

## Estate Highlights

Located just 15 km northeast of Perth's CBD, The Stables Estate, Hazelmere is a private, boutique community situated in one of Perth's most sought-after corridors. The Stables will offer beautiful residences where families enjoy the peace and tranquillity of the natural landscape at their doorstep.

Future Stables residents will enjoy an enviable lifestyle with easy access to an abundance of local amenities including the Waterhall Village (IGA, speciality shops, and healthcare facilities), Guildford's iconic cafe strip, the iconic Swan Valley, Midland Gate Shopping Centre, and St John of God Midland hospital, to name a few.

- **Proposed 33 lots**
- **Private estate**
- **Close to The Waterhall Village**
- **Easy access to major transport networks**
- **Minutes from Guildford & Midland**
- **Minutes from St John of God Midland**



**5** primary schools  
**5** high schools  
**9** child care centres



**8 mins**  
to Midland Gate  
Shopping Centre



**25 mins**  
to Perth CBD



**33**  
lots available





#### Location

- 16 Anthea Street, Hazelmere
- 15 km to Perth CBD
- Less than 3 km to Guildford
- Less than 5 km to Midland
- Less than 6 km to Bassendean

#### Transport

- Easy access to Guildford Road & Roe Highway
- 15 mins to Perth Airport Terminals
- 4 mins to East Guildford Train Station
- Established bus networks

#### Shopping

- Walking distance to Waterhall Village. Boasting a local IGA, speciality shops, and healthcare facilities.
- 8 minutes to Midland Gate Shopping Centre (Major Regional)
- 6 minutes to the historic Guildford boasting an abundance of cafe's and dining options
- 6 minutes to the start of WA's iconic Swan Valley wine region
- 10 minutes to Bassendean Shopping Centre

#### Restaurants & Cafés

- 6 minutes to an abundance of options in Guildford including The Guildford Hotel, Padbury's, Guildford Milk Bar, Locale Mio, Alfred's Kitchen, etc.
- 8 minutes to an abundance of dining options in Midland including, Dome, San Churros as well as easy take out options such as Taco Bell, Zambreros, McDonald's, etc.

#### Medical

- Minutes to Waterhalls healthcare facilities
- 9 minutes to St John of God Midland

#### Recreation

- Guildford is one of just a handful of towns on the National Trust and State Heritage Places Register
- Colonial buildings, pubs and antique shops line the nearby streets
- Find hidden treasures at the Guildford Markets: Stirling Square Market and Guildford Twilight Market
- Proximity to the Swan Valley - WA's oldest wine producing region
- Close proximity to Perth foothills and national parks including Joh Forrest National Park
- Immerse yourself in the attractions and natural beauty of the Perth foothills.

#### Child Care

- Boogies Roos Preschool
- Sonas Early Learning & Care Midland
- Growzone Guildford Early Learning Centre
- Milestones Early Learning Helena Valley
- My World Child Care & Before & After School Care Midland

#### Primary Schools

- Guildford Primary School
- Guildford Grammar Preparatory School
- Helena River Steiner School
- Woodbridge Primary School

#### Secondary Schools

- Guildford Grammar School
- Helena River Steiner High School
- Indie School Midland

#### Tertiary Education

- 6 min to Curtin University Midland Campus (27 mins to main campus)
- 9 mins to North Metropolitan TAFE in Midland

