



# Osprey Waters

by mirvac



Estuary living  
in the heart of  
Mandurah



## The Mirvac Difference

For 45 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our philosophy, values and our all-under-one-roof knowledge, experience, service and delivery.

Our commitment to quality goes beyond design, construction and after-sales service and community development initiatives. We listen and learn from our customers. Your needs and aspirations shape our project vision and provide the inspiration for our award winning architects, designers and construction teams. We take a personalised approach to customer care, providing the highest level of service through every stage of the property purchase and beyond.

Mirvac is one of the most highly awarded property developers in Australia winning over 600 innovation, design, construction and sustainability awards across the nation.

It's the Mirvac difference. And we've been doing things that way since 1972.

LIVING  
REIMAGINED |  mirvac

# Welcome to Osprey Waters

The name Osprey Waters was inspired by the majestic Ospreys that nest along the estuary's edge. Traditionally known as protectors of the estuary, these birds can be seen soaring through the sky as they watch over the foreshore from their towering 13.5 metre high nest. It is a fitting name for a community promising a waterfront lifestyle, where every day offers another fascination.

This secluded, masterplanned community is nestled along the banks of the Peel Inlet, a setting where its beauty is matched only by its serenity. Masterfully designed around the 2.2 hectare foreshore reserve, Osprey Waters puts the waterfront at your feet, where you can play, exercise, entertain or relax. And yet, you are only minutes from everything you need at Mandurah's bustling city centre.



## Where relaxed...

If you're looking for a waterfront lifestyle, where you can wake up to the foreshore reserve, enjoy the landscaped parks with your children, work up a sweat on the cycle-paths and exercise nodes, or kick back with a glass of bubbly at sunset, you can enjoy every moment of your day at Osprey Waters.

Look what Osprey Waters offers to make your life more enjoyable and rewarding:

- 6 hectares of picturesque landscaped parklands
- Spectacular 2.2 hectare Foreshore Reserve studded with public art
- Light craft launch facility with adjacent parking area
- Retained natural bushland, boardwalks, walking trails and man made beach
- A recycled timber Nature Play Area with cubbies and log mazes
- Lush grassed areas with gazebos, BBQ's and picnic facilities.



Goes hand-in-hand with active.



Osprey Waters Foreshore Reserve

# Osprey Waters award winning community



WA STATE WINNER

2016 WA State Winner  
Environmental  
Excellence Award



WA STATE WINNER

2016 WA State Winner  
Russel Perry Award  
for Urban Development  
Excellence



NATIONAL WINNER

2017 National Winner  
Environmental  
Excellence Award

# You're never far from anything

# In the heart of Mandurah

Located on the western foreshore of the Peel inlet adjacent to the Mandurah Road Bridge, Osprey Waters is in a prime location to conveniently access all the facilities, amenities and services you need to make your life easy and enjoyable.

You're also just moments from:

- Mandurah Aquatic Centre
  - Halls Head Recreation Centre and Bowling Club
  - Newly developed Mandurah Forum and Halls Head shopping centres
  - Halls Head Primary School and Halls Head College
- Just 4 kilometres from the Mandurah City Centre
  - Less than an hour to Perth via Kwinana Freeway
  - Easy access to Mandurah Train Station, 55 minutes from Perth
  - Local bus routes to the beautiful Doodi's Beach, city centre and beyond



Mandurah Train Station



Mandurah City Centre



Halls Head Central



Halls Head College



Mandurah Marina



Mandurah Esplanade



# A better place for families



At Osprey Waters, you can choose from a range of living options to suit your family situation and needs just moments from the waterfront, at an affordable price.

The 6 hectares of landscaped parklands compliment the natural surroundings, which are enhanced by the addition of 2,700 native trees and retained bushland to protect the habitats of local wildlife.

You and your family can enjoy a waterside lifestyle with crabbing, fishing, stand-up paddle boarding, kayaking or boating on the estuary, just a short walk from your door. Or you can kick a ball around on one of the many lush green spaces then kick back and enjoy a sunset BBQ in one of the attractive picnic areas.



Live close to the estuary foreshore

## Sales Office

Cnr of Egret Point &  
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