plus the bonus of being a stone’s throw from the coast,” Mr Curran said.

In nearby Baldvis, LandCorp and Satterley Property Group are developing the 370-lot Evermore Heights on land in Eighty Road, minutes from the Kwinana Freeway and a short drive from the Warnbro train station.

There are 17 lots available in stage 3A of the Numbat release and seven lots in the Brennan release, ranging from 460-534sqm and averaging \$165,000.

“Evermore Heights is an innovative new development designed to achieve balanced social,

environmental and economic outcomes, with a strong focus on water and energy conservation,” Mr Claudio said.

Buyers at Evermore were offered \$26,000 in incentives to help realise the estate’s sustainability principles, including a 3000-litre rainwater tank plumbed to the laundry and toilet, solar cells for homes built using passive-solar principles and waterwise landscaping, he said.

“The rebate package could reduce household greenhouse gas emissions by an anticipated 6000kg per year, cut electricity costs by up to 40 per cent and reduce water consumption by more than 70 per cent.”

Homes at the estate would be designed and aligned for maximum passive-solar benefits, and a third pipe system would provide a shared

community irrigation system.

Proposed facilities included a multi-purpose community, youth or family centre, art centre or occasional childcare facilities, plus extensive parks, cycle and walk trails, Mr Claudio said.

**More information about LandCorp’s three southern coastal suburbs is available from [www.landcorp.com.au](http://www.landcorp.com.au).**



The Mandurah Ocean Marina is popular because of its waterfront lifestyle.

