

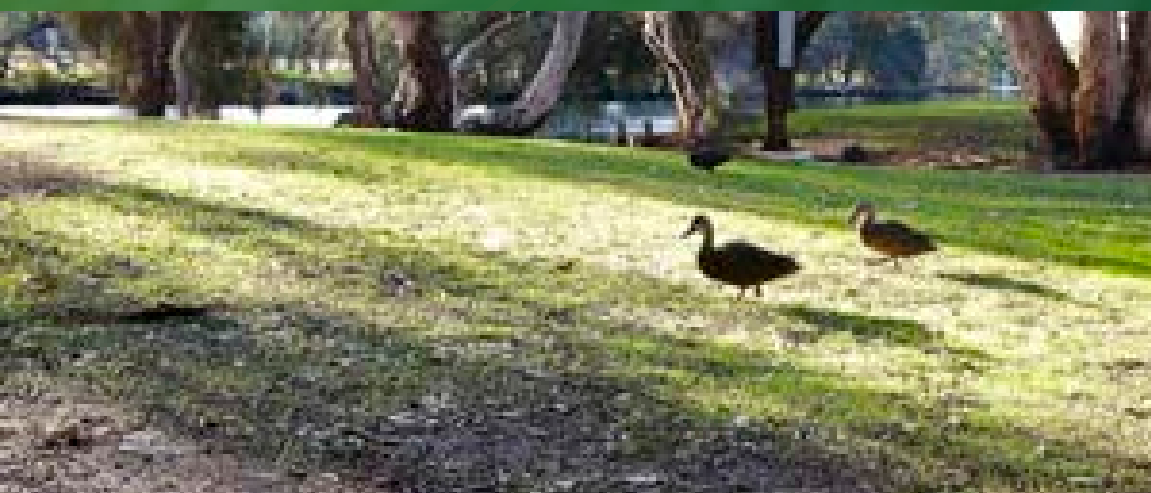




welcome home...

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Balwyn Private Estate is a residential land development in Caversham, created by Lester Group.

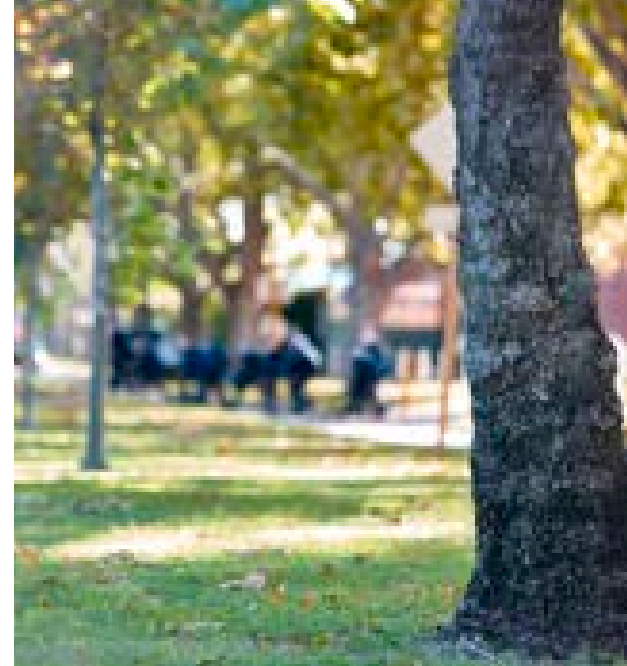
We are offering homesites that don't compromise on quality, but remain water sensitive and environmentally responsible. Your investment will be protected by design guidelines and covenants, ensuring a uniform level of quality across the entire neighbourhood while providing ample flexibility for self-expression.

If you purchase a home lot at Balwyn Private Estate, we will commit to providing you with one of several stylish landscaping packages free of charge, any time within the first 18 months after settlement. This optional added value means that every home will have professionally designed gardens, raising the value of your investment and the entire community.

It's Balwyn Private Estate. Welcome home.

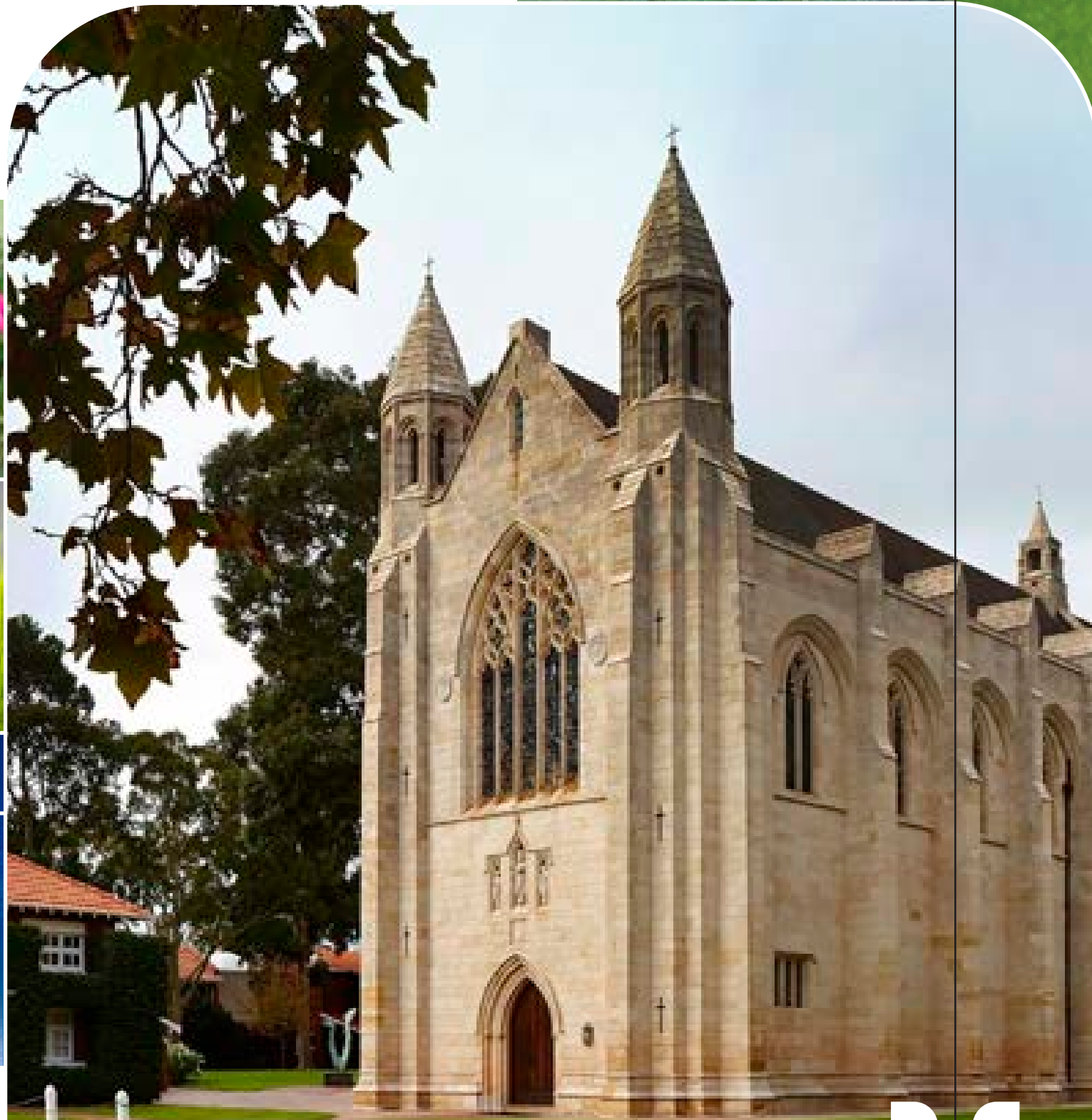
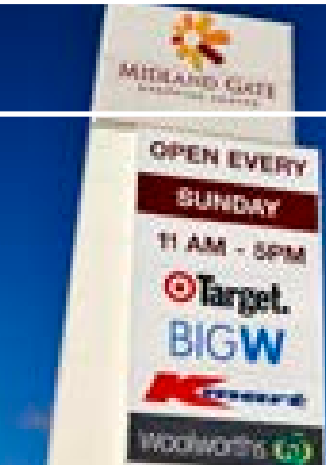
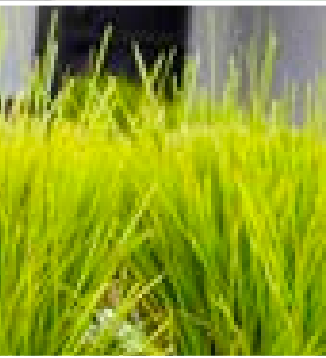


At Balwyn Private Estate residents will enjoy every possible convenience. A new primary school will open on Suffolk Street in Caversham during 2017, and will be within walking distance. There are eight other schools nearby and Midland TAFE just around the corner where you may find courses that will you extend your skill set.



Settle

into a better life



A local shopping centre is to be constructed on Suffolk Street, adjacent to the new school, walking distance from Balwyn Private Estate. Meanwhile, the expansive Midland Gate Shopping Centre offers supermarkets, cinemas, and more. The nearby town of Guildford hosts antique stores, florists and other family owned specialty shops, so you will always find what you need locally.

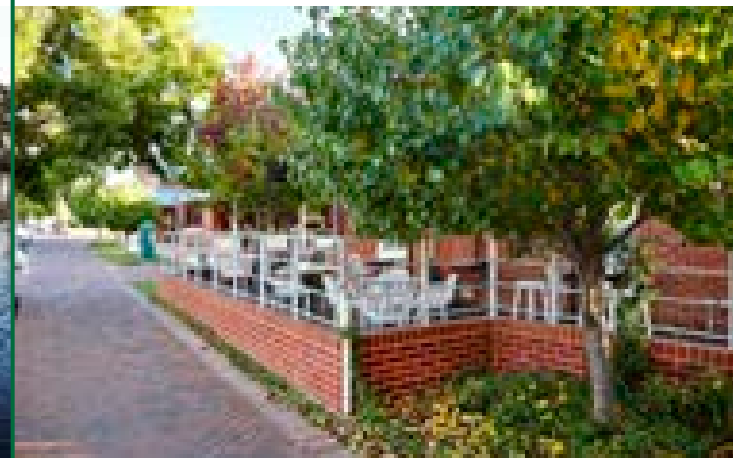
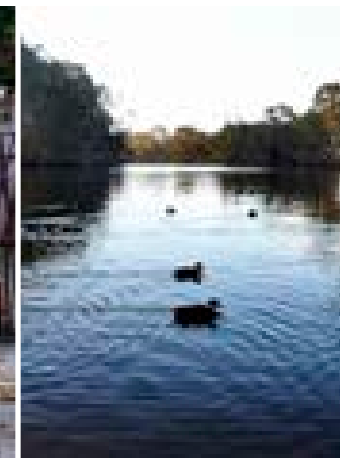
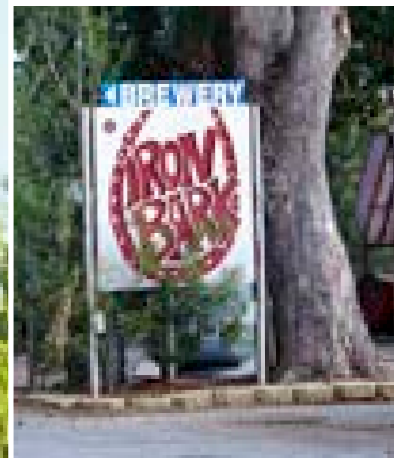
Residents will enjoy close proximity to WA's international and domestic airport, which is ideal for the frequent flyer. Balwyn Private Estate feels like a small-town getaway despite being only thirty-five minutes out of Perth CBD and having every amenity nearby.

Balwyn Private Estate has been designed to incorporate large, beautiful public open spaces for you and your family to enjoy. We have retained established native trees so that these spaces are at their full potential from the day you move in. When you venture outside the estate you'll find the renowned vineyards of the Swan Valley, complete with breathtaking views and a lively atmosphere.



Enjoy

the fruits
of your labour



The Swan Valley offers art galleries, live music venues, restaurants, breweries and plenty of social events that will keep you entertained. Meanwhile, active residents can take a kayak out on the river in the summer time, or lie back in the shade with a fishing rod. Animal lovers can become regulars at the Caversham Wildlife Park, where you can meet koalas or wombats and hand-feed kangaroos.

Residents of Balwyn Private Estate will delight in knowing there is always something great to do with their free time.

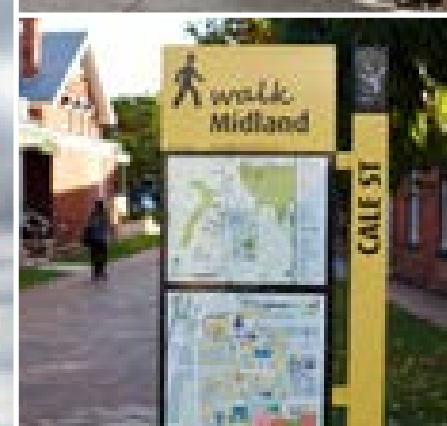
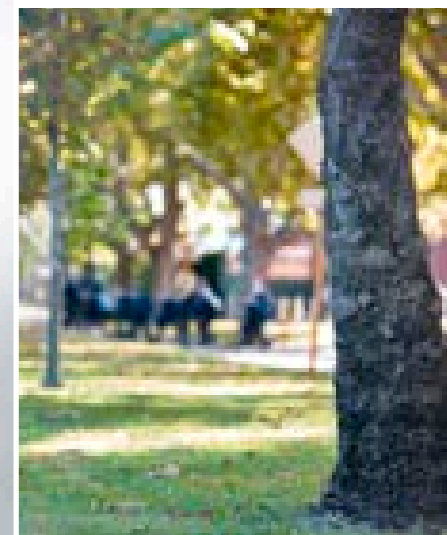
experience 200 years of culture

The Swan Valley is one of WA's greatest wine regions and offers superb quality of life for its entire community. Located next door to Guildford, Caversham shares its history and is inseparably intertwined with the beginning of our state almost two hundred years ago.



At Balwyn Private Estate you will experience the history of WA firsthand. You will be surrounded by the state's oldest vineyards, while Guildford offers heritage-listed buildings such as the 173 year old Rose & Crown Hotel and the 100 year old Chapel of St Mary & St George. The history of the area adds a charm that isn't found anywhere else in the state.

The Swan River ties the region together, curving past vineyards to create Caversham's unbeatable atmosphere. Days can be spent on the river's edge at one of the many public areas scattered along its length, offering the perfect venue for casual gatherings.



Perth CBD

Indian Ocean

Centro Galleria

Ashfield Train Station

Tonkin Highway

Altone Park Leisure Centre & Golf Course

Altone Park Shopping Centre

Primary School 2017

Future Shopping Centre

Playing Fields

Arthur Street

Reid Highway

Lord Street

Whiteman Park 5km

Future Community Centre

Guildford Grammar School 3.5km

Suffolk Street

West Swan Road

Sandalford Winery 500m

Vines Resort & Golf Course 14km



BALWYN

PRIVATE ESTATE

Preserving our environment

The landscape of Balwyn Private Estate has been designed to maximize beauty and community enrichment, and the plant species have been carefully selected to minimise water use and maintain vital nutrients in the soil. These decisions are an investment in our future, to preserve our environment for your children and grandchildren.

Connecting with the future

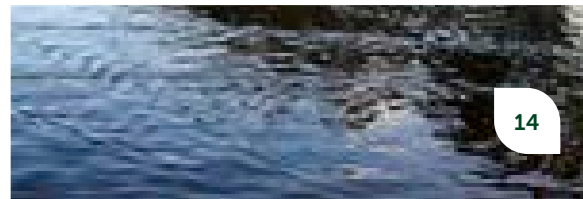
Quite apart from our environmental initiatives, we've been looking to the future for other exciting technologies. Balwyn Private Estate is one of the first residential developments with fully NBN compliant "pits and pipes", ready for integration within the national fibre optic network.

Engineering beauty

We've invested a huge amount of time and effort into ensuring that every resident's home is truly beautiful. To this end we have a range of reasonable design covenants, which allow full expression of an owner's individuality while maintaining a consistent level of quality across the entire neighbourhood to protect your investment.



BALWYN





BALWYN
PRIVATE ESTATE

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