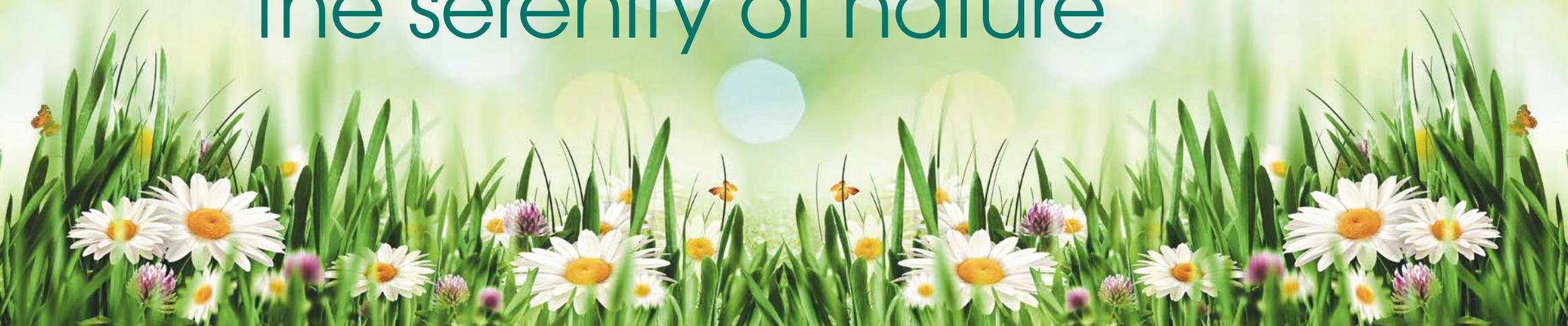


Nature, tranquility,  
modern amenities



Vibrant urban lifestyle amidst  
the serenity of nature

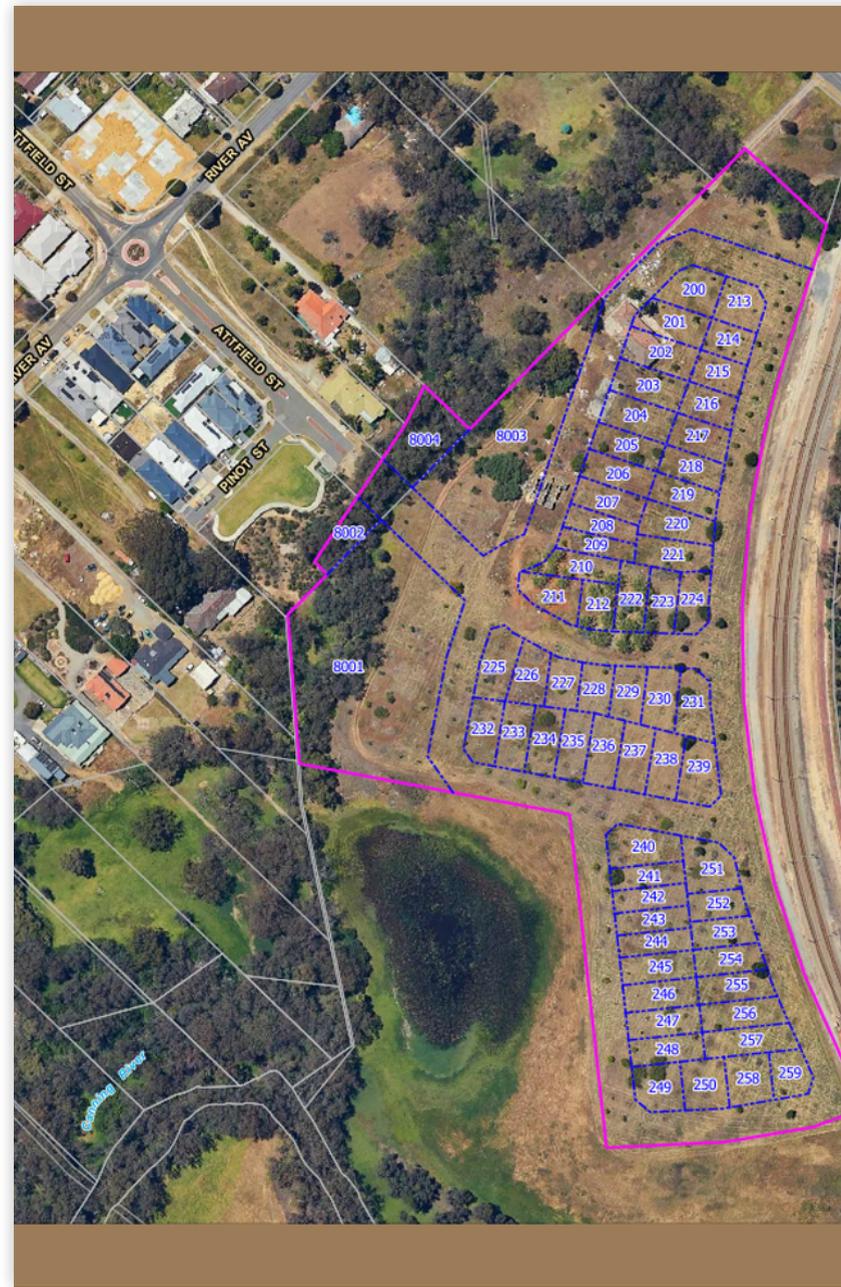


# Welcome to a relaxed and peaceful lifestyle at Canning Rise Estate

It's the stunning landmark estate in the heart of Maddington Central offering a dream city lifestyle in an excellent location surrounded by the serenity of nature.

If you've ever wanted to come home to a sense of space, peace and tranquillity whilst maintaining the vibrancy of urban living, this exciting development ticks every box.

Perfectly positioned and cleverly designed, Canning Rise Estate offers an uncompromising blend of seclusion and modern convenience.





Canning Rise Estate offers premium residential lots in a sought-after location, providing the perfect foundation for your dream home. With a focus on quality and contemporary living, this estate delivers an unparalleled lifestyle opportunity.

You'll feel connected to nature and your community at the same time, a rare blend by today's standards.

For owners and investors alike, Canning Rise Estate will be an exclusive and highly sought after enclave where relaxed, stylish living is king.



# Located in the heart of the community and surrounded by amenities



Situated 17.5 kilometres south east of the Perth CBD, Canning Rise Estate offers a rare and unique opportunity to be immersed in nature, whilst enjoying every modern convenience at your fingertips.

Designed with lifestyle and community in mind, you'll be amazed by the sheer extent of surrounding amenities to meet your daily needs.

You'll love keeping fit and active amongst the hundreds of acres of stunning local parks and recreation areas, and the close connection to the Canning River foreshore.

Canning Rise Estate is centrally located with several schools, shops, and transport just a stone's throw away so close by. It's easy to see how you life will only get better.

Maddington Centro Shopping Centre is just 1 kilometre away and features the large supermarket chains as well as specialty shops, fast food outlets and restaurants.

The nearby Gosnells Town Centre also leaves local shoppers spoilt for choice. Another popular spot for weekend outings for locals is The Railway Markets, which features a real steam locomotive taking pride of place in the centre of the markets. Everything is on offer – from fresh produce, a florist,





fishmongers and a bakery. It's a real day out with a stage in the food court hosting local bands and musicians. A unique selection of shops offer antiques, souvenirs and so much more.

The massive Westfield Carousel shopping complex is also within reach, about 7 kilometres away, or just 10 minutes by car and offers an huge range of shopping and casual dining experiences.

Also impressive is access to the city's major arterial links, with Albany Highway adjacent to the estate. There are numerous bus routes and Tonkin and Roe Highways are about 3 kilometres away.

The area is abundant in schools, learning and child care centres and there's also a bustling commercial centre situated close by. It's all easily accessible by several transport nodes including the Maddington Train Station.





Swan River

Perth CBD

Canning River

Curtin University

Canning Vale Industrial Park

Cannington Commercial/Retail

Carousel Shopping Centre

Perth Airport

Thornlie Railway Station

Spencer Village Asian Food Court

Kenwick Link

Roe Highway

Thornlie Senior College

Thornlie Shopping Centre

Maddington Commercial/Retail

Polytechnic West

Centro Maddington Shopping Centre

Maddington Railway Station

Albany Hwy

John Okey Davis Park

Maddington Primary School



Canning River

Tonkin Hwy



# All these amenities on your doorstep



Whether it's work or play that is most important to you, Canning Rise Estate meets your needs. A balanced, fun lifestyle is achievable thanks to the many amenities within arms reach of your home. Here are just some examples of the facilities nearby to help make your life easier and make this estate feel like home.

## Medical

The area is also close to two major hospitals. The nearest is Armadale Kelmscott Memorial Hospital and the Perth's newest state of the art, Fiona Stanley Hospital in Murdoch is also accessible.

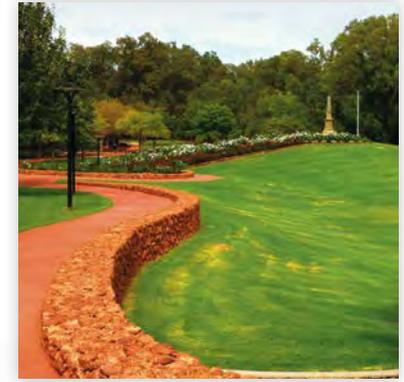
## Transport

Canning Rise Estate sits in a prime location with many public transport options close by. Several major transport corridors mean you can spend less time commuting and more time living.

Getting into the city is simple. The Maddington Train station is just 1 kilometre away from Canning Rise Estate and goes directly to the city centre via the Armadale Line.

Excellent roads and major highways connect the area surrounding Canning Rise Estate. Albany Highway abuts the estate while Tonkin and Roe Highways are 3 kilometres away. These major arteries link Canning Rise Estate to various cosmopolitan parts of Perth including the CBD, sporting venues and the international airport within minutes.





### Education

The estate is perfectly positioned for families to take advantage of a wide range of nearby educational facilities.

For the little ones, the Buggles Maddington – a child care centre sits just 350 metres away and Maddington Primary School is a mere 450 metres away. There are 4 secondary schools in close proximity and a range of tertiary options within reach make Canning Rise Estate perfect for families of all ages.

Polytechnic West is just 1.8 kilometres away whilst Swan TAFE College is about 12 kilometres away

The state's prestigious universities are also accessible. Curtin University is the closest at approximately 11 kilometres away or a mere 20 minute drive. The distance to Murdoch University is about 16 kilometres and the University of Western Australia is 22 kilometres away from Canning Rise Estate.

### Parks and recreation

Getting active is easy in Canning Rise Estate. The estate is surrounded by and connected to hundreds of acres of public open space - perfect for walking, jogging, bike riding and simply being outdoors.

There are many stunning parklands just a stone's throw from Canning Rise Estate to enjoy. The John Okey Davis Park adjoins the Gosnells foreshore park areas and is a large open grassed area with a lovely playground and rich history. The park is a dog exercise area and also has a museum that reflects the lives of the earliest settlers to the area.

The Civic Centre Gardens adjacent to the City of Gosnells Civic Centre provide a stunning local backdrop for countless weddings and special events. With magnificent well maintained rose gardens, a stunning lake with a footbridge, free barbeques, a war memorial and access to the Council Plaza and toilets, it's a space to where special memories will be made.

Another breathtaking public parkland close by is Centennial Pioneer Park. A unique treetop walk constructed over the natural vegetation allows you to feel connected to the precious environment without causing any damage. The park also boasts an amphitheatre, free barbeques, playground and toilet facilities making it the perfect day out. The City of Gosnells is proposing to link the local parks and recreation areas, forming a super park for residents to treasure and enjoy for years to come.

Local gyms and fitness centres are less than a kilometre away and there are three golf courses at close range.

The Amherst Village Library boasts more than 20, 000 items on the shelves and is connected to the Youth Services Centre, a fantastic community facility.

### Business

One of the best features of life in Canning Rise Estate is its proximity to strategic employment and business centres, meaning you can spend more time living and less time commuting. From the serenity of your nature filled enclave, you'll be within easy reach of the Maddington Commercial Area, Canning Vale Commercial precinct, Murdoch, Myaree, Albany Highway and the Welshpool and Kelmscott Commercial Areas.





## Shopping

Be spoilt for choice when you need to hit the shops. Maddington Centro is just a kilometre away and has everything to meet your everyday needs. The major supermarkets Coles and Woolworths are there. As well as a post office, banks and plenty of quality retail stores for when you just need something special. Catch up with friends and relax at the many coffee shops and restaurants in the centre.

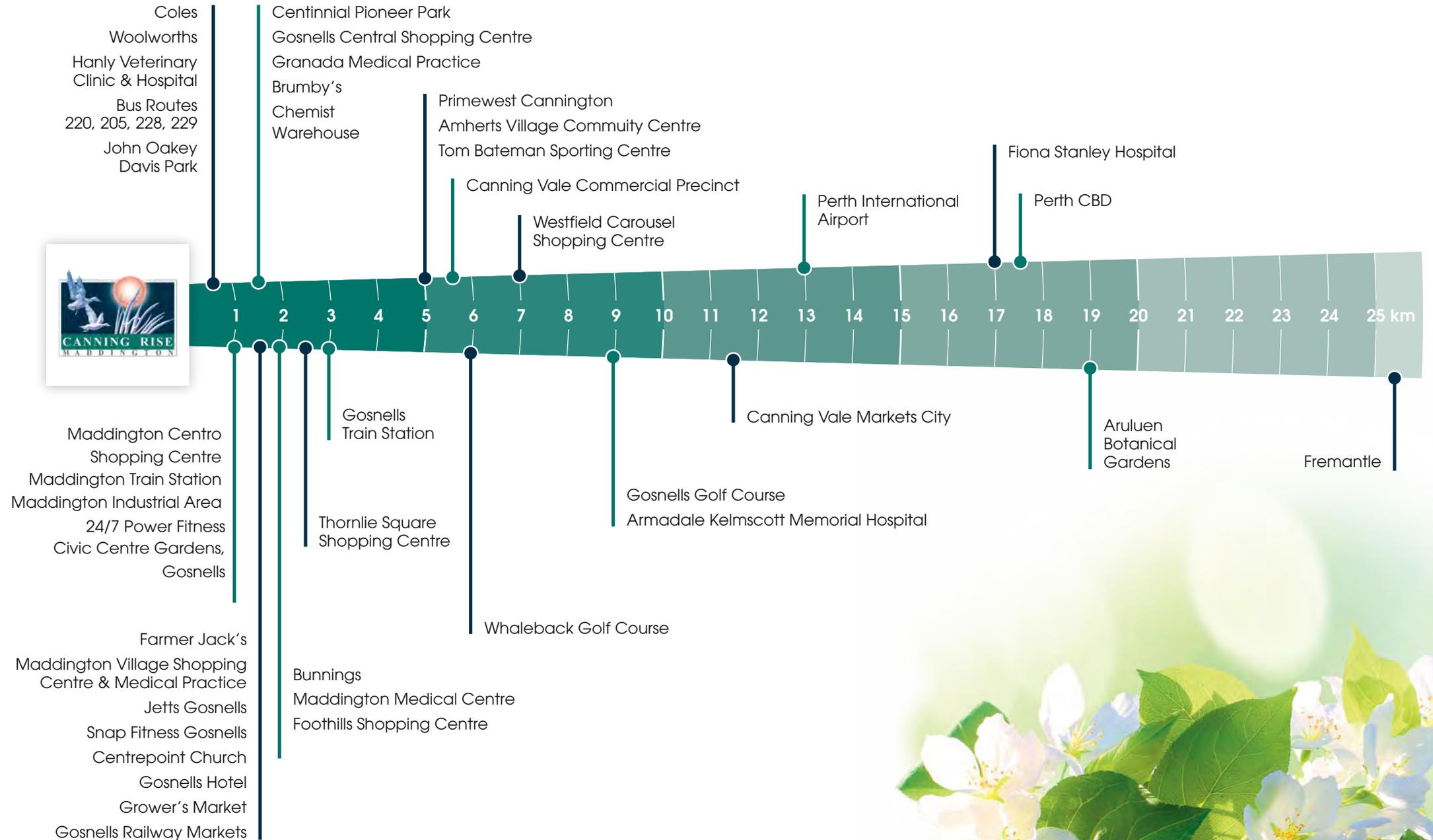
Also within a kilometre of Canning Rise Estate are the Gosnells Central Shopping Centre and the Gosnells Railway Markets. Bunnings is also just down the road for all your DIY needs and don't forget the massive Westfield Carousel Shopping Centre, home to some of the biggest retail names in the country. Shop your heart out at Myer, Target, Kmart, Rebel Sport, JB Hi-Fi and dozens more. Don't forget the complex is also home to Hoyts Cinemas and is all just a ten minute drive away.

## Fast Food & Restaurants

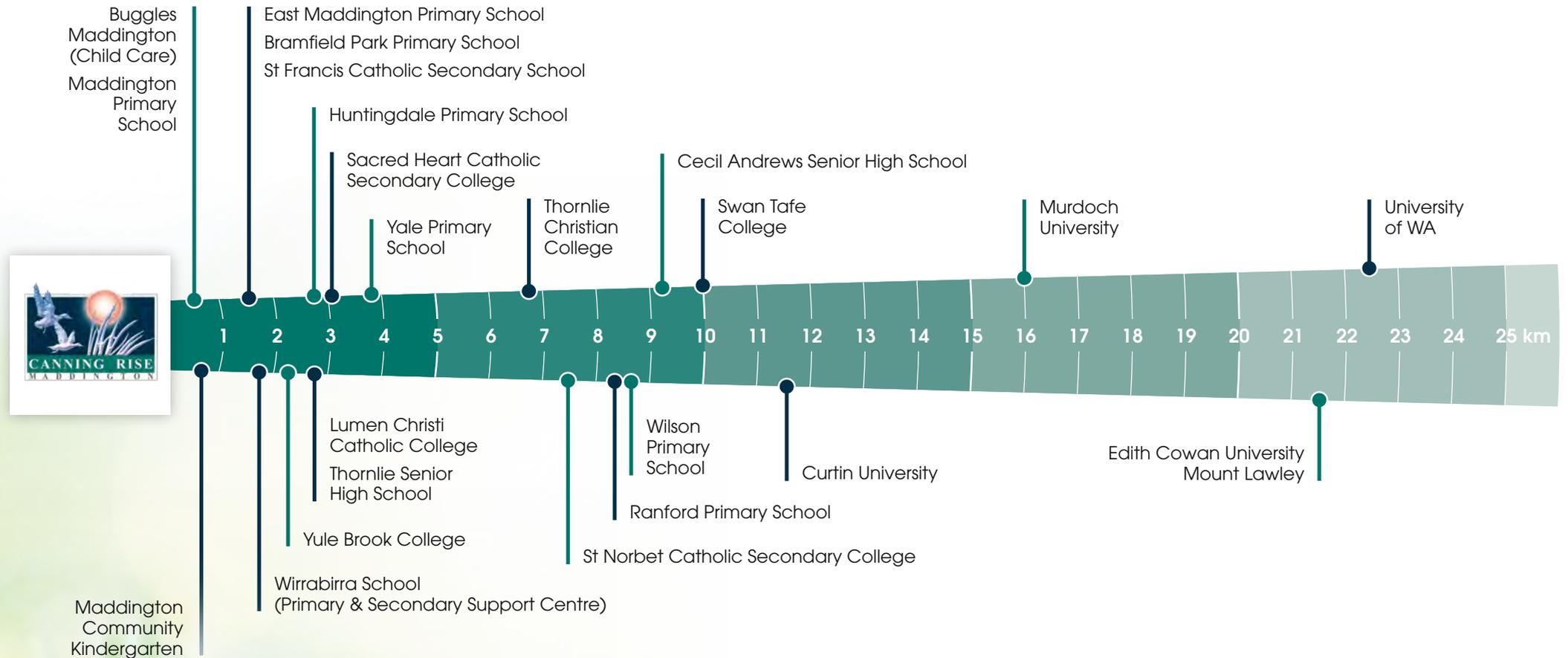
A phenomenal range of dining options surrounds Canning Rise Estate. Whatever your taste buds desire, you'll find something close by. The major fast food outlets including McDonalds and Dominos are less than 2 kilometres away and the local Chinese Restaurant is just 500 metres away. But for the real foodies – the Spencer Village Asian Food Court offers an authentic Hawker Food hall with some of the best Asian eateries you will find anywhere in the state.

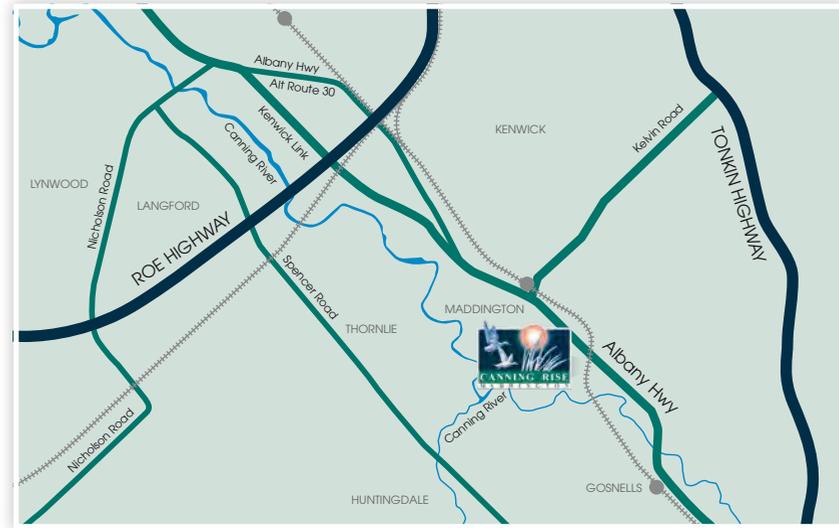
Just 7 kilometres away in the massive Westfield Carousel shopping complex, you'll find more than 47 eateries offering enough choices to satisfy every craving and all under the one roof.

# Location overview



# Education overview





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