



*It's real friendly,  
real close,  
real pretty...*



*... it's a really beautiful place to live.*

Nestled in one of the most beautiful and serene rural settings imaginable, Pinjarra Meadows is delightfully located in Boys Road alongside a little secret path that runs towards Wilson Road and finishes on the banks of the Murray River. It's the picture-perfect place to live.





### Pinjarra Meadows spoils you with choice

Pinjarra Meadows Private Estate is located adjacent to award-winning Raven Winery Restaurant (along Wilson Road) and Pinjarra Golf Club (along Sutton Street) putting it right in the centre of everything you need.

Grocery shopping is a breeze with the Pinjarra Junction Shopping centre handy, and a number of schools are at your fingertips to provide a first class education for your children. These include Pinjarra Primary, St Joseph Primary and Pinjarra High Schools.

With direct access to the new Perth-Bunbury highway via Pinjarra Road, the estate is excellently located. Whether you wish to travel north to Perth to be entertained, south to Margaret River for a holiday or west to Mandurah to catch some fish, it's easy from Pinjarra Meadows.

### Your investment is catered for

Peel Region is one of Australia's fastest growing areas. As a significant part of the region, Pinjarra has enjoyed high growth over the past few years and projected to increase by 17.5% per annum in the next 5 years, and 15.5% in the next 10 years (REIWA, 31 December 2009).

A rapid transformation has been driven by increased employment opportunities afforded by the expansion of local mining companies such as Alcoa Australia and nearby Boddington Gold Mines. The Peel Region tourism development program and the opening of the Perth Bunbury highway have also had an impact and Pinjarra will continue to thrive with increased tourism and business.

"I have been involved with the golf club for a long time and really look forward to being able to live close by in a quiet quality estate close to everything."

**Charlie Leewin (Golf Club President), Lot 911**



"I'm very happy with my investment in Pinjarra Meadows. My first tenants have now built in the estate and I had new tenants within a week of them moving. Great growth area with lots of potential."

**John Crimp (Ex real estate agent), Lot 942**

# Stage 1



## Stage 1 Zoning:

- Lots 900-910 – R15
- Lots 911-933 & Lots 949-978 – R20
- Lots 934-948 – R25

Lot sizes & dimensions are subject to final survey. Map not drawn to scale. Landscaping detail for illustration purposes only.

## The ideal homesite for your dream home

Homesites at Pinjarra Meadows homesites have been highly sought after by astute homebuyers and investors over the past two years.

Homesites range in size from 350m<sup>2</sup> to 756m<sup>2</sup>. Some exclusive homesites will offer a direct view over the beautifully landscaped public open space, rural settings, golf course

and conservation space. A number of easy maintenance homesites have been especially designed for rear garage access so that residents can fully enjoy the view of the park and bushland open space from their living areas or master bedrooms.

Pinjarra Meadows offers one of the best-priced range of home and

land packages in the area, with the option of attractive rental guarantee incentives for the investor.

Visit Pinjarra Meadows Private Estate now to experience for yourself, the beauty of this development.

**Land sales office opening hours:**  
Saturdays/Sundays/Tuesday  
2pm-5pm (except Public Holidays).

# Stage 2



### Stage 2 Zoning:

Lots 801-823, Lots 831-835  
 & Lots 847-851 – R25  
 Lots 824-830, Lots 836-846  
 & Lots 852-864 – R20

For further information, please contact our estate consultant Andrew Butterly on 0410 588 803 or visit [www.watsonpropertygroup.com](http://www.watsonpropertygroup.com)



Really beautiful.

### LEGEND

- |  |                                                    |  |                            |
|--|----------------------------------------------------|--|----------------------------|
|  | Pinjarra Meadows STAGE 1                           |  | Transformer/Switchgear     |
|  | Pinjarra Meadows Stage 2                           |  | Footpath                   |
|  | Retaining Wall                                     |  | Sales Office               |
|  | Drainage Easement<br>(2m wide to nearest boundary) |  | Pine Bollards & Mesh Fence |
|  | Light Pole Easement                                |  | Pine Bollards              |
|  | Sewer Manholes                                     |  | Fences                     |
|  | Drainage Manholes                                  |  | Limestone Piers            |
|  | Inspection Hatch (Sewers)                          |  | 2.5m High Acoustic Wall    |
|  | Western Power Easement                             |  | Sewer Connections          |
|  | Street Lighting                                    |  | Power Domes                |



## Design Guidelines

Building and Access Guidelines have been prepared for the 'Pinjarra Meadows' development to ensure a high standard of residential construction and amenity within the development.

The Guidelines apply to all housing lots and set a minimum standard of building and enable a high degree of design flexibility.

The following provides an Overview of the main provisions of the Guidelines. A complete set of the Design Guidelines is available from the selling agent on request.

### Minimum Dwelling size:

**Stage 1:** Unless otherwise stated within the complete set of Design Guidelines, all dwellings shall have a minimum internal floor area (inclusive of external walls but exclusive of verandahs, garages and other enclosed areas) of not less than 175m<sup>2</sup> except in the case of Lots 934 – 948 inclusive which the total floor area (inclusive of external walls but exclusive of garages, verandahs and other enclosed areas) must not be less than 130m<sup>2</sup> per dwelling. Single or Double Storey is permitted. An enclosed double garage with garage door is required for each dwelling.

**Stage 2:** Unless otherwise stated within the complete set of Design Guidelines, all dwellings (Lots 801-804, Lots 824-830, Lots 836-846 and Lots 852-864) shall have a minimum internal floor area (inclusive of external walls but exclusive of verandahs, garages and other enclosed areas) of not less than 140m<sup>2</sup> except in the case of Lots 805-823, Lots 831-835 and Lots 847-851 inclusive which the total floor area (inclusive of external walls but exclusive of garages, verandahs and other enclosed areas) must not be less than 110m<sup>2</sup> per dwelling. Single or Double Storey is permitted. A double carport with a garage door is required for each dwelling as a minimum requirement.

### Setbacks:

Unless alterations have been made and noted within the complete set of Design Guidelines, setbacks shall be in accordance with the R-Codes as set by the Local Authority.

### Building Walls:

Dwellings shall be constructed using wall materials which are either predominantly concrete, clay bricks, limestone or other similar material finished in facework or render.

### Roof:

Minimum pitch of 25 degrees to the main roof unless otherwise approved by the developer. Roof materials shall be concrete or clay tiles, colourbond metal or metal which has been painted or otherwise coated with a non-reflective surface.

### Garage:

Unless otherwise noted within the complete set of Design Guidelines, a residence shall have an enclosed garage making provision for parking of at least two motorcars side by side i.e a double garage. A residence in Stage 1 should have at least an enclosed double garage with a garage door whilst in Stage 2, the minimum requirement is a double carport with a garage door.

### Fencing:

No fencing will be allowed forward of the building set back line, other than a fence which consists of decorative masonry substantially in the same materials and finishes as the dwelling unless otherwise approved by the Developer. Side boundary fencing must not exceed 1800 millimeters in height and must be constructed of masonry or colourbond metal fence with a "Grey Ridge" or similar colour metal sheeting and a "Tea Tree" or similar coloured top and bottom posts and side rails.

### Miscellaneous:

Air conditioner, evaporative cooler, radio aerial or satellite must be contained wholly within the residence or mounted on a roof plain that does not face a street, side street or public open space, and must be installed below the ridgeline of the roof.

Solar hot water heaters are only allowed if they are mounted on a roof plain that does not face a street, side street or public open space, they must fit the roof profile and cannot be elevated at an angle to the roof profile.

Landscaping between the front building line and the kerb is to be completed within four weeks of occupancy.

Please see the selling agent for complete guidelines for the particular block you are purchasing.



## About the Developer

Watson Property Group is a privately owned company responsible for developing residential land in Western Australia. Over the years, Watson has established an excellent reputation for unique and innovative projects developed with genuine attention to detail. Extensive experience in capital raising and project management has allowed us to continuously re-invent the operation to serve the changing needs of homebuyers and investors.

Watson has developed numerous residential estates in Perth's Northern Suburbs. These include and are not limited to Madeley Rise, Ashby Rise, Gwelup Park, Regent Glades, Olive Grove and Olive Heights in Sinagra and Somerville Waters.

Watson's current and future developments are Chianti Private Estate Woodvale, Gwelup Park Exclusive Living for 55+, Pinjarra Meadows Private Estate and Baldivis Gardens Private Estate.

**watson**  
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