

# AUSTIN LAKES

SOUTH YUNDERUP

WELCOME TO  
AUSTIN LAKES  
WHERE LIFE'S  
ABOUT BEING  
FREE TO GO WITH  
THE FLOW.



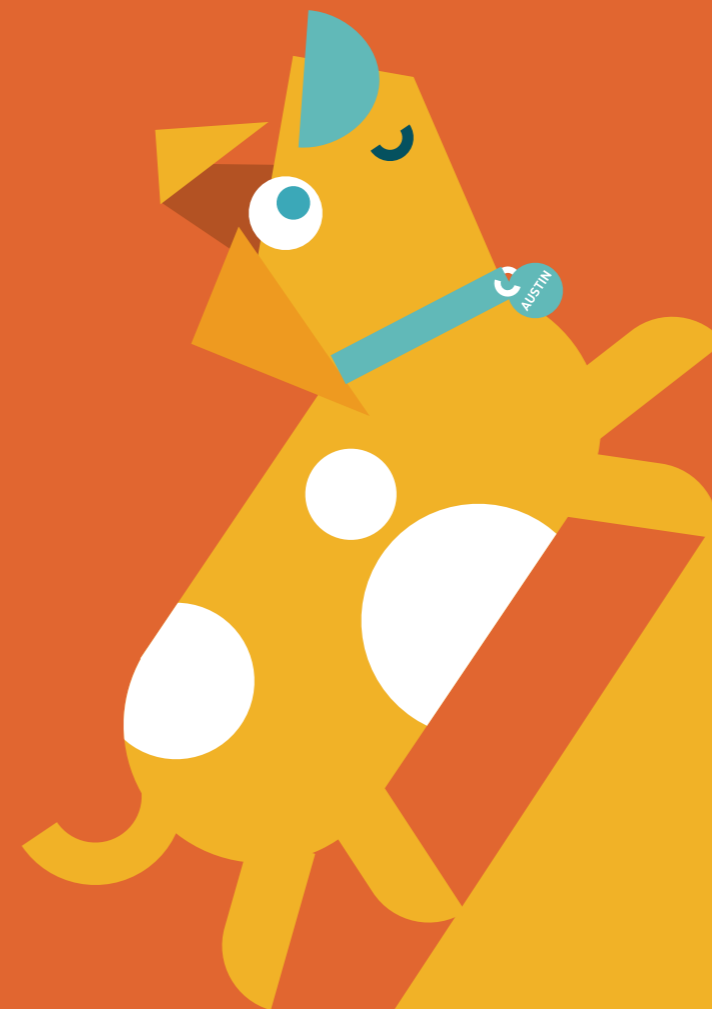
A TRANQUIL LAKE, THE MURRAY RIVER,  
INDIAN OCEAN AND PEEL ESTUARY  
EXIST IN SYNC WITH THE EBB  
AND FLOW OF SURROUNDING  
WETLANDS AND NATURAL RESERVES.

Wonderful possibilities come together in a modern,  
well-established community with space to breathe  
and reconnect. Be part of something special as this  
unique community takes further shape as one of  
Western Australia's most desirable and distinctive  
residential developments.





FEEL FREE TO  
JOIN IN,  
CHILL OUT,  
BUILD  
BIG DREAMS.



## GO WITH THE FLOW.

Austin Lakes is living inspired by water.

Under South Yunderup's big skies this masterplanned community nestles between river and ocean. Nature's outdoors meets walkable, urban convenience in an already-established setting, just 12 minutes from Mandurah. You're linked to local shops, schools, leisure and everyday services, with beautiful Austin Bay Reserve and Peel Estuary as neighbours. Carefully planned spaces welcome residents to grow and thrive. With small-town calm and urban buzz among relaxed surrounds, follow your course in life right here.



## LIFE WELL LINKED.

Day-to-day life is uncomplicated with access to all regular needs. Stroll or cycle to Austin Lakes Central shops.

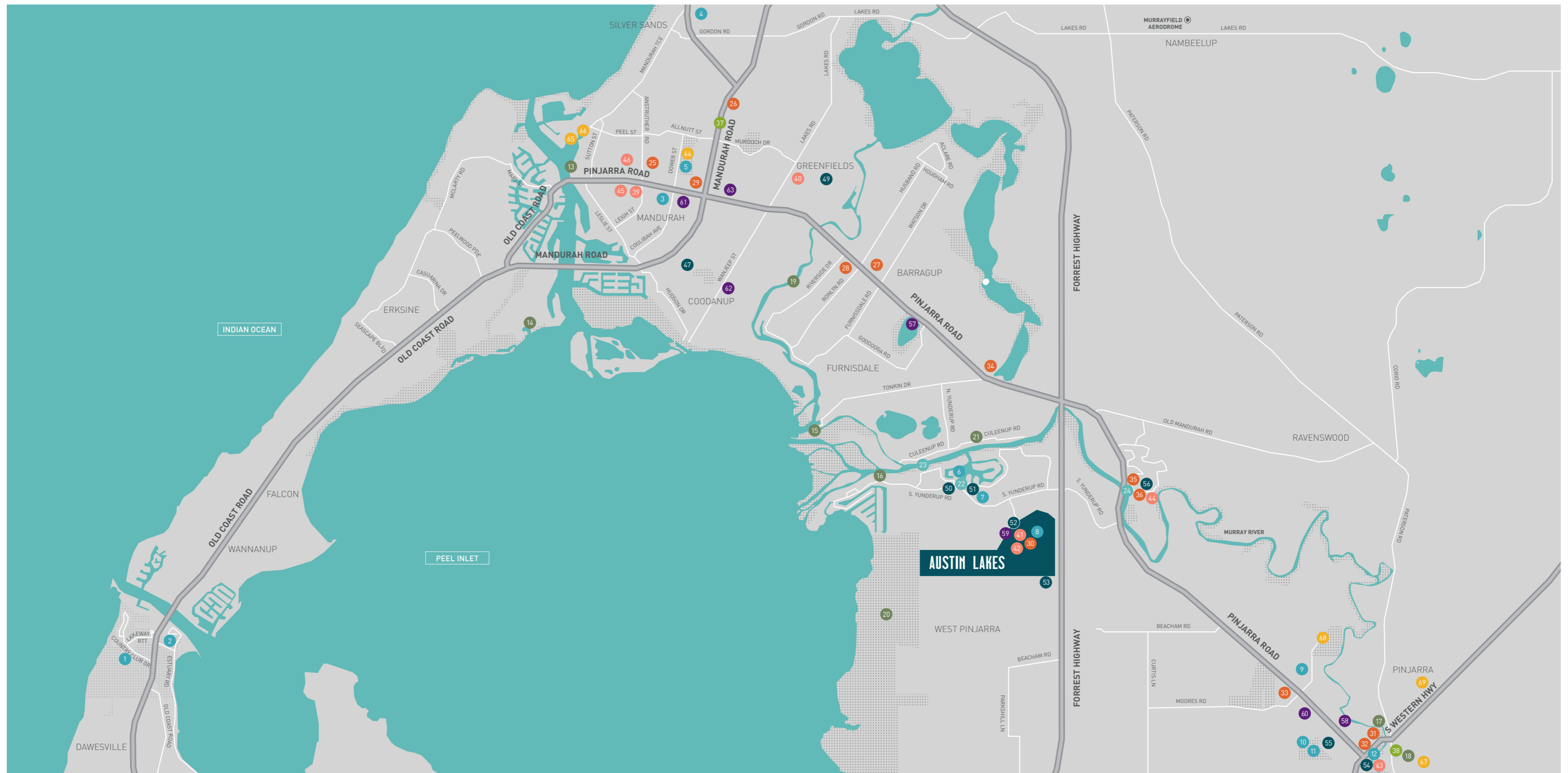
Pick up fresh provisions at the local IGA supermarket, and choose your favourite drop from Cellarbrations.

Linger over a freshly brewed coffee with friends at Stone's Throw Café and keep well with your local medical centre and Terry White Chemart all here.





CHOICE AND  
OPPORTUNITIES  
WITHIN  
EASY REACH.



#### RECREATION

- 1 The Cut Golf Course
- 2 Port Bouvard Recreation and Sporting Club
- 3 Mandurah Aquatic and Recreation Centre
- 4 Meadow Springs Golf and Country Club
- 5 David Grays Arena
- 6 Boat Ramp
- 7 Yunderup Sport and Recreation Centre
- 8 Adventurescape
- 9 Pinjarra Golf Club
- 10 Pinjarra Pony Club
- 11 Pinjarra Football and Netball Club
- 12 Murray Aquatic and Leisure Centre

#### PARKS AND OPEN SPACES

- 13 Mandurah Foreshore
- 14 Mandurah Quay
- 15 Coopers Mill
- 16 Yunderup Centenary Park
- 17 Cantwell Park
- 18 Pinjarra Community Garden
- 19 Serpentine River
- 20 Austin Bay Nature Reserve
- 21 Kingfisher Park

#### CAFÉS AND RESTAURANTS

- 22 Sandy Cove Tavern and Restaurant
- 23 Pelicans on the Murray Café
- 24 Ravenswood Hotel
- 30 Stone's Throw Café

#### RETAIL

- 25 Aldi Mandurah
- 26 Bunnings Mandurah
- 27 Coles Express
- 28 Spudshed Mandurah
- 29 Mandurah Forum
- 30 Austin Lakes Central
- 31 Coles Pinjarra
- 32 Pinjarra Junction Shopping Centre
- 33 Pinjarra Vet Hospital
- 34 Caltex North Yunderup
- 35 Ravenswood Vet
- 36 Ravenswood Fresh

#### TRANSPORT

- 37 Mandurah Train Station
- 38 Pinjarra Rail Station

#### HEALTH SERVICES

- 39 Mandurah Medical Centre
- 40 Peel Health Campus
- 41 Austin Lakes Medical Centre
- 42 Terry White Chemart
- 43 Murray District Hospital
- 44 Ravenswood Guardian Pharmacy
- 45 Mandurah Dental Surgery
- 46 Peel Family Dental

#### EDUCATION

- 47 Mandurah Catholic College
- 48 South Metropolitan TAFE
- 49 Goodstart Early Learning Centre
- 50 Eyores Cove Family Daycare
- 51 Yunderup Pre-Kindy
- 52 Austin Cove Primary School
- 53 Austin Cove Baptist College
- 54 Pinjarra Senior High School
- 55 Pinjarra Primary School
- 56 Ravenswood Learning Centre

#### COMMUNITY SERVICES

- 57 Murray Community Centre
- 58 Murray Library
- 59 Austin Cove Community Church
- 60 Pinjarra Family Church
- 61 Mandurah Library
- 62 Coodanup Community Centre
- 63 Mandurah Baptist Church

#### ENTERTAINMENT

- 64 Inflatable World
- 65 Mandurah Performing Arts Centre
- 66 Reading Cinemas Mandurah
- 67 Pinjarra Race Club
- 68 Peel Zoo
- 69 Fairbridge Village

WALK THE  
KIDS TO SCHOOL,  
GIVE SPORT  
A GO, CATCH A  
CITY TRAIN.





## EASY COME, EASY CONNECT.

The Austin Lakes area welcomes students to public and private kindergartens, with primary and secondary schools, just a short walk, bike, bus or car ride away. Many sport and recreation facilities keep the community active and social.

Extended shopping, leisure, business, entertainment and medical services in Mandurah and Pinjarra are easily reached, and it's a 45 minute train commute to Perth CBD from Mandurah.

A 10 minute drive sees you in heritage-rich Pinjarra with shops, cafés and medical centre. And the Forrest Highway takes you swiftly to Perth, Bunbury or WA's South West.

All you wish for is right here in an established community in tune with nature. Austin Lakes makes life straightforward and the future bright.

↔ PINJARRA 20min

↔ AUSTIN LAKES 12min

PEEL INLET

COLLINS POOL

MANDURAH FORUM

DAVID GRAYS ARENA

MANDURAH TRAIN STATION

TRANSPERTH MANDURAH BUS STATION

MANDURAH ROAD

PEDESTRIAN BRIDGE





## GOING PLACES, STAYING IN SYNC.

Austin Lakes is already home to happy residents who love their peaceful, natural surrounds. The heart of the community beats from a central hub with a stunning central lake and picnic area, plus award-winning playground. The friendly local shopping centre is here, along with a private primary school.

The cleverly designed and integrated masterplan has future stages coming to life, with Austin Lakes ultimately covering 430 hectares, and accommodating over 2,500 homes and multiple generations of families. A new public primary school is proposed, along with a district oval plus community sports and social facilities, and additional commercial and retail facilities.

Next stages will offer a variety of great value lot sizes through several releases. If you're after a larger backyard, lots from 400m<sup>2</sup> to 500m<sup>2</sup> will deliver outstanding value in the region. Make the best of your lifestyle with ample space to entertain, store your boat and fishing gear, or park the caravan.

Design for upcoming stages takes cues from existing streetscapes and their sense of friendly belonging. Space, orientation and connection matter, as do safe, walkable streets. A central spine will wind through Austin Lakes, dotted with pocket parks creating calm, green spots for you to catch up and catch your breath.

# NATURAL FREEDOM RUNS DEEP.

Launch a boat, reel in the big one, surf, paddle a canoe, or go crabbing. Austin Lakes is the perfect balance of river, estuary and ocean – all yours, absolutely free.

Head along the Bund Walking Trail or do a spot of birdwatching at the natural wetlands hugging the inlet shoreline. Teach kids and grandkids how to throw a line into the water or how to row a boat.

Marvel at boats lined up in the Mandurah Marina. Or tell tales of the one that got away over happy sundowners at your local tavern. Hook up the caravan and head off to explore the beautiful South West region within easy reach.

Everyone loves the freestyling life at Austin Lakes, and the estate's safe walking and cycle paths encourage all generations to breathe deeply and smile widely.





THE CUT GOLF COURSE

MANDURAH COUNTRY CLUB

EASTERN FORESHORE ENTERTAINMENT PRECINCT

MANDURAH OCEAN MARINA

MANDURAH FORUM

SOUTH METROPOLITAN TAFE

MEADOW SPRINGS GOLF AND COUNTRY CLUB

PERTH CBD 50min

PEEL INLET

ACCESS TO INDIAN OCEAN

READING CINEMAS

MANDURAH TRAIN STATION

MURDOCH UNIVERSITY CAMPUS

SCOUTS BOAT SHED

COOPERS MILL

MANDURAH CATHOLIC COLLEGE

DAVID GRAYS ARENA

PEEL HEALTH CAMPUS

SPUD SHED, CELLARBRATIONS

BOAT RAMP

MANDURAH AQUATIC AND RECREATION CENTRE

MURRAY COMMUNITY CENTRE

AUSTIN BAY NATURE RESERVE

EYORES COVE FAMILY DAYCARE

PELICANS ON THE MURRAY CAFÉ

TERRY WHITE CHEMART

SANDY COVE TAVERN AND RESTAURANTS

AUSTIN LAKES CENTRAL - IGA, CELLARBRATIONS

YUNDERUP PRE-KINDY

JETTY'S BAR AND GRILL

PROPOSED PRIMARY SCHOOL

MEDICAL CENTRE AND PHARMACY

YUNDERUP SPORTS AND RECREATION CLUB

AUSTIN COVE BAPTIST PRIMARY SCHOOL

CONSERVATION WETLANDS

RAVENSWOOD LEARNING CENTRE 7min

RAVENSWOOD FAMILY PRACTICE 6min

PROPOSED VILLAGE CENTRE

PROPOSED DISTRICT OVAL

ADVENTURESCAPE

FORREST HWY

GUARDIAN PHARMACY

RAVENSWOOD HOTEL

RAVENSWOOD FRESH

RAVENSWOOD VET

AUSTIN COVE BAPTIST COLLEGE

PROPOSED INTERCHANGE

STH. YUNDERUP RD

MURRAY RIVER

MURRAY AQUATIC AND LEISURE CENTRE 12min

PINJARRA SENIOR HIGH SCHOOL 10min

MURRAY DISTRICT HOSPITAL 12min

PINJARRA JUNCTION SHOPPING CENTRE 9min

PINJARRA RAIL STATION 12min

PINJARRA GOLF CLUB 9min

PINJARRA PRIMARY SCHOOL 11min

PINJARRA RD

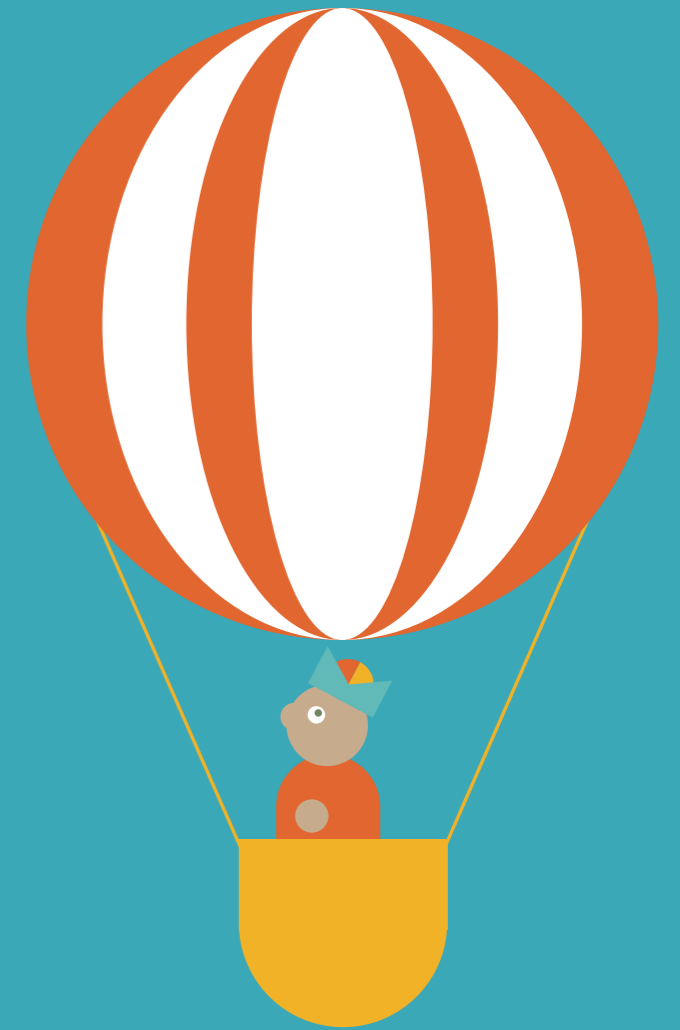
MAKE MEMORIES,  
SAY CHEERS,  
COME AND GO  
AS YOU PLEASE.



# GOOD THINGS FLOW TOGETHER.

Brunch, lunch or spur of the moment breaks, visit great spots nearby. Catch up over coffee at the local Stone's Throw Café. Make regular friends' gatherings a thing and head over to Pelicans on the Murray Café. Celebrate and raise a glass to life at the Sandy Cove Tavern, Red Lion on the River, or Ravenswood Hotel. Venture to the Mandurah Foreshore with restaurants and boardwalk. Or plan a train or bus trip direct to Elizabeth Quay in Perth.





EXPLORE NEW  
WORLDS,  
LOOK EVER  
UPWARDS,  
INSPIRE WONDER.

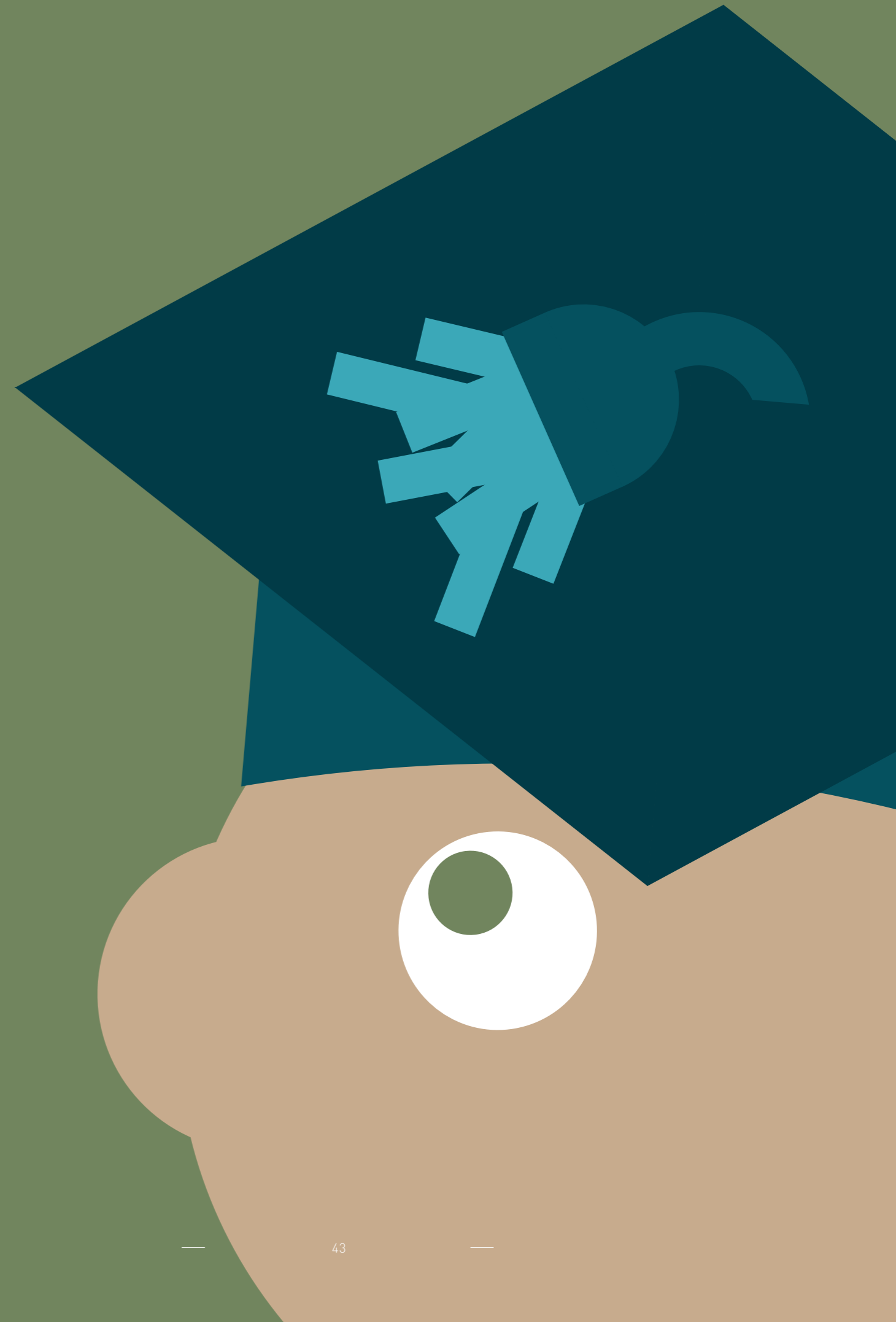
## YOUNG HEARTS AND MINDS ON COURSE.

Austin Lakes is a place to celebrate learning while staying beautifully grounded. Education options abound for families, with choices from daycare centres and kindergartens, through to public and private schools nearby.

Walk the kids to primary school at the established, popular Austin Cove Baptist College in the heart of the community. Their secondary school is a 2 minute drive away and safely accessible by bike. Yunderup Pre-Kindy is only a 3 minute car journey, and a 10 minute drive takes you to Pinjarra Senior High School. Better still, many buses run regular timetables so getting to school and home again is a breeze.

A future public primary school is proposed for Austin Lakes, together with district oval and recreational spaces that will form an extended community hub.

The South Metro TAFE in Mandurah is a 16 minute drive away, while Murdoch University and Edith Cowan University Bunbury are straightforward commutes.





Playing is real life with squeals of delight. Feel total awe at the endless energy of the kids as they run down to award-winning Adventurescape playground.

Watch them climb, jump, explore and swing on a flying fox. It's the ultimate meeting spot to make best friends forever, meet like-minded families, and catch up with neighbours. Pack a picnic or barbecue and wander over with weary little bodies to recharge batteries and chill-out together on green, landscaped grounds around the lake.

HAVE FUN,  
MAKE WAVES.







GET OUT MORE,  
JOIN UP NOW,  
BE PART OF THE  
BUZZ.

# BALANCE THE RHYTHMS OF LIFE.

Keeping active is instinctive here, so join a team or challenge yourself physically. Dive in and stay in the swim, or sweat it out at Mandurah Aquatic & Recreation Centre and Murray Aquatic Centre.

Golfing enthusiasts can tee off at Pinjarra Golf Club, or get onto the green at Mandurah Country Club or The Cut Golf Course. Footy and netball players of all ages and abilities are well catered for at Pinjarra Football and Netball Club. Is bowls or tennis your thing? The Yunderup Sports & Recreation Club welcomes you and your enthusiasm. And put your darts skills to great use too.

If you like activities with friends of the furry or hairy kind Pinjarra Pony Club is moments away, or you can talk to the animals at nearby Peel Zoo.





MOVE YOUR WAY.

The unhurried, uncomplicated nature of Austin Lakes means you're free to set your own pace and let the flow take you. Now and in the future, it's a neighbourhood with a small-town heart that treasures its community. Surrounded by natural, uncrowded beauty that keeps modern living balanced, it's also a place close to absolutely everything you need for a vibrant lifestyle.

New stage design will retain this sense of connectivity with the area, and will feature view lines to local bushland and towards the Peel Estuary. Safe walking paths will continue to wind their way through beautiful streetscapes, and cycle paths will continue to get you out and about. A seamless network of small parks will run through the neighbourhood, encouraging residents to socialise and enjoy the outdoors.

The current central hub with beautiful lake and playground remains an ideal spot to catch up with friends and neighbours. In the future, a second retail centre is proposed as Austin Lakes expands. A proposed district sporting oval will open up further opportunities to foster active lifestyles for all ages and grow the special community spirit even more.



Wolfdene has a \$2.5b pipeline of over 8,000 dwellings either under construction or in planning, making us one of Victoria's largest private developers of land.

We create places where people can be excited to live the lifestyle that they aspire to.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction.

We strive to ensure your Wolfdene neighbourhood is the one that you look forward to coming home to.

[wolfdene.com.au](http://wolfdene.com.au)

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