

Amberton Beach

A coastal village
where community
spirit thrives



Stockland



Amberton Beach

Call 13 52 63
stockland.com.au/amberton-beach

Ten reasons to make Amberton Beach your place

1. A stretch 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.

2. Kids love our feature parks

Kids are spoilt for choice with feature parks and various pocket parks scattered throughout Amberton Beach. 1.5ha Lighthouse Park located within our \$5m foreshore precinct features a bespoke 8.5m lighthouse with twisting slides plus pirate ship play structure and nature play elements. Within Amberton Beach you'll also find flying foxes, swings, slides, climbing equipment and generous kick-about areas including a skate park and enclosed dog park, your children or 'fur babies' will have space to grow and plenty of opportunities to meet new playmates.

3. Liveability

All homes in Amberton beach are located within 250m of a park and have easy access to Heath Park which is centrally located in the green heart of the estate. The park's Eastern Oval is home to the Alkimos Tigers Rugby League Club and Eglinton Hammerheads Junior Cricket Club. An enclosed dog exercise park and skate bowl to the south are popular with residents along with a pirate playground and scooter track located to the north near 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, foreshore precinct and the community, encouraging the whole family to live a healthy, active lifestyle.

4. A place for your bright future

The choice of nearby established local schools, including Northshore Christian Grammar School, St James Anglican School, Alkimos Beach Primary School and Yanchep District High School, will be complemented by the new Alkimos College high school which opened to Year 7s in 2020 and will expand to Year 12 by 2025. Alkimos (Shorehaven) Primary School is scheduled to open in 2022 with another government primary school planned within the Amberton Beach community in the future.

5. Future local shops

Future local shops plus a proposed childcare centre will be located at the heart of the community on the corner of Cinnabar Drive and Heath Avenue.

6. \$5m foreshore precinct

Amberton Beach's stunning location will be at the heart of your family's lifestyle, so where better to meet your friends and neighbours than at the \$5m foreshore precinct with direct beach stairway access, The Amberton Beach Bar and Kitchen, gated toddler playground and 1.5 hectare Lighthouse Park. The Amberton will be the perfect spot for you to take in the spectacular ocean views while you enjoy a great meal and refreshing drink or enjoy a take away coffee and snacks from the Kiosk while your kids enjoy climbing the 8.5m high feature lighthouse.

7. A place to enjoy the water

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.

8. Vibrant community spirit

Become part of the active and welcoming Amberton Beach community. Catch up at the foreshore precinct, join one of our many community or sporting clubs and enjoy a variety of popular Amberton Beach Sunset Club social events held throughout the year including our popular Kite Festival and movie nights.

9. Peace of mind

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.

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

For over 60 years, Stockland has 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.





Shopping and Amenities

The Amberton Beach Bar and Kitchen
Future neighbourhood centre*
Gateway Shopping Precinct - 5min
Yanchep Central - 8min
Brighton Town Centre - 10min
Ocean Keys Shopping Centre - 15min
Lakeside Joondalup - 25min
Mindarie Marina - 18min

Public Transport and Accesses

Marmion Avenue bus stops
Freeway extension to Hester Avenue now open
Planned rail extensions, further freeway extension, duplication of Marmion Avenue
Future Alkimos Regional Centre and Train Station - 5min
Future Eglinton Regional Centre and Train Station - 2min
Butler Train Station - 8min
Mitchell Freeway - 15min

Medical Centres

Alkimos Medical Centre - 3min
Yanchep Medical Centre - 8min
Butler Boulevard Medical Centre - 8min

Parks and Open Spaces

Lighthouse Adventure Playground
Flying Fox Park
Ocean View Park
Heath Park
Amberton Playing Fields Eastern Oval
Scooter Track & Pirate Playground
Cycle and walk paths
Barbecue facilities and picnic area
Enclosed Dog Park
Skate Park
Cricket Nets
25ha Conservation Area

Sport and Leisure

Amberton Beach
Alkimos Tigers Junior Rugby League Club
Eglinton Junior Cricket Club
Northern Suburbs Land Based Fishing Club
Sun City Country Club Golf Course - 10min
Yanchep National Park - 11min

Education and Childcare Centres

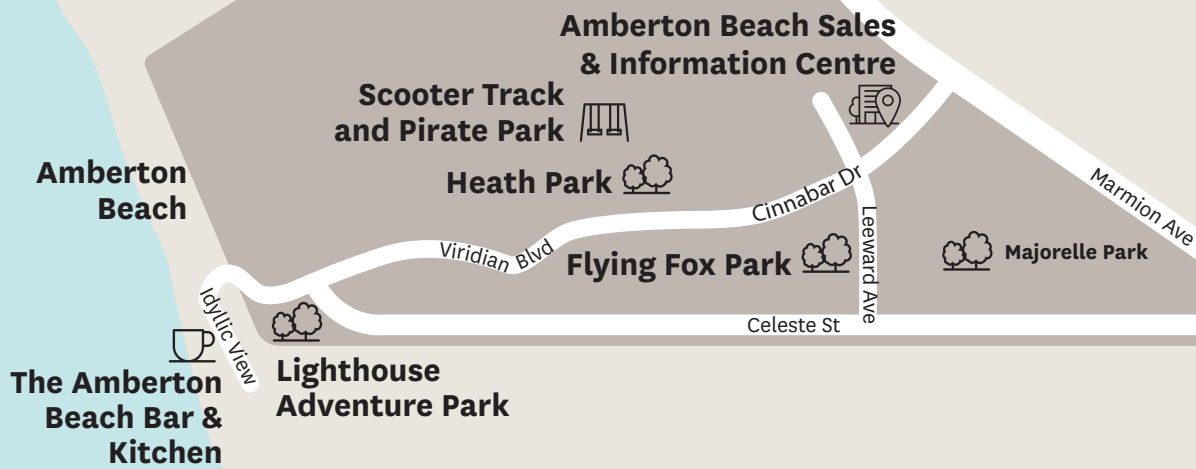
Future government primary school*
Northshore Christian Grammar School - 4min
St James Anglican School - 5min
Alkimos Beach Primary School - 7min
Yanchep District High School - 6min
Alkimos Shorehaven Primary School (Opening 2022)
Alkimos College - 5min (Year 7 commenced in 2020, expanding to Year 12 by 2025)
Great Beginnings Childcare - 3min

Amberton Beach Sales & Information Centre

Legend

- Anchorage
- Oceanside
- The Green
- Future Government Primary School*
- Cycle Path

*Subject to council and government approval.



5 ways to find out more about Amberton Beach

Enquire today

1. Visit our Sales and Information Centre located **corner Cinnabar Drive and Leeward Avenue, Eglinton, WA**. Open Monday 1pm – 5pm, Tuesday to Sunday 10am – 5pm
2. Call 13 52 63
3. Email amberton_mailbox@stockland.com.au
4. Request a facetime or video call with an Amberton Beach team member
5. Research online by visiting stockland.com.au/Amberton-Beach

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