

 PINJARRA
meadows
P R I V A T E E S T A T E



Country Living...

...only 10 minutes from Mandurah

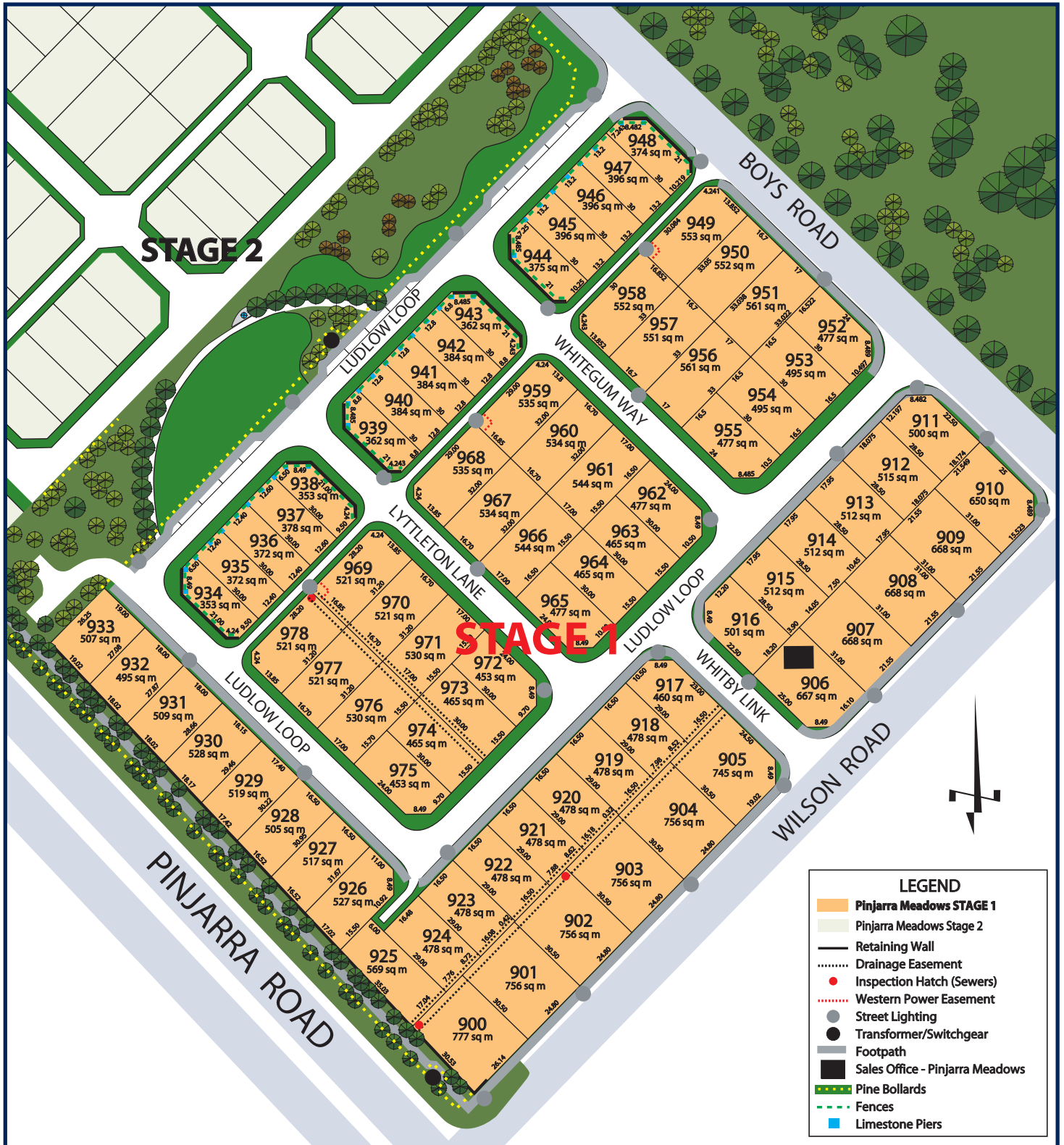
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LAND

Stage 2 Map



LOT SIZES & DIMENSIONS SUBJECT TO FINAL SURVEY. MAP NOT TO SCALE. LANDSCAPING DETAIL FOR ILLUSTRATION PURPOSES ONLY.

Stage I Map



LOT SIZES & DIMENSIONS SUBJECT TO FINAL SURVEY. MAP NOT TO SCALE. LANDSCAPING DETAIL FOR ILLUSTRATION PURPOSES ONLY.

LEGEND	
	Pinjarra Meadows STAGE 1
	Pinjarra Meadows Stage 2
	Retaining Wall
	Drainage Easement
	Inspection Hatch (Sewers)
	Western Power Easement
	Street Lighting
	Transformer/Switchgear
	Footpath
	Sales Office - Pinjarra Meadows
	Pine Bollards
	Fences
	Limestone Piers

About Pinjarra Meadows

Pinjarra Meadows is located along the Murray River and 10 minutes drive from Mandurah. Offering country living to the maximum - Pinjarra Meadows is surrounded by beautiful rural settings and popular local attractions such as award winning Raven Winery, Pinjarra Golf Club and Peel Zoo which are within walking distance or a short 1-3min drive of the development.



WHY PINJARRA MEADOWS?

■ AFFORDABILITY

- Land starts from \$147,000 and lot sizes range from 350m² - 756m²
- House & land packages start from \$301,300*
- Attractive rental guarantee programme*

■ CITY CONVENIENCE

- 10 minutes drive from Mandurah
- Easy access to Perth via Kwinana Freeway
- Direct road to Bunbury via Perth-Bunbury Highway

■ EXCELLENT LOCATION & SERENE SURROUNDINGS

- Potential views of Pinjarra Golf Club, Raven Winery, rural greenery, landscaped park and conservation wetland
- Short walk to Murray River & 3-5 min drive to Pinjarra Junction Shopping Centre

■ HIGH GROWTH POTENTIAL

- Pinjarra ranked No. 1 in the Top 10 Peel suburbs featured by The Sunday Times Quarterly Property Report. This fantastic transformation is attributed by mining expansions
- 1 year growth rate (from 2007 to 2008): 16.9%**
Predicted 5 year growth: 25%**
Predicted 10 year growth: 16.6%**
(* Sources: Sunday Times Property Report, 19 October 2008)
- The Peel Region is Australia's fast growing region. Rapid developments in Pinjarra include the newly opened Pinjarra Junction Shopping Centre, construction of Perth-Bunbury Highway, Murray Health Centre \$5.4 million development, Pinjarra tourism development, Alcoa Australia (mining company) expanding employment opportunities and the development of Pinjarra Industrial Estate. There are currently one high school and 4 primary/secondary schools in the suburb.

* Conditions apply

Design Guidelines Overview

OVERVIEW OF THE BUILDING AND ACCESS 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 175m² 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 130 square meters per dwelling. Single or Double Storey is permitted.

Stage 2: 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 110m² except in the case of Lots 801 – 804 inclusive and Lot 864 which the total floor area (inclusive of external walls but exclusive of garages, verandahs and other enclosed areas) must not be less than 140 square meters per dwelling. Single or Double Storey is permitted.

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.

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.



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LAND LIVING LIFESTYLE

company profile

CURRENT DEVELOPMENTS



UPCOMING DEVELOPMENTS

- Baldivis
- Woodvale
- Witchcliffe
- Exmouth

SALES & MARKETING PROJECT MANAGEMENT CAPITAL RAISING PROJECT FEASIBILITY ANALYSIS

Watson Property Group is one of Perth's largest privately owned land subdivision companies. Over the years, Watson has established credibility for our individual treatment of developments and attention to detail. Our extensive experience in project feasibility analysis, capital raising, project management and sales and marketing ensures we cover the whole development process in house.

Watson Land offers a wide choice of strategically located home sites in a range of lot sizes. Meticulously planned and constructed, each estate is completed with high quality finishes which help to increase the value of our clients' property.

Watson Living is all about providing real lifestyle communities, including innovative village concepts for the over 55's, as well as exciting unit complexes and apartment developments.

Watson Lifestyle offers a smaller living space with high investment returns and exciting lifestyle opportunities. We help to develop duplex and triplex properties that will ensure our investors to get the best out of the rental market.

Visit our website www.watsonpropertygroup.com to obtain further information, or contact our office:

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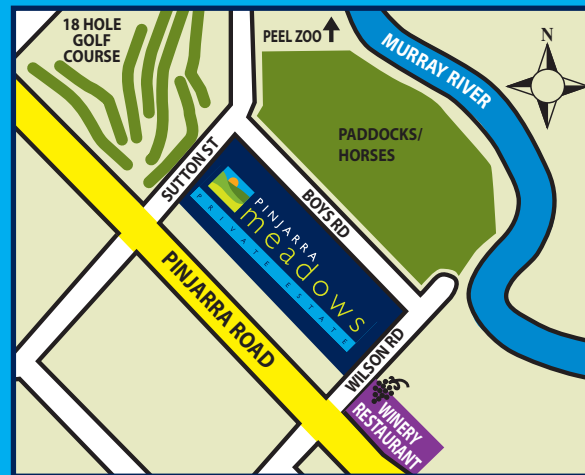
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