



**Amberton Beach is not  
just any old place.  
It's a special place.**

For over 60 years, we've been creating places that meet the needs of our customers and communities. And for years those customers and communities have been growing, adapting, sharing and changing our places into their places. Amberton Beach is proof that this unique approach works.

# Ten reasons to make Amberton Beach my place

- 01. A STREET OF PRISTINE COASTLINE**  
If you and your family love the feeling of soft sand, refreshing sea air and a cooling ocean breeze then Amberton Beach is the place to build your future home. Residents experience true coastal living at Amberton Beach where the beach pathway connects residents directly to the golden sands. Visiting the beach will be a regular feature of your new relaxed lifestyle where every day feels like a holiday.
- 02. KIDS LOVE OUR FEATURE PARKS**  
Kids are spoilt for choice with four feature parks and convenient car parking will allow you to take care of your day-to-day shopping needs without leaving the community.
- 03. AMBERTON BEACH PLAYING FIELDS**  
The Eastern oval is now open and is home to the Alkimos Pirates Lacrosse team, Alkimos Tigers Rugby League Club and Eglinton Hammerheads Junior Cricket Club. A private playground and scooter track to the north is popular amongst residents alongside the scattered fitness zones, barbecue areas and picnic shelters. The playing fields will ultimately cover almost 9 hectares, with Amberton Beach's network of walking paths and cycling tracks connecting your home with the beach and the community, encouraging the whole family to live a healthy, active lifestyle.

Building your new home at Amberton Beach means forming a close connection with the stunning coastal environment and letting your family experience water sports and surfing as they grow up beside the sea. The location is ideal for boating enthusiasts, with Two Rocks Marina, Mindarie Marina and Hillarys Boat Harbour all nearby. Keen on land-based fishing? Join the Northern Suburbs Land Based Fishing Club.

## 07. THE WATER IS A PLACE TO ENJOY

water or create their biggest ever sandcastles. watching your children splash around in the a refreshing drink or a cup of coffee while hub will be the perfect spot for you to enjoy at the future beachside cafe. This planned social the heart of your family's lifestyle, so where Amberton Beach's stunning location will be at opportunities to meet new playmates.

## 06. FUTURE BEACH CAFE

Shopping locally will be made easy with the future neighbourhood centre. A range of stores and convenient car parking will allow you to take care of your day-to-day shopping needs without leaving the community.

## 05. FUTURE NEIGHBOURHOOD CENTRE

By choosing to build your new family home at Amberton Beach, you can be confident you are setting yourself and your family up for the future. Stockland's design guidelines and careful community planning will help protect your investment and make this a community you will always be proud to call home.

## 09. PEACE OF MIND

Become part of the active and welcoming Amberton Beach community. Join one of our many community or sporting clubs and enjoy a variety of social events held throughout the year.

## 08. BELONG TO A VIBRANT COMMUNITY

## 10. YOUR SUSTAINABLE FUTURE

Like all Stockland residential communities, Amberton Beach has been carefully planned to be a sustainable and vibrant place to live. Your family will benefit from the latest water cycle management systems, an extensive native planting program and plenty of green, open space. Stockland works closely with our builder partners to ensure new homes here are more energy and water efficient.

# Amberton Beach Sales & Information Centre

Corner Cinnabar Drive and Leeward Avenue, Eglinton, WA 6034  
Open Monday 1pm – 5pm, Tuesday to Sunday 10am – 5pm  
P: 13 52 63  
[stockland.com.au/Amberton-Beach](http://stockland.com.au/Amberton-Beach)

This brochure is provided solely for the purpose of providing an impression of the development called "Amberton Beach", as well as the approximate location of existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future development potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this brochure September 2018 and may change due to future circumstances. This brochure is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.



**Amberton Beach**  
Where every day  
is a holiday



