



MADOX

by mirvac



**WELCOME TO YOUR
DREAM MIRVAC
NEIGHBOURHOOD**





LIVE BRIGHTLY IN AN URBAN PLAYGROUND FOR ALL



LIVE THE MADOX WAY

Our story starts in 12th century Wales. We take our name from Madoc, a Welsh prince and early explorer of the globe. According to folklore, he crossed the sea to the 'New World' in 1170, over 300 years before Christopher Columbus.

Like our namesake, the Madox community sees the world differently. We stand proudly apart from the rest, forging our own path. We stay connected, and we make our own decisions. It's time to live the life you want.

Take your pick from over 400 homesites, showcasing a variety of block sizes and ample range of frontages. Explore the neighbourhood on foot, bike, roller blades, or anything in between.

Want more of a work out? Madox has you covered. Jump on any of the fitness nodes that dot the wide, dual-use paths, or head to the brand new 2 hectare sportsground, Novelli Reserve.

Plus, Madox features intricate murals by renowned local artist, Ian Mutch.

With a host of its own amenities, and proximity to existing facilities, Madox is the perfect complement to the flourishing Piara Waters community.

*Subject to council approval.



It's time to join a bright,
thriving community.

A NEW ADVENTURE ON EVERY STREET



It's time to join a bright, thriving community.

Your new community will be in Piara Waters, approximately 21km southeast of the Perth CBD. Nearby Cockburn Train Station, Kwinana Freeway and Armadale Road provide easy access to Perth, Fremantle and Coogee Beach - all less than half an hour away.

Live close to the facilities you need, wherever you are in life. St John Bosco College and another proposed primary school* are right on your doorstep. Got higher education in your sights? Murdoch and Curtin University, and South Metro TAFE are close and easily accessible via public transport.

Live surrounded by Piara Waters' lush natural environment. Take a walk around the parks and gardens of Piara Nature Reserve or explore the nearby bush and wetlands, home to thousands of native birds, bandicoots and frogs.

*A portion of the development site together with neighboring land has been identified by the Department of Education as a potential school site. To date no budget or timeframe has been allocated by the department for land acquisition, construction or opening of a school. Acquisition of the designated area as a school site by the Department of Education and the development of a school is outside of Mirvac's control and Mirvac makes no representation or warranty that the area will become a school or if so when that might occur. Purchasers should rely on their own enquiries in this regard.

**LIVE
CONNECTED**





It's time to join a bright, thriving community.

There's so many ways to live a healthy lifestyle with nearby sporting facilities, gyms, and running tracks. Piara Waters not only has its own brand new sports pavilion, but is also less than 10 minutes from the Cockburn Aquatic Recreation Centre. The \$109M arena, official HQ of the Fremantle Dockers, features several indoor and outdoor pools, a water playground, six basketball courts and of course, a top quality gym.

Live it up at brand new shopping and dining precincts boasting a variety of major supermarkets and small boutiques in Harrisdale, Canning Vale, and Cockburn Central.

Plus, have peace of mind with Fiona Stanley and St John of God Hospital, as well as The Animal Hospital at Murdoch University nearby.

At Madox you can live green. Help tend to the communal herb and vegetable gardens, and spend weekends with neighbours at barbecues in the park, cooked with the fresh produce you've grown together.

Kids (and kids at heart) can live to play at Madox's state of the art playground.

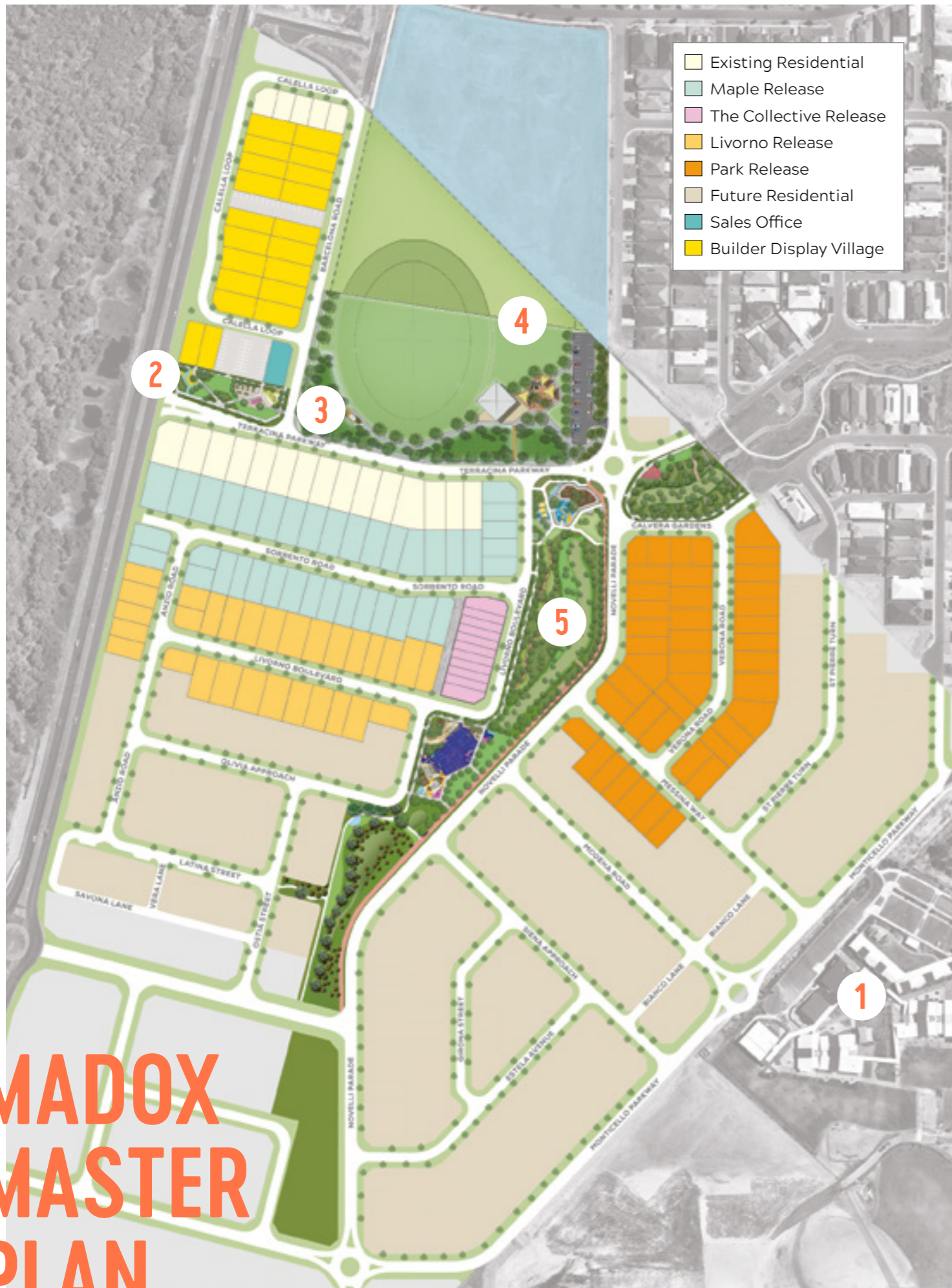
There's always something happening in and around Piara Waters. You can join a soccer, football or golf club at any of the nearby sport centres, or learn a new skill in a community class. At Madox, you can live the life you want.



WELCOME TO THE NEIGHBOURHOOD

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MADDOX MASTER PLAN



- Existing Residential
- Maple Release
- The Collective Release
- Livorno Release
- Park Release
- Future Residential
- Sales Office
- Builder Display Village



Stage 1 entrance park.

1

The kids will never be far away with St John Bosco College right on your doorstep, and a new primary school proposed* within the community.

2

Head to the Madox entry park and tend to the community garden. Or, jump on the playground, and enjoy the breakout spaces.

3

Madox's parks, schools and homes are connected by green streets, and large tree lined paths.

4

Enjoy the wide-open space of Novelli Reserve.

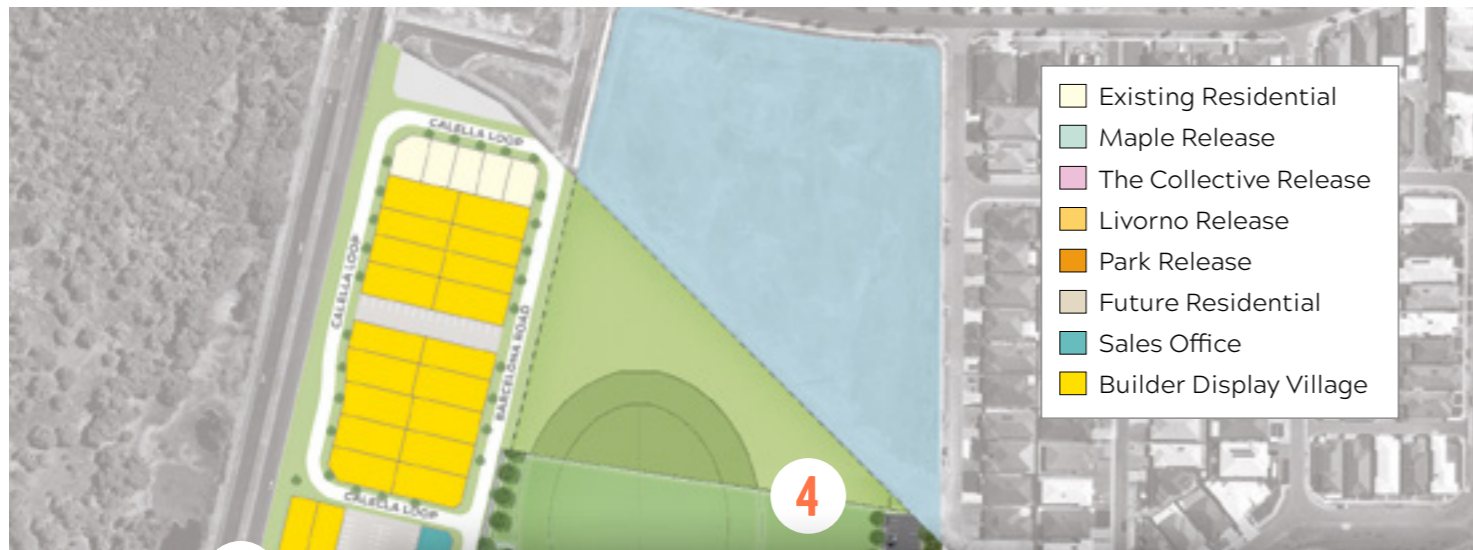
5

There's something for everyone at Madox's central park, in the heart of the community. There will be playgrounds for all ages, running paths, a multi-use court, fitness nodes, boardwalks, pump tracks and much more.

THIS IS MADDOX

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MADDOX MASTER PLAN



FAST FACTS

Location / Public Transport

- 21km southeast of Perth.
- 7km from Cockburn Town Centre.
- Less than 30mins to Coogee Beach.
- Easy access to Perth and Fremantle via Kwinana Freeway, Nicholson Rd, Armadale Rd, or Cockburn Station.
- Close to St John of God Hospital, Fiona Stanley Hospital, and The Animal Hospital at Murdoch University.

Shopping / Dining

- Walking distance from Harrisdale Shopping Centre.
- Short drive from Canning Vale Livingstone Marketplace.
- Cockburn Gateway Shopping City just 10 minutes away.
- 35 specialty stores at Southern River Shopping Centre.

Recreation / Sports

- Fitness nodes throughout the Madox community.
- Forestdale Lake Nature Reserve, Thompsons Lake Nature Reserve, Harry Waring Marsupial Reserve, Yangebup Lake, and Bibra Lake are all nearby.
- Stay active with local soccer, football, golf and horse riding clubs.
- Pools, basketball courts and a gym at Cockburn Aquatic Recreation Centre.
- Sporting clubs and community groups at Piara Waters Pavilion.

Entertainment

- Grand Cinemas Armadale and HOYTS Willetton nearby.
- Head to Murdoch Outdoor Community Cinema in summer.
- 20mins to Perth Motorplex.
- Plus, Perth City is a short train ride away.

Education

Child Care Facilities

- Amici Early Learning.
- Goodstart Early Learning Canning Vale.
- Sanctuary Child Care Centre.
- Warooga Child Care Centre.
- Jump Early Development Services.

Primary & Senior Schools

- St John Bosco College.
- Proposed primary school.*
- Aspiri Primary School.
- Harrisdale Senior High School.
- Carey Baptist College Harrisdale.
- Thornlie Christian College.
- Canning Vale College.

Universities

- Murdoch University.
- Curtin University.
- South Metropolitan TAFE.

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Meadow Springs,
Quarry Park.



One71 Baldivis,
Central Park.



Osprey Waters,
Foreshore Reserve.

THE MIRVAC DIFFERENCE

'The right place' has to be right for you in so many ways.

At Mirvac, we'll help you find it, and build a home within it. We'll do it, with the right service and support, in the right place for you.

Mirvac is renowned for creating exceptional living environments in the best locations. Established in 1972, Mirvac is an ASX Top 50 company, and a leading brand in Australian property, consistently delivering innovative and high quality projects that exceed expectations.

Mirvac's Development Division spans across Australia providing large-scale residential, commercial, retail and industrial projects.

Standing behind the success at every step are the people at Mirvac - the architects, planners, designers, builders and marketers. Their expertise, commitment to quality, sustainable outcomes and dedication to the job at hand ensures Mirvac's enviable position in the market place.

Mirvac's commitment to quality goes beyond design, construction and community initiatives. Mirvac takes a personalised approach to customer care, providing you with the highest level of service through every stage of your purchase.

the right place | by mirvac
residential.mirvac.com

COME AND LIVE BRIGHTLY

It's time to live, stand proudly apart from the rest, and forge your own path.

Make the move to a masterplanned community with modern parks and public art, surrounded by new amenities. Live actively with fitness nodes, local sports centres and nature reserves nearby.

Come join a neighbourhood with a real sense of connection between family and community.

Don't miss out on securing a homesite in what is to be a thriving urban playground.

Contact us on (08) 9424 9989
Or visit our Sales and Information Centre on the corner of Nicholson Road and Terracina Parkway, Piara Waters.
Open Sat - Wed, 1pm-5pm



One71 Baldivis,
Central Park.

Meadow Springs,
Quarry Park.

MADOX | PIARA WATERS

MADOX.MIRVAC.COM

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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 February 2019 V3.





LIVING
REIMAGINED

