

# Amberton Beach

Where every day  
is a holiday



Stockland



Amberton Beach

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# 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 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 four feature parks and various pocket parks scattered throughout Amberton Beach. With 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. Amberton beach playing fields

The Eastern oval is now open and is home to the Alkimos Tigers Rugby League Club and Eglinton Hammerheads Junior Cricket Club. A pirate 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

## 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 that will open to Year 7s in 2020. A future government primary school is also planned within the Amberton Beach community

## 5. Future local shops

Future local shops with convenient car parking will be located at the heart of the community on the corner of Cinnabar Drive and Heath Avenue.

## 6. The Amberton Beach Bar and Kitchen

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 Amberton, your local Beach Bar and Kitchen (under construction and opening soon). The Amberton will be the perfect spot for you to take in the spectacular ocean views while you enjoy a great meal, refreshing drink or a cup of coffee.

## 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. Belong to a vibrant community

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.

## 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.





### Shopping and Amenities

The Amberton Beach Bar and Kitchen under construction  
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  
Butler Train Station - 8min  
Mitchell Freeway - 15min

### Medical Centres

Alkimos Medical Centre - 3min  
Yanchep Medical Centre - 8min  
Butler Boulevard Medical Centre - 8min  
Joondalup Health Campus - 25min

### Parks and Open Spaces

Flying Fox Park  
Ocean View Park  
Heath Park  
Amberton Playing Fields Eastern Oval  
Scooter Track & Pirate Playground  
Future foreshore node and playground  
Cycle and walk paths  
Barbecue facilities and picnic area  
Yanchep National Park - 11min  
Enclosed Dog Park  
Skate Park  
Cricket Nets

### Leisure Centres





Amberton Beach  
Alkimos Pirates Lacrosse Team  
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

### 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

### Amberton Beach Sales & Information Centre

### Legend

-  Anchorage
-  Oceanside
-  Future Government Primary School\*
-  Cycle Path

\*Subject to council and government approval.



# Amberton Beach Sales & Information Centre

Visit us  
today

Corner Cinnabar Drive and Leeward Avenue, Eglinton, WA 6034

Open Monday 1pm – 5pm, Tuesday to Sunday 10am – 5pm

P: 13 52 63

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