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A gem, hidden
in plain sight



Welcome to Canopy, a breathtaking collection of 2, 3 and 4 bedroom residences that bring exceptional design to the leafy suburb of Glendalough. Located 5km north-west of Perth CBD, the homes are nestled between two beautiful waterways, embracing the true essence of nature. Designed to create a seamless flow from the inside out, with all homes situated beneath a magnificent Fig Tree and vast canopy of native trees.





Artist's impression. Subject to change.
Street numbers shown are not final and are subject to change.

Your own home, close to the CBD

Each townhome at Canopy offers the low-maintenance living of an apartment, paired with intelligently designed spaces. A stone's throw from Perth City, residents enjoy the added bonus of no strata fees and no hidden costs.



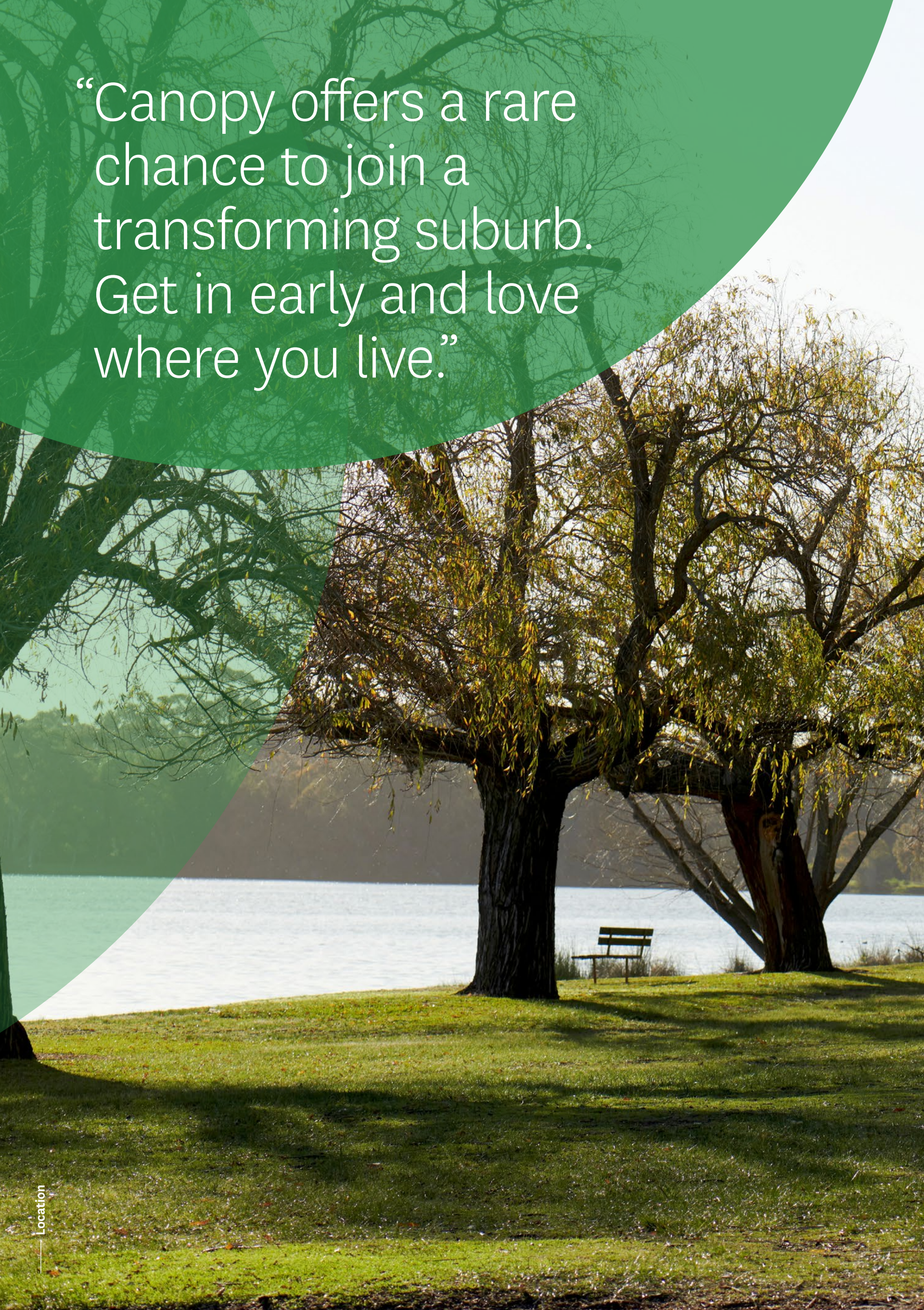


A smart choice for the savvy investor

Glendalough is already undergoing a phase of vibrant regeneration and gentrification. Securing your brand new, architecturally-designed home in this growing community is a rare chance to get in from the very beginning.

Location is everything at Canopy, with Perth City, Mount Hawthorn, Subiaco, Leederville, Osborne Park and Wembley as your neighbours. Discover the convenience of amenities, transport, schools and shops all within a five-minute radius of your new home.

“Canopy offers a rare chance to join a transforming suburb. Get in early and love where you live.”





Canopy. So much, so near.

With Glendalough Village a 450 metre stroll away, popping to the shops is a walk in the park. IGA, the local pharmacy and the bottle shop will ensure you never run out of vital supplies. Plus, you're next door to an eclectic range of attractions, including:

Shopping Villages

The local high streets offer an array of eclectic delights. The Mezz is a popular gathering place featuring Woolworths, fresh food and gourmet dining. While nearby Wembley and Leederville offer vibrant hubs of bars, boutiques and eateries.





The Ingredient Tree

For an amazing range of paninis, gourmet delights and all-day brekkie, pop in to the nearby Ingredient Tree on Herdsman Parade.

Neighbours with benefits

The well-loved cafes, bars and restaurants of Leederville, including Sayer's, Pinchos, The Garden and Rusty Pig, or Mount Hawthorn's Paddington Ale House, will become your locals.

Then there are the dining options in nearby Subiaco like The Subi Hotel or Lulu La Delizia, plus all the attractions of Lakes Monger and Herdsman to explore and experience. Life in Canopy is always full of options.



Mummucc' and Monsterella

For excellent pizza, a trip to Wembley is a must. Monsterella and its sister restaurant Mummucc' offer delicious, Italian family-run goodness.

Share in the truly
local atmosphere
of village living





An urban oasis at the heart of everything.

Location is Canopy's number one selling point. Being so close to the Freeway, an easy walk to the train station and with bike lanes connecting everywhere, means commuting is a breeze.

At the weekend, you can enjoy a mouth-watering brunch in one of neighbouring Leederville's legendary coffee shops, or pop into Mount Hawthorn's quirky Pirate Bar after work – all just a stone's throw from your much more affordable base in Canopy.

A super-simple school run

Having both Lake Monger and Lake Herdsman a few minutes' walk away makes for a leafy, green start to the school day. Young families will enjoy the easy access to great local schools. Lake Monger Primary School is 500m from home, while Bold Park Community School, which takes pupils from 18 months to 18 years, is just next door.



A young boy with a joyful expression is the central figure, wearing a light blue polo shirt and a dark blue bucket hat. He is sitting on a wooden fence, with his arms crossed. The background is a soft-focus outdoor scene with green grass and trees, bathed in warm, golden light. The top-left corner of the image is cut off by a white curved shape.

Growing with the family

As your educational requirements expand, choose from excellent nearby facilities. The all new, state-of-the-art Bob Hawke College caters to high school students, along with an array of private schools. The University of Western Australia is an easy bike or train ride away.





Life's a beach

The glorious coastline of Western Australia is under 8 km away, with a huge choice of magical beaches to discover including City Beach, Scarborough and Cottesloe. Crystal clear water, sparkling white sand and fabulous dining options make for the perfect day out.



		Perth CBD	6 mins
		Crown Perth	10 min
		Perth Airport	19 mins

	PARKS AND OPEN SPACE	
	Herdsman Lake Playground	800m
	Glendalough Open Space	1.2km
	Lake Monger Recreation Club	1.5km
	Lake Monger Reserve	1.5km
	Brittania Reserve	2km
	Perry Lakes Reserve	6km
	City Beach	8km
	Floreat Beach	8.1km
	Scarborough Beach & Entertainment Precinct	8.3km

	TRANSPORT	
	Glendalough Station	750m
	Mitchell Freeway	1km
	Leederville Station	3.1km
	Perth Airport	16.3km

	MEDICAL CENTRES AND HOSPITALS	
	Glendalough Medical Centre	1.1km
	Wembley General Practice	1.7km
	Perth Sports Injury Clinic	1.8km
	Sir Charles Gairdner Hospital	6km
	Perth Children's Hospital	6km
	Royal Perth Hospital	7.5km

	EDUCATION	
	Bold Park Community School	350m
	Lake Monger Primary School	650m
	Chrysalis Montessori School	850m
	Mount Hawthorn Primary School	1.9km
	Mulberry Tree Childcare	1.9km
	Wembley Primary School	2.2km
	Aranmore Catholic Primary School	2.4km
	Aranmore Catholic College	2.9km
	Bob Hawke College	3.6km
	Churchlands Senior High School	5km
	University of Western Australia	6km



DINING

Kale & Co	1km
Herdsman Lake Tavern	1.2km
The 'Pear'fect Pantry	1.4km
Ingredient Tree	1.8km
Mount Hawthorn Café Strip	2km
Paddington Ale House	2.1km
Monsterella Pizza & Mummucc	2.2km
Mt Hawthorn Hawkers Market	2.2km
Leederville Café Strip	3km
Wembley Hotel	3.4km
Subiaco Retail Strip	7km

RETAIL & ENTERTAINMENT

Glendalough Village	500m
Osborne Park	1.5km
The Mezz Shopping Centre	2.7km
Wembley SUPA IGA	2.7km
The Herdsman Market	2.8km
The Good Grocer IGA Leederville	3km
The Re Store	3km
Coles West Leederville	3.9km
Event Cinemas Innaloo	4km
Westfield Innaloo	4km

LEISURE AND ACTIVITIES CENTRES

Front Runner Coaching	850m
Portside Boulders Rock Climbing	1.2km
Stadium Fitness	1.5km
The Mind Body Heart Studio	2km
Herdsman Lake Wildlife Centre	2.7km
Plus Fitness 24/7 Wembley	2.7km
Loftus Recreation Centre	3.6km
Beatty Park Leisure Centre	3.7km
Goodlife Health Club Floreat	4.3km
Wembley Golf Course	5.6km

Masterplan supplied for the purpose of providing an impression of Stockland Canopy, and is not intended to be used for any other purpose. Indications of driving times, location, distance and size are approximate and for indicative purposes only. Subject to change. Not to scale. Customers should refer to the relevant plans in the contract of sale. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (August 2020) and may change due to future circumstances. Information and images relating to landscaping are indicative only and may show mature plantings which may not be mature at settlement.

Solving the riddle of Perth's 'Missing Middle'



Your new home

Verve kitchen (Raw Earth Scheme)
Artist's impression. Subject to change. Furniture not included.

Living at Canopy means you don't have to make the choice between an apartment close to work or a bigger house further away. With a choice of 2, 3 and 4 bedroom townhomes, each with their own outdoor space and plenty of communal green areas, you can have the best of both worlds.





Streets made for living

Canopy is thoughtfully designed to provide the perfect blend of life, work and play.

Streets become communal living spaces, a micro-hood where residents connect and relax, where you're one of the locals.

Every detail has been considered, from traffic calming devices through to footpaths, parks, access to cycleways and homes designed to engage with the street.

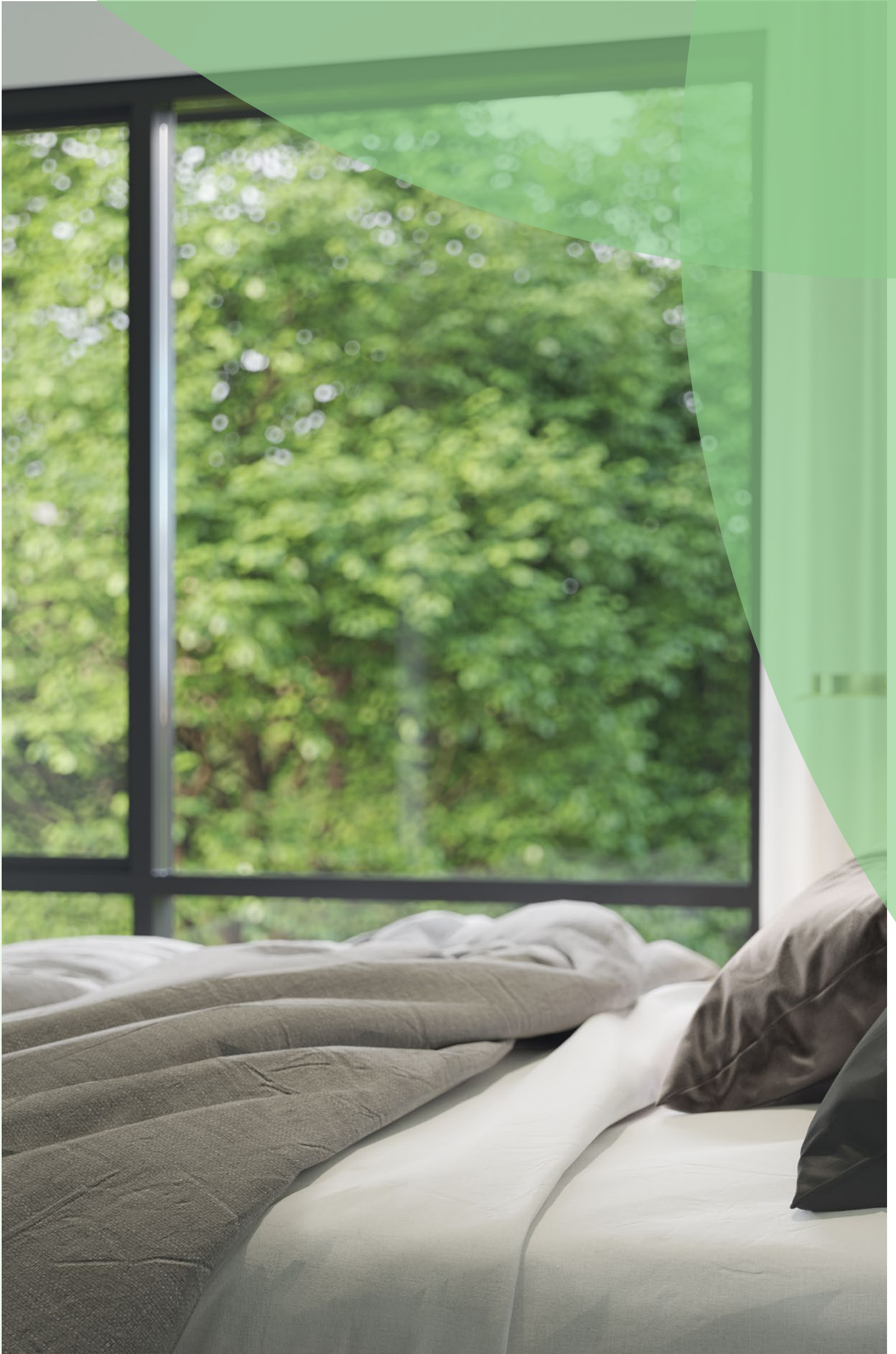
Walkability and community is key, so you can leave the car at home and get to know your neighbours.

Canopy of green

The heart of the community belongs to the magnificent Fig Tree in the village park. The perfect, shady meeting place for locals.

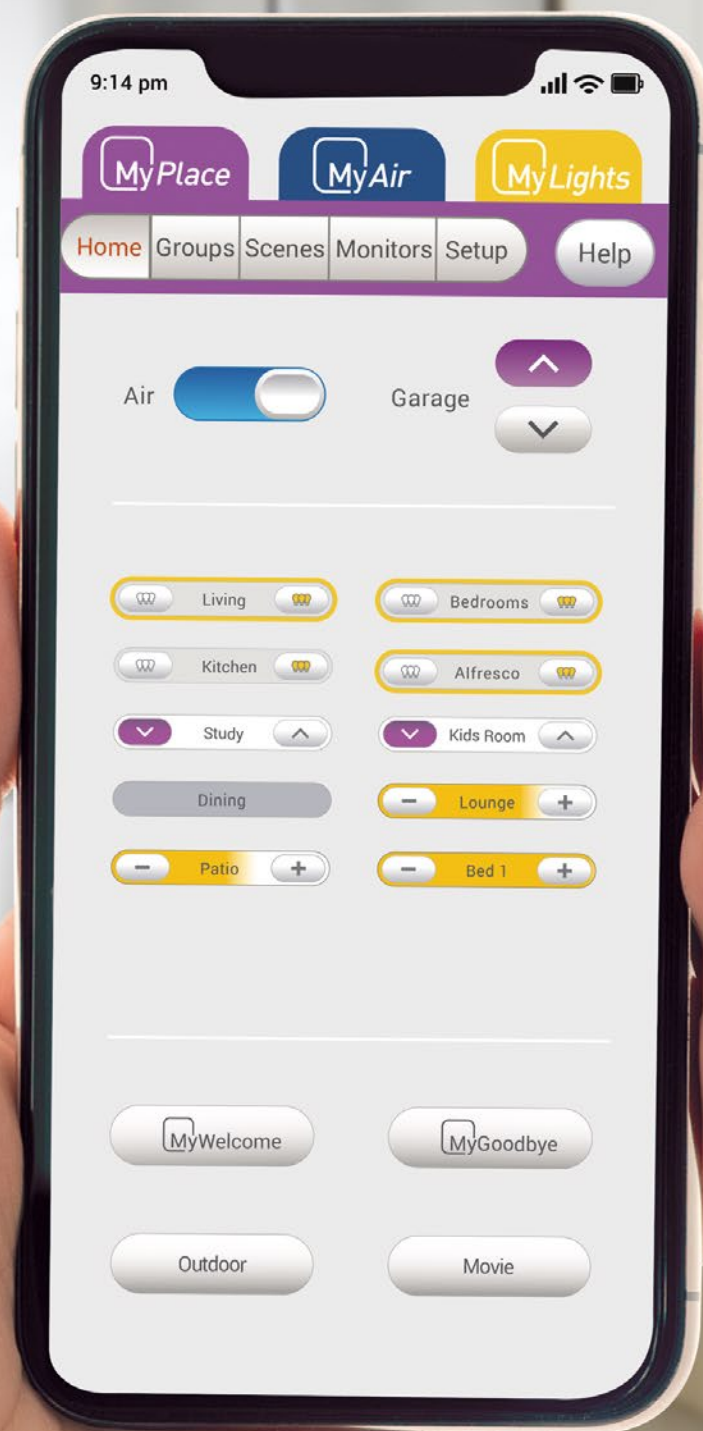
The grand old Fig is joined by a number of mature trees to surround the site, providing a canopy of native greenery. Additional street trees and landscaping will ensure a leafy view from every window.





The Treehouse bedroom.
Artists impression. Subject to change.

MyPlace smart technology





MyPlace smart technology puts you in control

Each home has an incorporated MyPlace tablet that lets you control things like the lights, room temperature and open the garage door – as well as select music, recipes, check on the weather and more. This smart piece of tech will be your go-to device for just about everything.

Your lifestyle, your choice.

Choose from four different colour schemes

You can choose the colour scheme to reflect your personality and fit in with your lifestyle. There are the cool blue accents of Nordic Hues, the airy, nature-inspired Raw Earth, the darker, edgier Midnight Mood or the harmonious, clean tones of Luminous Calm.





Nordic Hues

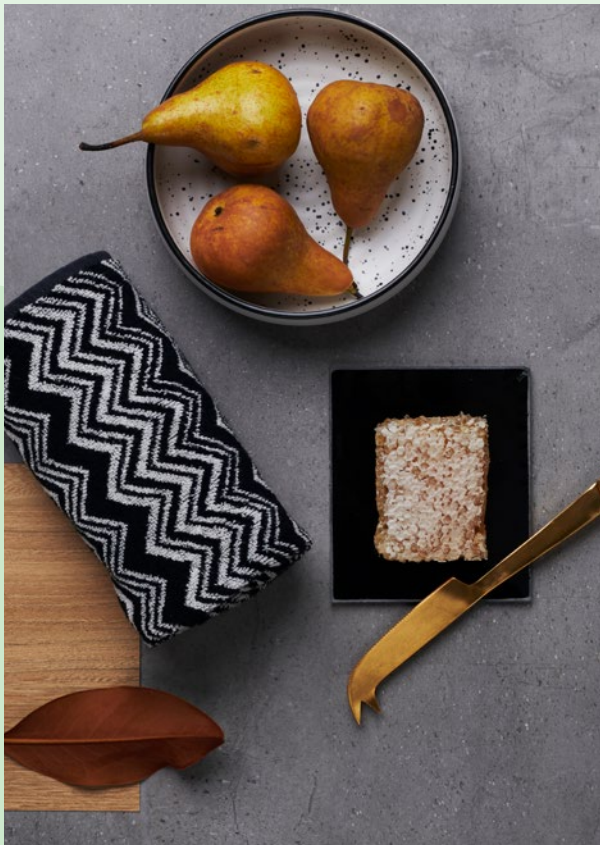
Smart, considered and elegantly minimalist. Nordic Hues is a collection of timber, cool whites and muted pastels inspired by Perth's clear blue skies and tranquil waterways. An iconic, timeless style that offers aesthetic marvel in any season.



Raw Earth

Airy, earthy and unequivocally Australian. Mimicking the warmth and texture of The Glen's surrounding nature reserves, Raw Earth combines warm timber with crisp whites. The natural colour palette of Raw Earth creates a cosy retreat you won't want to leave.





Midnight Mood

A luxurious and bold palette that is confident whilst maintaining a sense of comfort. Taking cues from Leederville's bustling nightlife, statement black contrasts sharply with cool whites and timber. Creating a dramatic backdrop to your home, Midnight Mood evokes polished sophistication with an edge.





Luminous Calm

Luminous Calm is your invitation to daydream. In perfect harmony with Perth's white sandy beaches, this zen like colour palette is a collection of whitewashed timber and cool whites. Discover fresh, radiant spaces that channel tranquillity through texture, surface and depth.



Artist's impression. Subject to change. Furniture and fridge not included.

Flexible floorplans for maximum enjoyment

Our interiors are adapted to the location to maximise views and ensure a harmonious flow from interior to exterior living spaces. All of which makes entertaining friends or grabbing some quality me-time as simple as can be.







The heart and soul of every home

Whether you're a sous chef or an order-in connoisseur, your kitchen will always be the heart of your home. Quality appliances, classic finishes and smart storage solutions create the perfect backdrop for your culinary adventures, and the island workbench makes for the perfect area to sit around and chat while you're serving up.

Your inner sanctuary

The clean lines and practical design of the elegantly minimal bathroom make for a relaxing sanctuary that requires next-to-no maintenance. What's not to love?





The Nest bathroom (Nordic Hues scheme)
Artist's impression. Subject to change. Furniture not included.

Our simple process
can really help



We understand how complicated buying a home can be – especially the first time. So, we’ve made it easier. We will guide you through everything, from paying the deposit to moving in, making the whole process as smooth as possible.

We help you choose the design of your home, and, once you’re ready, we take a deposit of the purchase price to secure your home. The balance isn’t required until settlement – giving you more time to save.

We’ve also made sure that your new home will have those extra things that are sometimes missed, like air conditioning and landscaping, giving you the peace of mind of knowing you really can start living in your new home from day one.

During the build, we’ll be in touch to keep you up to date with your home’s progress, then guide you through the settlement process. And, once everything is legally completed, you’ll need to pay the balance of the contract price at settlement.

Then, you’re ready to turn the key in the door of your new, ready-to-move-in home, with no hidden costs to worry about. It really couldn’t be simpler.



Meet the team

Developer — Stockland



Stockland is a top 50 ASX listed company active nationally across a range of property classes. We've been creating places that meet the needs of our customers and communities for over 65 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has made us into Australia's leading property group with places as diverse as residential communities, townhomes, apartments, retirement living villages, retail and more.

As Australia's leading developer of Green Star communities, we are committed to sustainability and always create places that both optimise liveability and preserve the environment.

The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

Stockland WA's current portfolio includes four retail centres, two retirement living projects and six active residential communities: Amberton Beach, Canopy, Vale, Whiteman Edge, Calleya and Sienna Wood.

Our award-winning residential communities lead the way in innovative design. The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

We make the places. You make them your own.



Stockland

Quality Assured



Both Stockland and Inspired Homes take quality seriously. To ensure the highest possible standards, we engage an independent building inspector to undertake detailed checks of every home at the following construction milestones:

- Post excavation and prior to footings
- Prior to pouring any in-situ reinforced concrete
- Pre roof installation
- Prior to covering any internal walls
- Pre waterproofing in wet areas
- Before covering stormwater drainage connections
- Post build review prior to handover

It's our way of offering our customers peace of mind.



**INSPIRED
HOMES**

Planning & Design — Urbis

Our design partners, Urbis, have one simple goal – to shape the cities and communities of Australia for a better tomorrow.

It's something they achieve by drawing together a network of the brightest minds across multiple disciplines – from urban planning, landscape design, economics and many more. Urbis is a creative community of experts working collaboratively to deliver fresh thinking and bold ideas.

At Canopy, they've helped us push the boundaries to deliver something truly unique. By driving innovation in master-planning and public realm design through tree retention strategies and integrated housing and landscape design, Canopy will deliver many firsts for housing design in Western Australia.



Stockland's national townhome communities

As our everyday world changes, our living spaces evolve to suit our modern lifestyles.

Our townhomes are thoughtfully designed to ensure they best suit your changing needs. Size up or size down – this is your chance to tailor your home to your lifestyle. Inside and out, everything has been designed to require the least maintenance, so that you can spend more time doing the things you love. Finding the perfect fit for your modern lifestyle has never been easier.



Western Australia

- The Terraces – Calleya (shown above)
- Canopy – Glendalough

ACT

- The Parks – Red Hill

Victoria

- Arve – Ivanhoe (shown above)
- Eastside – Highlands
- Orion – Braybrook
- Waterlea – Rowville
- Talia – Allura





Queensland

- Mainwaring Collection – Brightwater (shown above)
- Sola – North Lakes
- Vida – North Lakes
- Sway – Oceanside
- The Terraces – Bokarina Beach
- Foreshore – Coomera
- Delta – Hope Island



New South Wales

- Avena – Willowdale (shown above)
- Azure – Elara
- The Terraces – Altrove
- The Terraces – Elara
- The Terraces – Willowdale

This brochure is provided solely for the purpose of providing an impression of the proposed development called “Canopy” (as well as the approximate location of existing and proposed third party facilities, 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. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images and statements are based on information available at the time of creation of this brochure (September 2020) and may change due to future circumstances. The use of the term “furniture” in this brochure includes, but is not limited to, indoor and outdoor furniture, decorative items, indoor and outdoor pot plants, fridge, rugs and wall shelving. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the proposed Canopy entry point (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication September 2020.



Ready to start your journey?

Contact us today on 13 52 63
or canopy@stockland.com.au

Canopy awaits.

www.stockland.com.au/canopy