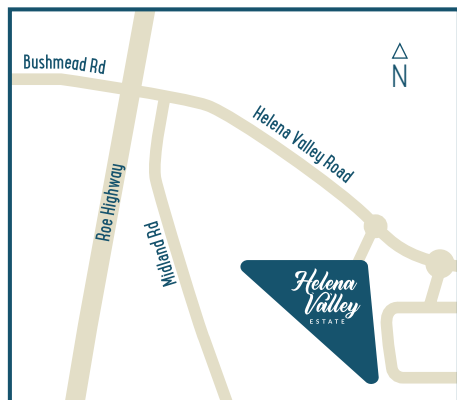


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Live life by the Brook



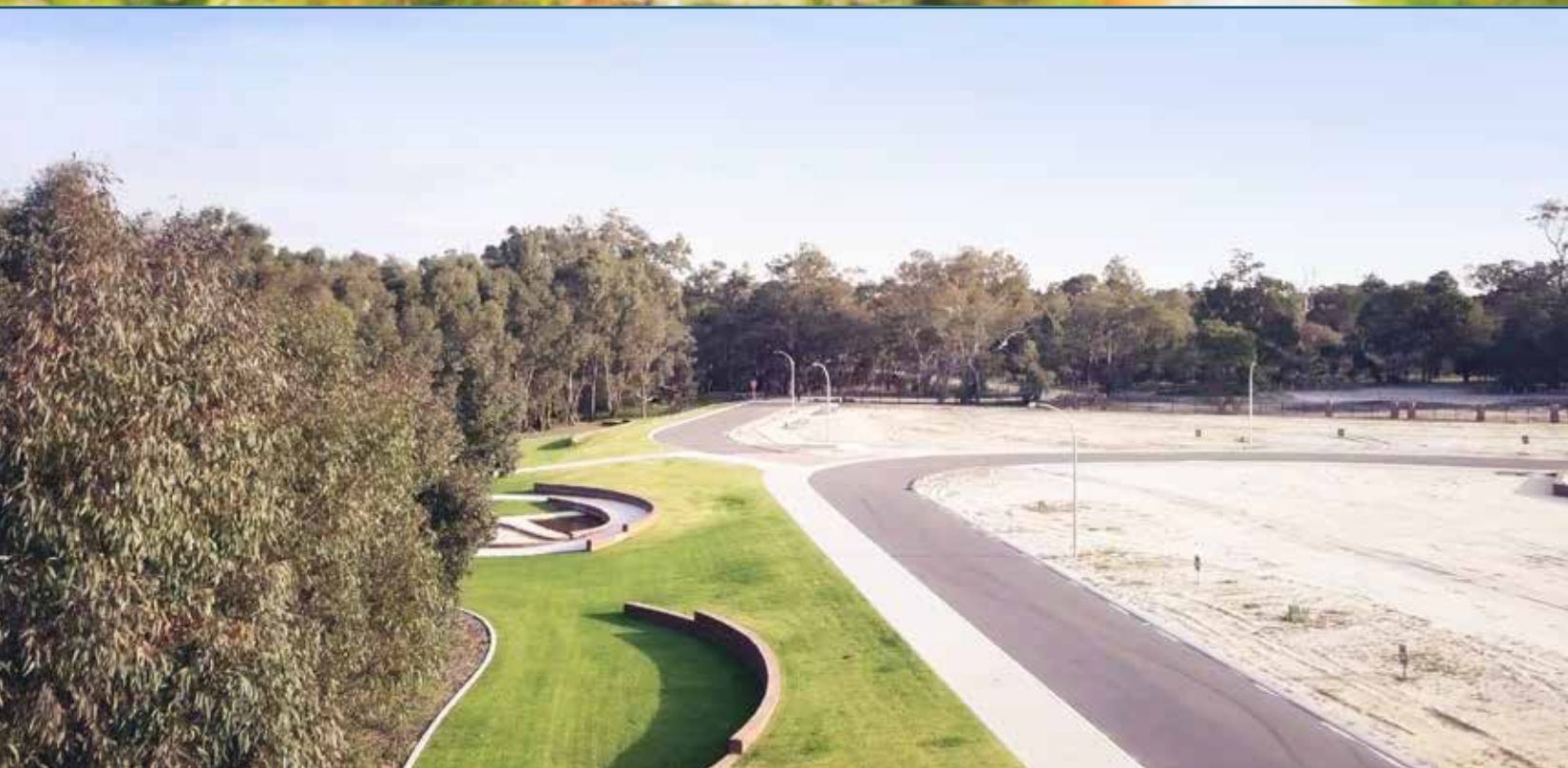
Discover life along the Brook

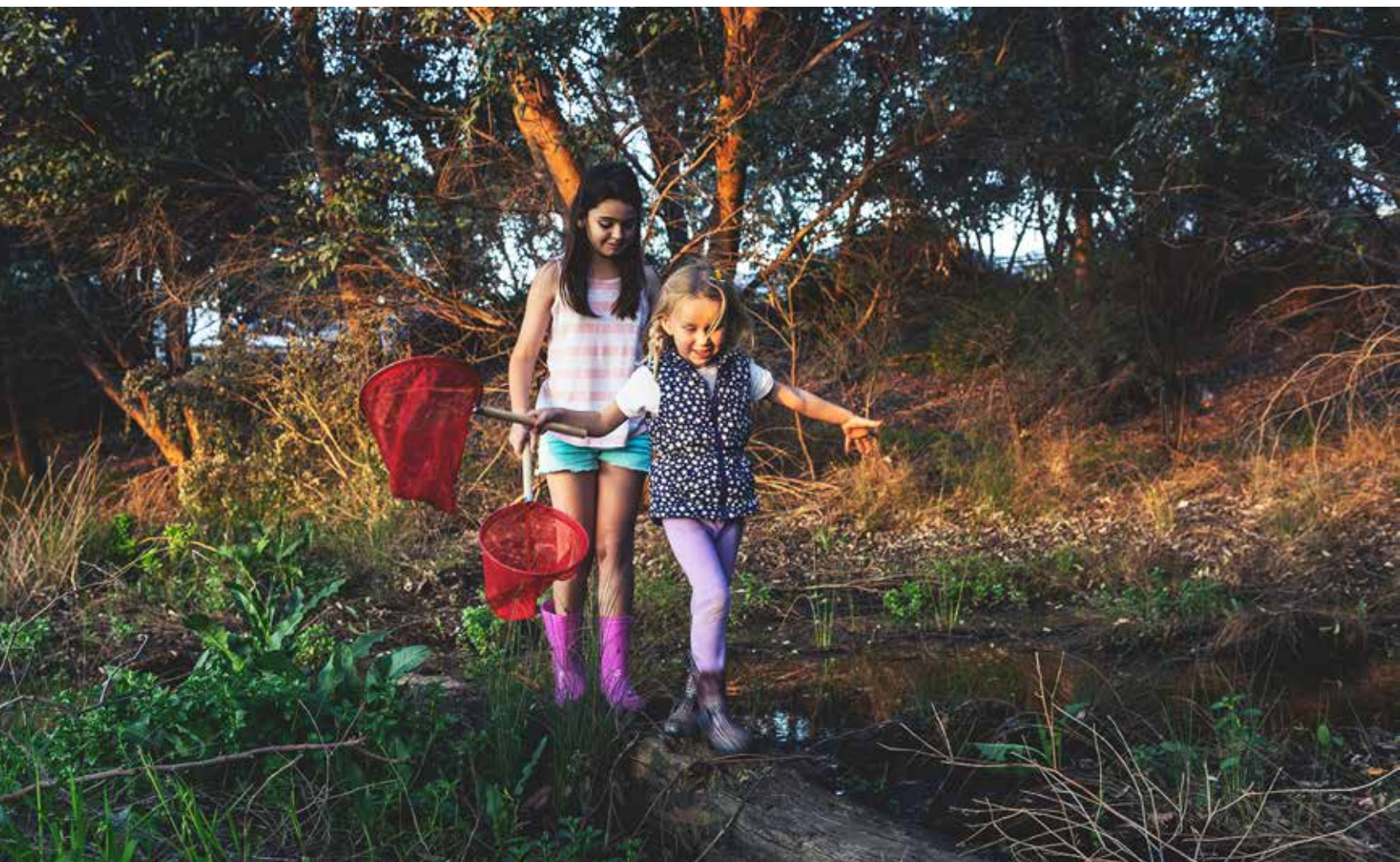
Escape to a relaxed, bush-inspired lifestyle that's closer than you think.

This stunning boutique estate offers families the opportunity to embrace the Perth Hills lifestyle, with the lifestyle conveniences of nearby Midland and Guildford.

Located just 25 minutes from Perth's CBD and 15 minutes from the Swan Valley, Helena Valley Estate has created one of the most engaging new environments for young families. Unique to the estate is Mother Nature's very own Kadina Brook that weaves its way along the bushland boundary of the estate.

Come discover something a little different, at a place you'll naturally feel at home.





Memories you'll always **cherish**

If you're looking for the lifestyle you once enjoyed, we're bringing it back at Helena Valley Estate.

The comfortable bush setting of the estate is an invitation for you and your family to explore the very best of nature; a healthy, engaging lifestyle that touches on the very essence of how family life should be.

Helena Valley Estate is as you want it, right now. Green open spaces are already established, meaning weekend picnics,

family cricket games and neighbourly catch-ups are all waiting for you.

Bike paths meander through the estate allowing children to safely discover their own neighbourhood. Explore a little deeper and Kadina Brook will open their eyes to another world — a place where nature is the playground for inquisitive minds and big imaginations.

This is the lifestyle you were meant to have.

Where we bring it all **together**

Coming home to Helena Valley Estate is what life's all about. But what surrounds you makes life here even more rewarding.

Your family's education is a priority, and at Helena Valley Estate, it's all within close proximity, too. You'll find yourself close to local high schools, as well as the nearby Helena Valley Primary School. For younger children, the Early Learning Centre is just 500m from home — perfect for working families.

Your everyday needs are taken care of as well. The local IGA, newsagency, deli and pharmacy are all within 500m. And a little further from home, you'll be happy to frequent the popular cafes, restaurants and pubs of Midland and Guildford.

The location of Helena Valley Estate also makes getting around one of life's welcomed conveniences. A regular bus route runs along Helena Valley Road and links to the Midland train station and bus depot. You're also close to the Great Eastern and Roe Highways, ensuring direct access to the freeway and into the city.





PERTH CITY

SWAN RIVER

GUILDFORD GRAMMAR SCHOOL

WOODBIDGE PRIMARY SCHOOL

MIDLAND TRAIN STATION & BUS DEPOT

ST JOHN OF GOD MIDLAND PUBLIC & PRIVATE HOSPITAL

MIDLAND GATE SHOPPING CENTRE

GREAT EASTERN HIGHWAY BYPASS

PROPOSED LLOYD STREET EXTENSION

BUSHMEAD ROAD

ROE HIGHWAY

Helena Valley
ESTATE

HILLVIEW PUBLIC GOLF COURSE

REGULAR BUS ROUTE

HELENA RIVER REGIONAL OPEN SPACE

HELENA VALLEY SHOPPING CENTRE

HELENA VALLEY PRIMARY SCHOOL

Imagine your **dream home** here

Whatever address you secure at Helena Valley Estate, there's an outlook you'll want to savour every day.

Choose from the picturesque views of the beautiful bush-facing blocks. There's also a wide range of blocks that are located adjacent to the established public open spaces. It's the sort of choice that encapsulates the very best of Helena Valley Estate.

Our boutique estate has also been designed with your lifestyle in mind, with family-sized blocks offering the complete package for the way you love to live. These titled lots are all graded and levelled, with roads fully-finished and all services — including the NBN — connected; it's all ready and waiting for you to bring your dream home to life.

Why not take a look at our superb range of land options, and find the one to suit your budget and your lifestyle.

