

iluma
PRIVATE ESTATE

by mirvac



vibrant living

between the
City and the Valley.

Welcome to your vibrant new community. A modern and sustainable private estate superbly connected to Perth's most exciting and convenient surrounds. From the City to the Valley, illuminate your life.

Experience contemporary urban living at its brightest, where stylish homes reside amongst open streets, picturesque landscapes and vibrant communal spaces. Where modern design and urban planning combine to deliver a playful and exceptional community.

Engage in a community where residents freely stroll along boardwalks with loved ones, through linked green spaces, past lively community events and lush, spacious parkland. Where a healthy lifestyle is brought to light through safe,

open boulevards, sporting facilities and a well-connected network of walking and cycling paths.

Discover culture in your own backyard. The traditional custodians, the Noongar (Wadjuk) people, have held deep connections with this land for over 40,000 years, and speak of a country "all in place" – a land in perfect balance.

Embrace a community that is a beacon for others; built on the closeness to family, culture, entertainment and amenities. Be part of Perth's most vibrant new community, and secure your home between the City and the Valley.



The sun rises over
the nearby hills as
birds sing in the
trees. Walkers take
to the footpaths.

A yoga class
stretches.

Cars idle before
the short, simple
journey to work.

Our Community

Safe, well-lit streets, footpaths and cycle lanes link the neighbourhood. The central boulevard pathway features an impressive light filled sculpture, and interconnects 3.2 hectares of lively communal spaces, featuring six landscaped parklands, open and active spaces, sporting facilities and areas of retreat and reflection. Children climb on engaging play areas, parents huddle around picnics in the shade, and a community shines together as one.

The neighbourhood streets are a colourful melting pot of families and lifestyles. With approximately 600 lots to call home, showcasing a variety of block sizes and an ample range of frontages, Iluma is perfect for first homebuyers, couples, growing families and those wishing to downsize.

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Artist impression only – subject to change.

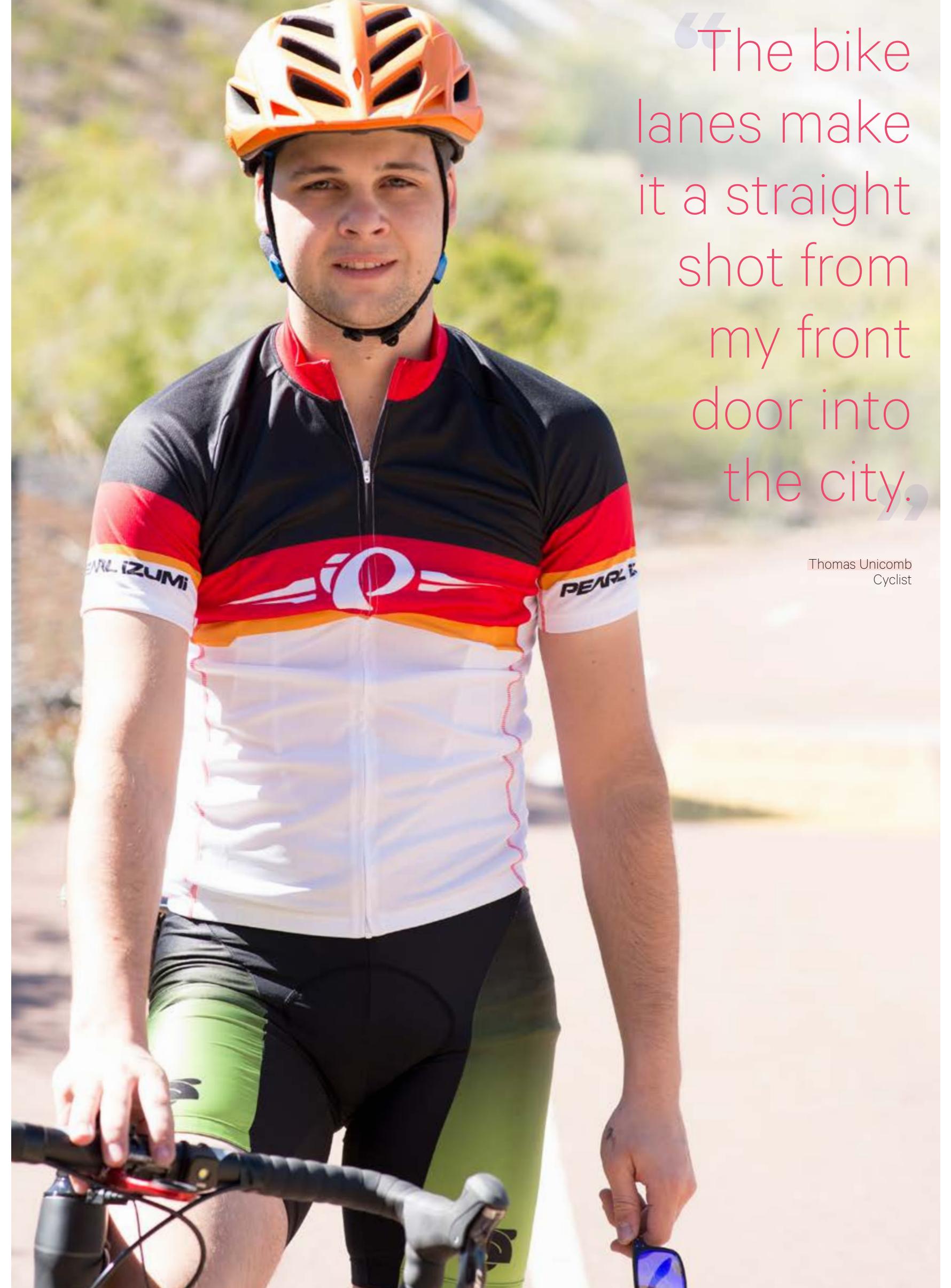


ILUMA PRIVATE ESTATE

Pegasus Park Artist impressions only – subject to change.

You will discover something quite special when you first visit Iluma:

- Inclusive, outdoor experiences provide a lively and communal environment.
- Lighting and passive surveillance create a safe and secure neighbourhood.
- Linear layout increases walkability and access to amenities.
- Central meeting spaces strengthen community bonds.
- Modern materials and geometric shapes deliver dynamic spaces.
- Play and exercise areas build mental and physical development.
- Integration of large, active spaces with quiet pockets for relaxation.



“The bike lanes make it a straight shot from my front door into the city.”

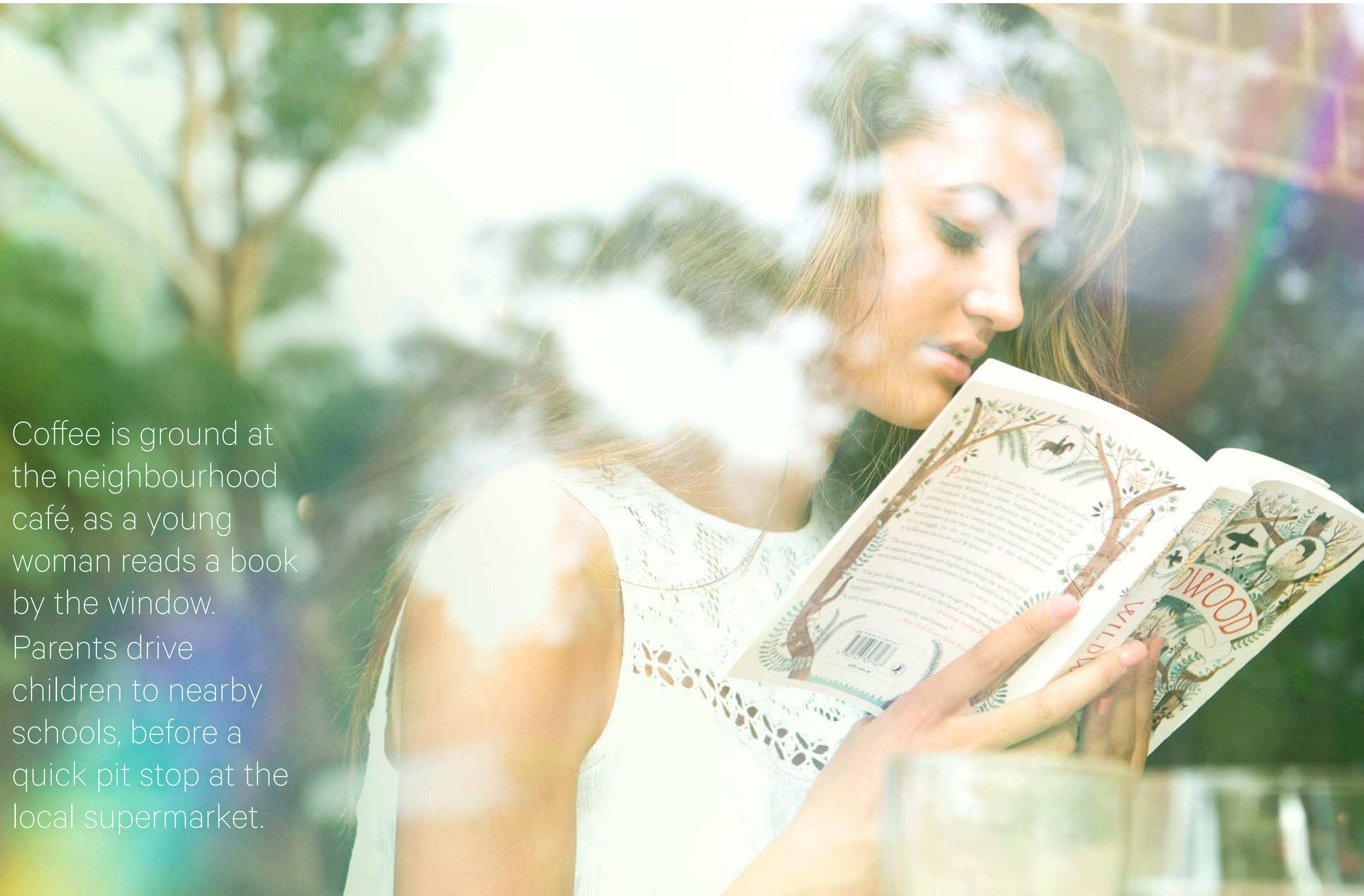
Thomas Unicomb
Cyclist

A Community of Connections

Major arterial roads including current widening projects to both Lord Street and Reid Highway, well serviced bus lines and network of bicycle lanes provide limitless avenues to Perth's most vibrant destinations. The proposed Metronet will also provide residents with additional rail transit options in future years to come. Only twenty-five minutes from the CBD and the beach, twenty minutes to the airport, ten minutes from the Swan Valley and just minutes from the historic town site of Guildford, Iluma is the convenient hub to everywhere.

- 1 **Bus Terminals**
Access to your favourite surrounds is easy with public transport.
- 2 **Trainlines**
Switch off and end up in the city in minutes.
- 3 **Airport**
Swift access to T1, T2 & T3.
- 4 **Highways**
Hop onto main arterial highways with ease.
- 5 **The Hills**
Take in a morning of outdoor activities in the hills.
- 6 **Bike Paths**
Get together and cycle the surrounds, including the Swan Valley Heritage Cycle Trail.





Coffee is ground at
the neighbourhood
café, as a young
woman reads a book
by the window.

Parents drive
children to nearby
schools, before a
quick pit stop at the
local supermarket.

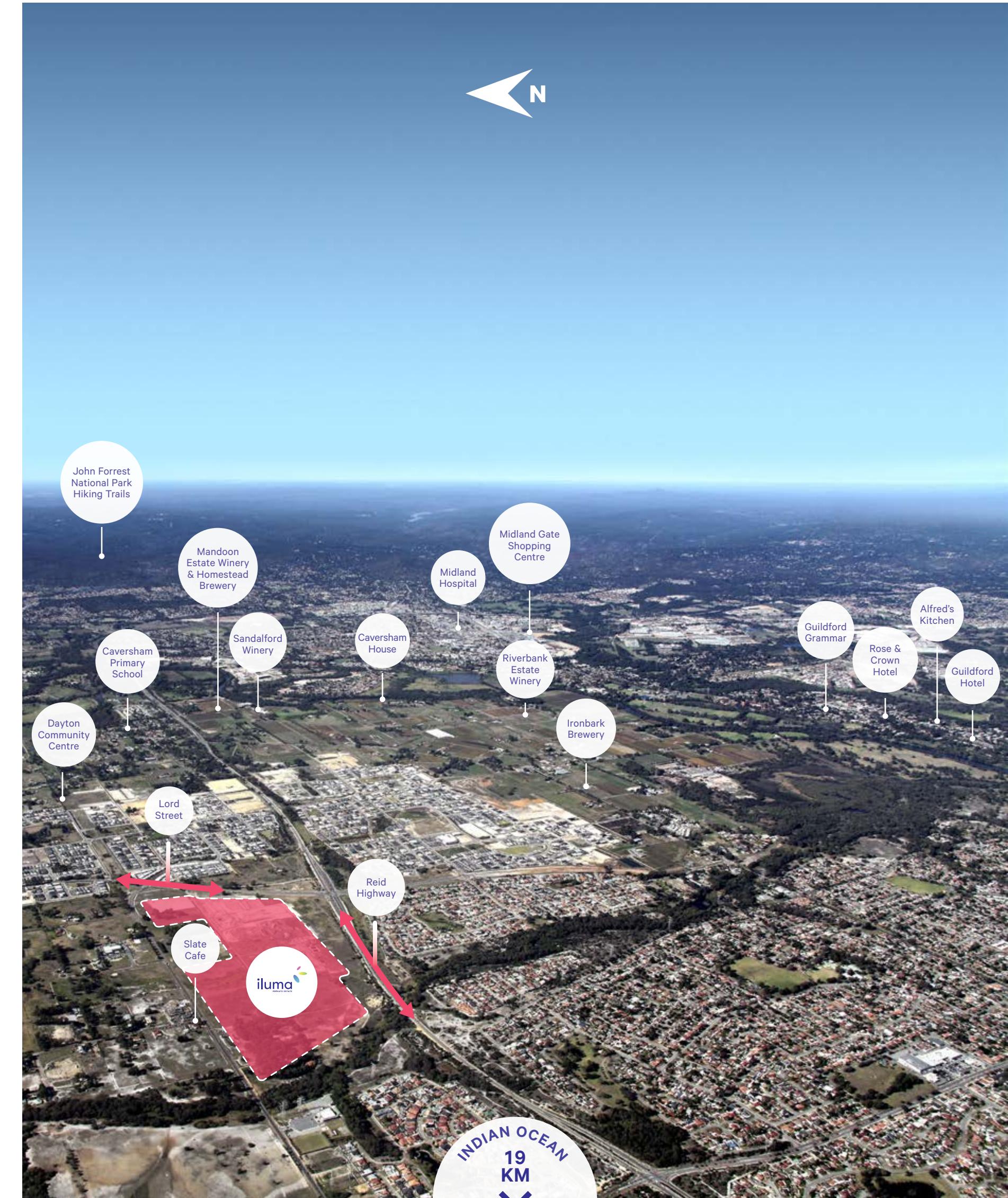
Vibrant living

The City



Vibrant living

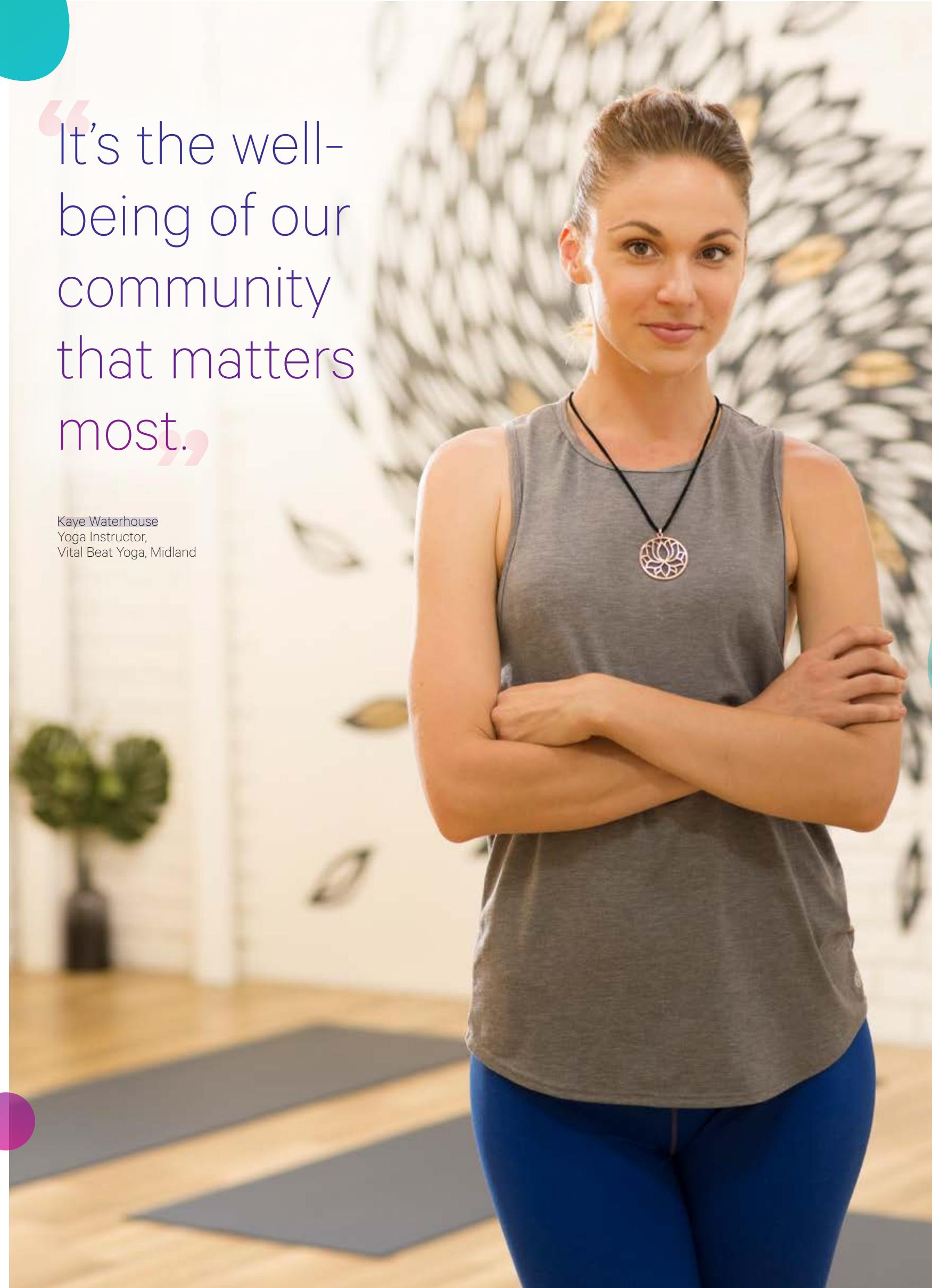
The Valley



“It's the well-being of our community that matters most.”

Kaye Waterhouse
Yoga Instructor,
Vital Beat Yoga, Midland

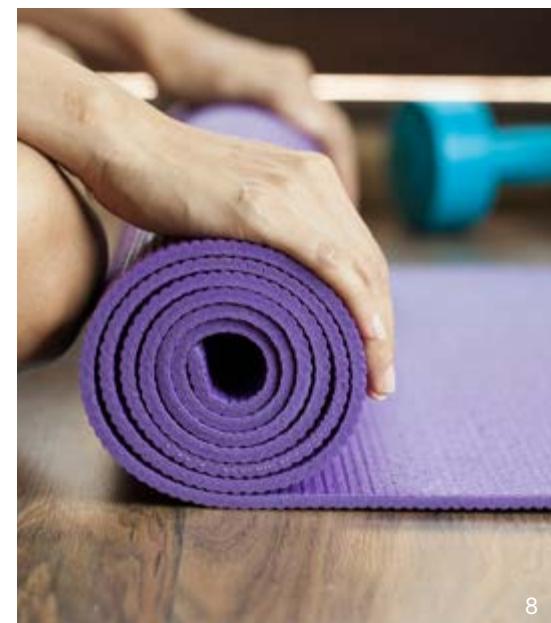
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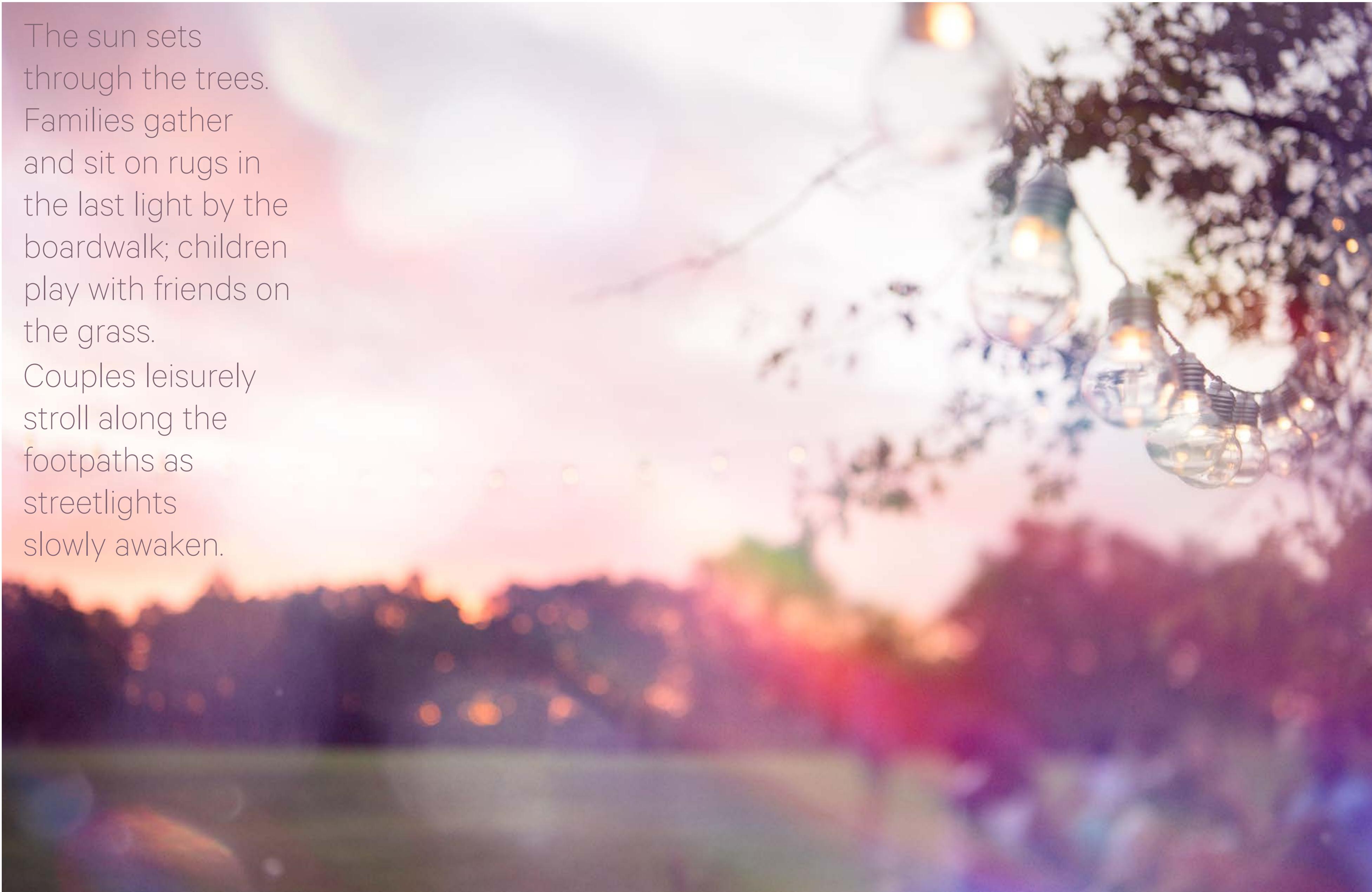
A Community of Choice

Just around the corner are major sporting precincts, an aquatic centre and access to wellness and fitness studios. Primary and Secondary schools, daycare and early learning centres are all close by. Major shopping centres, farmers markets and local vendors are plentiful, and temples, hospitals and medical clinics provide assured peace of mind.

1. **Schools**
Private and public schooling choices for your growing family.
2. **Early Learning**
Preschools and early education options close by.
3. **Shopping**
Major shopping centres, local grocers, farmers markets and retail shops at your fingertips.
4. **Sporting Hubs**
Work out and compete at the many sporting facilities.
5. **Hospitals & Medical Facilities**
Close to the new Midland Hospital and local medical centres.
6. **Midland Regional Hub**
A strategically important commercial and retail centre.
7. **Library**
Catch up on reading at your local community libraries.
8. **Wellness Centres**
Become one with yourself and take up yoga.



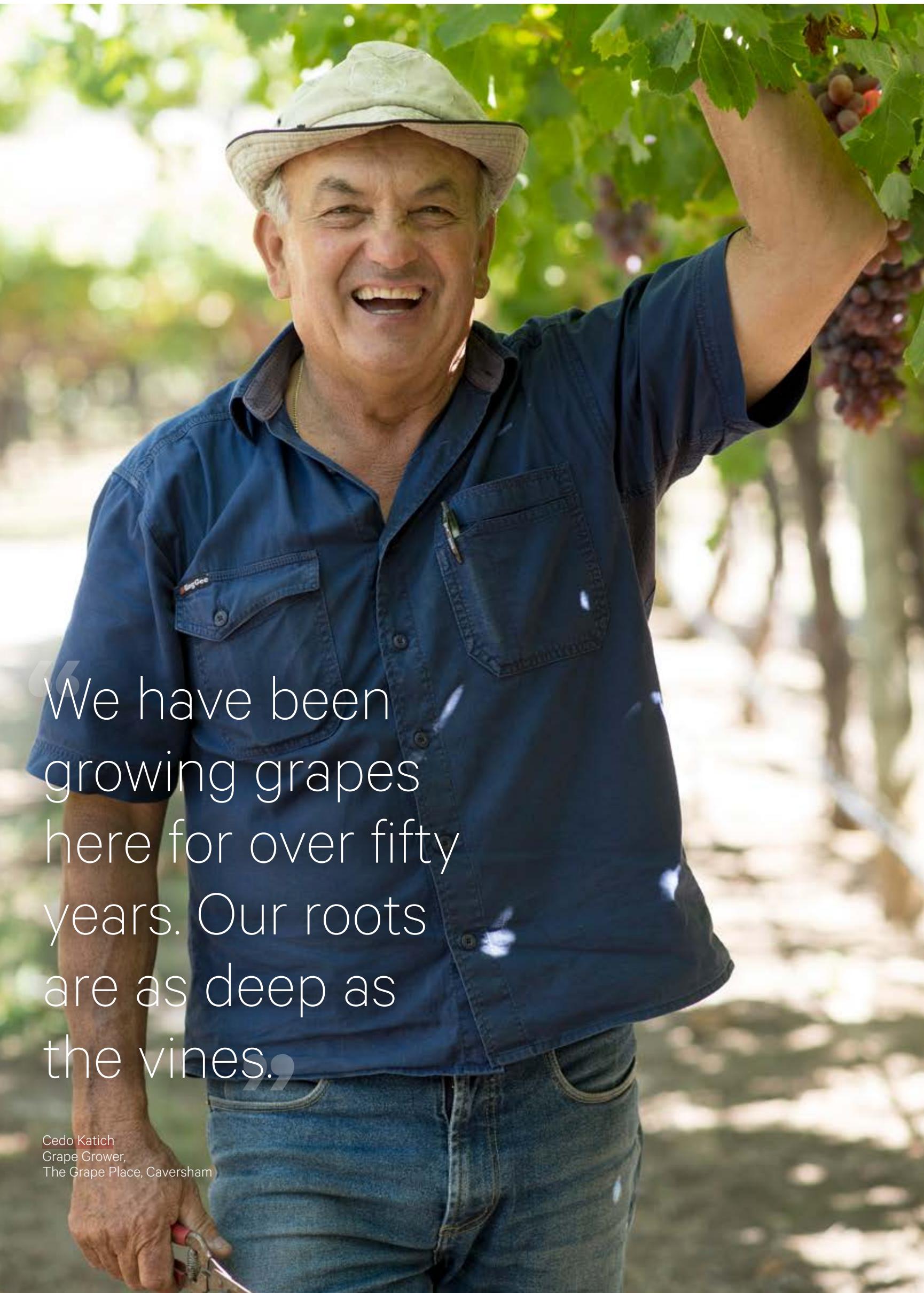
The sun sets
through the trees.
Families gather
and sit on rugs in
the last light by the
boardwalk; children
play with friends on
the grass.
Couples leisurely
stroll along the
footpaths as
streetlights
slowly awaken.



A Community of Experiences

Award-winning vineyards, craft breweries, exceptional eateries and gourmet provedores are havens for serious foodies. Boutique retail, antiques and cultural precincts entertain curious minds. Wildlife parks and sanctuaries, and some of the finest bushwalking and mountain bike trails guarantee a fun day out right from your very own doorstep.

- 1 Cafes & Restaurants Savour gourmet delights from fine coffee to fine dining.
- 2 Local Vineyards & Breweries Fresh craft beers and the best cellar doors.
- 3 Local Produce Access to the freshest locally grown fruit, vegetables and produce.
- 4 Local Parks & Attractions Have a day out with the family at Whiteman Park or Caversham Wildlife Park.
- 5 Arts & Culture Illuminate your life and enrich your world.
- 6 Kayaking & Hiking Get back to nature, you will be surrounded by it.



“We have been growing grapes here for over fifty years. Our roots are as deep as the vines.”

Cedo Katich
Grape Grower,
The Grape Place, Caversham

The night radiates with life. Moments are shared.

Craft beers are poured and bottles of local wine are uncorked, as restaurants serve the finest local produce.



The Mirvac Difference

We know that finding ‘the right place’ is an emotional quest as much as it is a physical search. ‘The right place’ has to be right for you in so many ways – your family, your social life, your recreational, investment and leisure choices, your career and your outlook.

When you find it, you’ll know.
Our job is to create it, and help you find it.

So we offer an amazing array of choice for homebuyers and investors, from affordable family living, beachside neighbourhoods, from tree changes and golfing estates and exclusive living spaces in some of Australia’s most sought-after locations.

Our team includes some of Australia’s most respected architects and builders, and they’ll ensure that when you live in one of our communities, you get to make all the right choices.

We’re the people that will bring all the aspects of your life together in one place, and help you build a home around it.

the right place | by mirvac

We’ll provide you with the right service and support, and we’ll add value to every day of your life.

So you know that when you’re with Mirvac, you’re already in the right place.

Customer Care

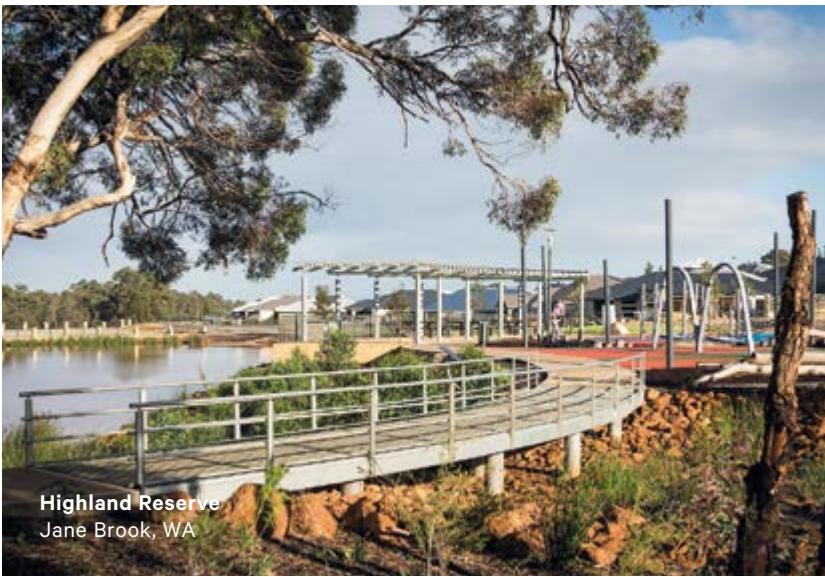
Mirvac is committed to providing the highest level of service through all stages of your property purchase. To this end, Mirvac has a dedicated Settlement Team to make the handover of your property as smooth as possible.

We will introduce you to your new property, help with any questions and guide you every step of the way to make moving into your quality Mirvac home an enjoyable experience.

residential.mirvac.com



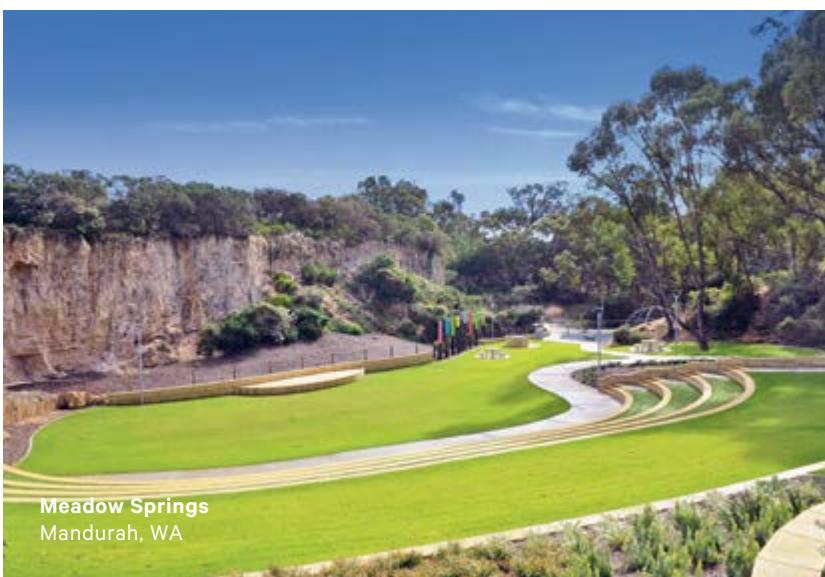
One 71
Baldwins, WA



Highland Reserve
Jane Brook, WA



Osprey Waters
Mandurah, WA



Meadow Springs
Mandurah, WA

IMPORTANT NOTICE:

The content of this brochure was produced prior to commencement of construction. The information, images and artists' impressions including nearby amenities, public areas, streetscapes contained in this brochure are intended as a guide only and are not to be relied on as representative of the product. The information provided herein is believed to be correct but is not guaranteed and does not form part of any offer or contract for sale. Mirvac WA Pty Limited ABN 81 095 901 769; and Mirvac Real Estate Pty Ltd ABN 65 003 342 452. Correct as at 01/12/2017 V2.

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iluma.mirvac.com

