







The Village at Wellard is an established, award-winning masterplanned community bringing together all the desirable elements of modern family living.

Come home to a community that offers the freedom of choice - in schools, services, neighbourhood parklands, community groups, playgrounds and recreation facilities, all providing a perfect combination for any lifestyle.

Enjoy the freedom to embrace the wonders of the natural surroundings, and meet friends for shopping or dining at the many popular retail stores and hospitality venues, all located within The Village Centre.

The wide range of living options available at The Village at Wellard offers something for every size family, enhancing community togetherness, diversity and wellbeing. Easy living cottage lots, generous traditional lots and larger family lots all offer great choices and amazing value.

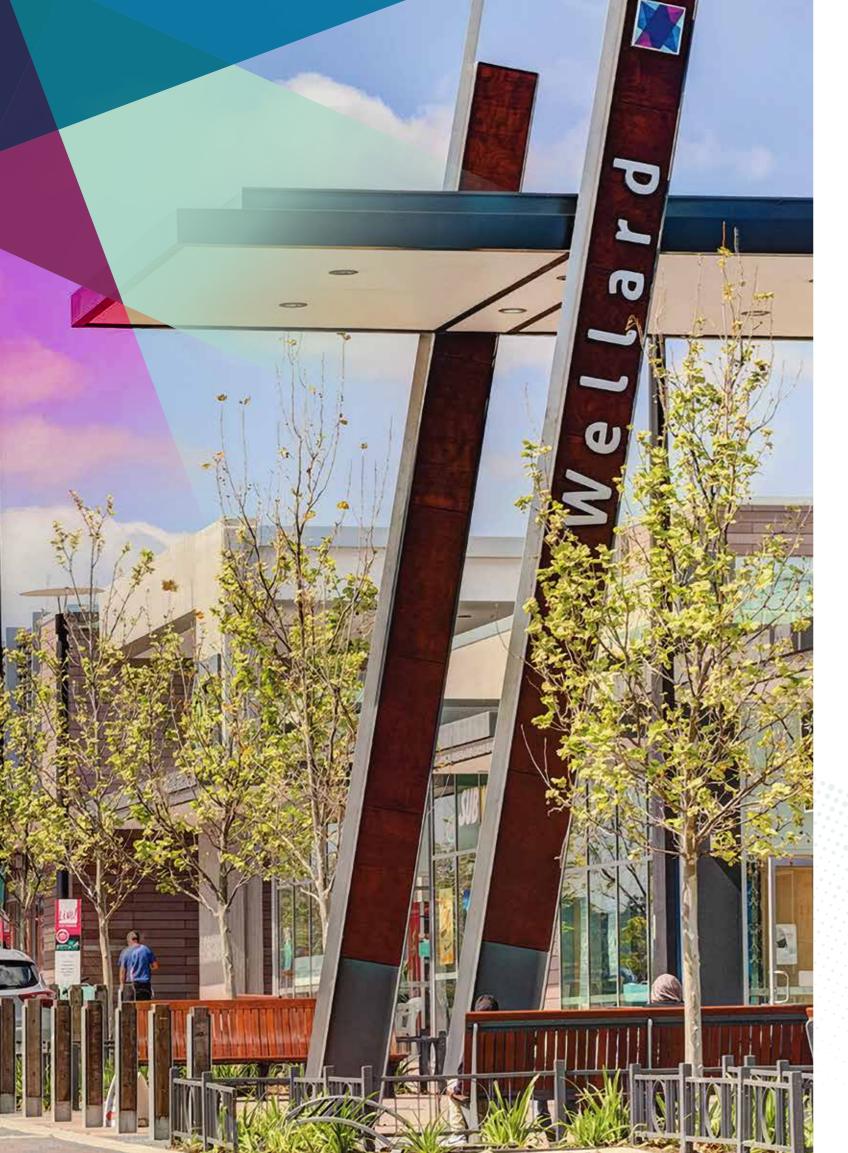
Discover why more than 2,500 families have already chosen to call The Village at Wellard home.

# Perfectly Place for convenient living

The Village at Wellard is located in the heart of Perth's fast-growing southern suburbs, within the thriving and expanding City of Kwinana. Surrounded by natural bush and set on the Indian Ocean coastline, the City of Kwinana offers a wealth of employment, retail, education and recreation opportunities.

Wellard's vast connectivity provides easy access to the Kwinana Freeway, is just 31 minutes by train to the Perth CBD, and the beautiful beaches of Rockingham are only 11 minutes away via Wellard's connecting roadways.





### A Village with a heart

Designed to embrace everything that people love most about village life, The Village at Wellard has a genuine community feel with its own Village Centre and Train Station. The spine of the Village is The Strand, a walkable precinct of shops, dining and specialty stores linking the Wellard Train Station at one end with the John Wellard Community Centre and beautifully landscaped gardens at the other.

At the heart of the Village Centre is Wellard Square, a convenient retail precinct featuring a Woolworths supermarket and a variety of specialty stores including cafés and food outlets, a bakery, pharmacy, medical and dental centres, and childcare. The Wellard Tavern, a popular local destination for food, music and entertainment, is also perfect for a family night out or after-work get-together. Everything a busy family could want, right here in your village.



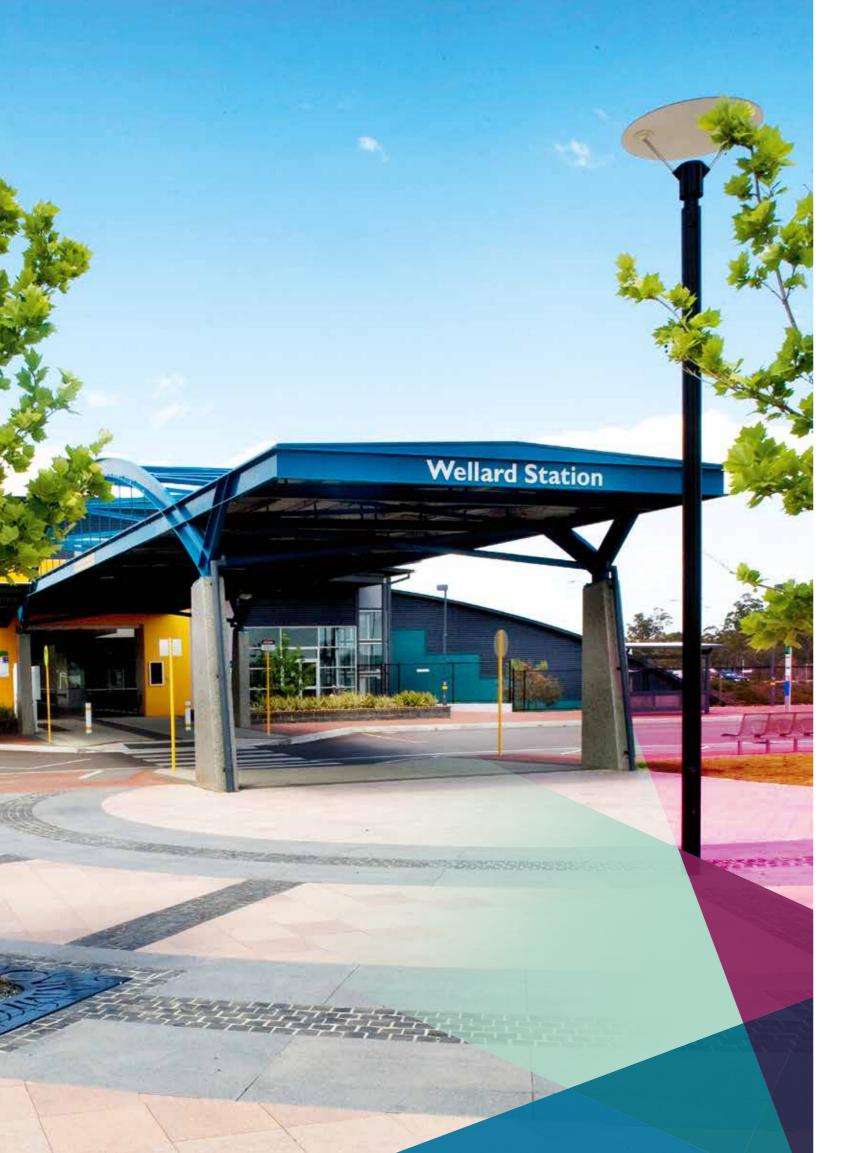
## Shiring/ future for bright minds

It's said that it takes a village to raise a child.

At The Village at Wellard, your children will grow up in a safe and inclusive community with a range of local education options close by. Busy Bees offers childcare and early learning for the little ones and Wellard Village Primary School, located within the heart of the estate, is within safe walking distance from all homes. Just outside the community, there are further primary, secondary and tertiary education campuses offering plenty of options for local families.

The Village at Wellard offers ample opportunity for children to grow and learn together, sharing experiences, exploring new adventures, and building friendships that can last a lifetime.





### A truly connected Community

As an award-winning transit-oriented development, The Village at Wellard plays an important role in connecting the region and making it easy for you to get around.

The Wellard Train Station is on the Perth-Mandurah train line, providing access north to the Perth CBD in 31 minutes, or south to Mandurah in just 20 minutes. Listed as an Independent Access station, it meets a higher accessibility standard allowing majority of passengers to access the station independently either via ramps, pathways or lifts and not via a pedestrian crossing. This is to ensure that it is welcoming for all members of the community who would like to utilise the services.

Bus transport is also available from this station with regular schedules to conveniently take you as close or as far as they can go. The station is central to Wellard Village and is within walking distance, or you can use the spacious park-and-ride carpark.

Alternatively, if you prefer to drive yourself, less than five minutes in your car will get you to the Kwinana Freeway and on your way, to where you need to be.



Independent Access Train Station



31 minutes travelling time to Perth



Over 300 parking bays including ACROD and motorcycle bays



Transperth Bus connections



Safe cycling connections and secure bike shelter



Five minutes to Kwinana Freeway





#### Space to Dreate

Feeling connected to nature every day is very important for our wellbeing. Fortunately, The Village at Wellard celebrates this and has integrated the design of the village and its streetscapes into the surrounding environment, making the most of the natural landscape. Families will have fun exploring the many local parks and playgrounds, including Adventure Park with its skatepark, pump track and playground tucked in amongst the tall trees.

Wellard is surrounded by natural beauty. Ten hectares of conserved wetlands, 17 hectares of retained bushland and 28 hectares of parks and recreational spaces are waiting to be discovered! The Kwinana Loop Trail located just beyond the Village takes in the magnificent views of the area's coast and bushland and is perfect for enjoying a leisurely walk, a mountain bike ride, or some cross-country fitness training. There are also a number of walking trails and public artworks through Leda Nature Reserve and Henley Bushland, providing plenty of freedom for your family to play and explore.

It's completely understandable why The Village at Wellard has earned more than 18 awards for its beautiful environment and its perfect placement nestled amongst nature.





Everything in The Village at Wellard has been meticulously planned to promote a true village lifestyle and a happy, connected community of like-minded residents. Join your neighbours at the community gardens, catch up with friends over fresh fruit at the Wandering Orchard or test your fitness by following the totems along Calico, the outdoor fitness trail set along pathways throughout the Village.

The John Wellard Community Centre has a programme of colourful, exciting and interesting events for every family member all year round. Plus, even more events and social activities are planned throughout the year thanks to the enthusiastic and hardworking members of the residents' Town Team - the Wellard Village People.

#### THE **PEET** STORY

At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live.

People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.





#### **SALES AND INFORMATION CENTRE**

13 Chiswick Parade, Wellard (opposite the Wellard Train Station) Telephone: (08) 9419 6222 Open by appointment

• @thevillageatwellard

**Q** thevillageatwellard



