

WATERMARK

PRIVATE ESTATE



Explore

THE NEIGHBOURHOOD

Watermark Private Estate is one of WA's most exciting new communities offering water views and an active, yet relaxing lifestyle. The star of this neighbourhood is Champion Lakes, a 2 kilometre long horizon of water. It's a front yard like no other and it's all yours to explore.

LOOK WHAT'S LINING UP

Lakeside

Life here is not just about being on the water, the lake's edge also offers a host of activities with cycle paths, walking trails, parks, playgrounds, and bbq areas already in place.

Future development plans include bringing an entertainment precinct right to your doorstep. Lining up on lake's edge will be a brewery, café/restaurant, and more. Perfect for a lazy Sunday morning or a quiet evening overlooking the lake.



FUTURE ENTERTAINMENT PRECINCT

Adventure Playground, Brewery, Café/Restaurant



AGED CARE COMING SOON

Watermark estate will include Southern Cross Care aged-care and retirement options. With studies showing the benefits of mix-aged interactions, the community is designed to nurture these bonds, creating opportunities for all age groups to get involved with community events. Seniors feel more purposeful, and young people benefit from the elders' guidance and problem-solving skills. The result is a thriving community that enriches the lives of every generation.

Champion

LIFESTYLE



Pictured at Champion Lakes

Champion Lakes, a 2 kilometre long purpose-built horizon of water designed for international level sporting competitions such as rowing, canoeing and dragon boat racing. You can enjoy the spectacle of international events or get out and enjoy it as your front yard.

There's also 11km of sealed pathway around lake's edge. In the early morning and the late evening light, the lake attracts a healthy crowd of the young and young at heart. Some train at elite level, others are just out for some fresh air. Whatever your pace, you're sure to be welcomed in this active lakeside community.



Pictured at Champion Lakes

Major Events held at Champion Lakes



Australian Rowing Championships
Australian Masters Games
National Canoe Sprint Championships
PSA Head of the River Regatta

Chung Wah Dragon Boat Festival
City of Armadale Triathlon
City of Armadale Duathlon
Champion Lakes Half Marathon

Beyond

THE BLUE HORIZON

Watermark Private Estate is located on Lake Road in Champion Lakes, 30 minutes drive to Perth CBD and just 10 minutes from the established city centre of Armadale. Just beyond the blue horizon of Champion Lakes is all the convenience of city life. Fantastic schools for the kids, a huge variety of stores, shopping centres, cafes and restaurants. It's all here and there's even more to come as new suburbs spring up in surrounding areas.

NEW LAKE'S EDGE PRECINCT (Coming Soon)

- Adventure Playground
- Boutique Tavern
- Café/Restaurant
- Commercial
- Southern Cross Care Retirement & Aged Care Options

LAKESIDE ACTIVITIES

- Swimming Beach
- Regatta Centre
- Rowing/Canoeing
- Cycle Paths
- Running/Walking
- Playgrounds/BBQ Areas

SCHOOLS

- Westfield Park Primary School.....1.3km
- Clifton Hills Primary School.....1.4km
- Seaforth Primary School.....1.9km
- Kelmscott Primary School.....2.3km
- Grovelands Primary.....2.5km
- Gosnells Primary School.....2.6km
- John Calvin School.....2.9km
- St Munchin's Catholic School.....3.1km
- Good Shepherd School.....3.2km
- Lumen Christi College.....3.2km

PARKS

- Jean Garvey Park.....2.2km
- Rusthall Way Reserve.....4km
- Isaacs Court Reserve.....4.3km
- George Foster Reserve.....4.3km
- Empire Way Reserve.....5.4km
- Crusader Drive Reserve.....5.6km
- Ailsworth Court Reserve.....6.6km
- McMahon Street Reserve.....7.8km

GROCERIES

- Coles Supermarkets.....1.6km
- Kelmscott IGA X-press.....1.7km
- Spudshed Kelmscott.....1.7km
- Corfield Fresh.....1.7km
- Woolworths Kelmscott.....1.9km
- Westfield IGA.....2.3km
- IGA Gosnells.....3.3km
- Spice of India Groceries.....3.4km
- Coles Supermarkets.....3.6km

TRANSPORT CONNECTIONS

- Transperth Bus Stop.....450m
- Kelmscott Trains Station.....1.8km
- Main Arterials Roads**
- Armadale Road
- Tonkin Hwy

ERRANDS

- Corfield News.....1.6km
- Wizard Pharmacy.....1.4km
- Australia Post.....1.6km
- Guardian Pharmacy.....2.3km
- Corfield Street Family Chemist.....3km

CAFES

- Star Bakery Patisserie & Cafe.....1.5km
- Dome Café - Kelmscott.....1.6km

BARS

- Haynes Bar & Grill.....2.9km
- Last Drop.....5.1km
- Ye Olde Narrogin Inne.....5.6km
- Fox and Hound.....5.9km
- Brooklands Tavern.....6.5km
- Lakers Tavern.....6.6km

RESTAURANTS

- Tippy's Pizza.....1.4km
- Woodies Charcoal Chicken.....1.8km
- Kelmscott Fish and Chips.....1.8km



House & Land

WITH WATER VIEWS



12.5m Frontage designs

Position yourself to take in stunning views of the lake and parkland surrounds. Many of Perth's top builders are ready and waiting with sophisticated home designs fit for lakeside life in this exciting new community.



15m Frontage designs



17m Frontage designs

THE Developer

Yolk Property Group has delivered multiple award-winning developments around Perth and is considered a global leader in setting up community sustainability initiatives.

Their leading approach to innovation and sustainability continues to deliver greener, more affordable land estates in Western Australia and Victoria.



THE AMBLE Girrawheen, Western Australia



ANSTEY GROVE Harrisdale, Western Australia



KARDINYA RISE Kardinya, Western Australia

One Planet Living principles guide the development of Watermark Champion Lakes. This international sustainability initiative is based on the idea of living within the limits of one planet's natural resources. A world in which people enjoy happy, healthy lives within their fair share of the earth's resources, leaving space for wildlife and wilderness. It is based on ten guiding principles of sustainability as a framework.



One Planet Living Principles

- Equity and local economy
- Culture and community
- Land and nature
- Sustainable water
- Local and sustainable food
- Travel and transport
- Materials and products
- Zero waste
- Zero carbon energy

DON'T MISS THIS
rare opportunity

FOR LAKESIDE LIVING WITH WATER VIEWS.

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Realtime Realty

Register your interest for plans and pricing
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Pictured at Champion Lakes