

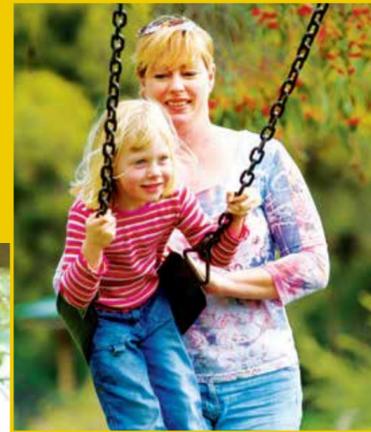
## An Investment in your future

Hindsight's a wonderful thing. A backward glance at past land prices of Chittering, Bullsbrook, the Swan Valley and Wanneroo tells us that if we'd taken the chance to invest, we'd be sitting pretty right now.

The past decade has seen strong growth in the median price of land. The opportunity to purchase land at Country Heights Estate at the price of an average suburban block, but twenty to fifty times its size is an opportunity not to be missed.



Country Heights Estate represents your chance to invest in your future and a picture perfect country lifestyle.



DISCLAIMER: Whilst every care has been taken in the preparation of this brochure, its accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves of pertinent matters, including but not limited to statutory and planning issues. Details herein do not constitute any representation by the vendor or his agent and are expressly excluded from any contract.



Retreat to a picture perfect country lifestyle



## An enchanted weekend away to last a lifetime



Imagine a long weekend in picture perfect countryside that lasted a lifetime. A roaring fireplace on a winter's night, a rambling walk with views of sweeping hills and rolling valleys, followed by good food shared

with dear friends. Now imagine this; this is your land, you grew the vegetables on your plate, you own the breathtaking view. You should feel proud, you've earned it.

Nestled on a valley hillside, Country Heights Estate is the perfect place for your country home, your family and your lifestyle to flourish. The air is so fresh it's worth bottling.



For your country family home or as a weekend getaway Country Heights Estate boasts blocks ranging from 1.0 hectare plus blocks, many enjoying prime elevated positioning. Although sizes are more than twenty to fifty times a typical suburban block, the cost is no more.

At its highest point the estate climbs 241m above sea level and on clear days you can catch a glimpse of the coast and the city, every other day, an uninterrupted view of picture-perfect countryside awaits.



## A community for all seasons

The shire of Gingin stretches from the open fields surrounding its historical namesake to the coastal communities of Lancelin, Seabird and Guilderton on the pristine Moore River.

Country Heights Estate is an hour's drive from the Perth CBD and a mere six kilometres from the town site of Gingin, ensuring your everyday needs are right at hand.

Like many country townships Gingin's strength is forged from its many sporting and community groups, schools, health and recreational facilities and thriving country shops on the main street.

The close-knit residents understand that friendship is the lifeblood of the community and many are forged on the Gingin golf-course, at the bowling green, lazing at the aquatic centre or over the refreshments that follow at the local eateries, hotel or bakery.



Settled in 1832 the town celebrates a proud past with charming historical buildings including CU@park café where the renowned Devonshire teas are unbeatable and the recently refurbished award winning Gingin Hotel where a roaring fire on a winter's night provides a perfect match to the hearty food.

The summer season grants you the privilege of having close at hand what city dwellers have to plan and pack for. Moore River, Guilderton, Lancelin, Ledge Point, Seabird and all they have on offer are a short drive from Country Heights Estate.

Tourism and agriculture are the mainstays of the local economy with Gingin's fertile soil supporting a diverse range of husbandry. A burgeoning number of olive groves dot the landscape along with citrus trees, vineyards and countless other agricultural pursuits around the shire.

## An exclusive country address

Strands of mature gum trees and untouched bush stand proud at Country Heights Estate, retaining its intrinsic rural beauty and encouraging the presence of native wildlife.

The annual explosion of spring wildflowers is just one more thing that makes it the picture perfect place for a gentle stroll, long hikes, a meandering horse-ride, or, simply, to lie down in the grass and find shapes in the clouds.



Unlike many rural areas this exclusive country address has been developed to an exceptional standard with scheme water being high on the list of its many amenities. Tanks and pumps will not distract from the idyllic, picture perfect days at Country Heights Estate.

Specially designated building envelopes within each block will allow you to maximise your view while maintaining your privacy. A number of covenants exist to protect the overall charm and beauty and enhance the value of Country Heights Estate.

A 'Sense of Place' booklet developed by a leading environmental consultancy will be provided to future residents, which identifies ways they can safeguard their local environment. The guide will include information relating to the environmental features of the site; landscaping with native plants; the components of the stormwater treatment system; 'What you can do' advice; implications of 'poor' environmental behaviour; and details of where to obtain further information.

All blocks are fenced and serviced with sealed roads, scheme water, underground power and telephone connection.

