

Elevated living
with water views.





Welcome to Stockland Illyarrie

Illyarrie // pays respect and recognition to the local Traditional Owners, the Noongar People and is the local Noongar name for *Eucalyptus erythrocorys*. Native to the area and Western Australia, Illyarrie is a striking Eucalyptus tree distinguished by scarlet red bud caps and golden yellow flowers.

Inspired by nature

A peaceful neighbourhood inspired by nature yet close to everything, Illyarrie is our newest residential community in Western Australia.

Located 26km north of Perth CBD in the suburb of Sinagra, Illyarrie sits high on an elevated pocket of land. You'll wake each morning to the ever-present beauty of Lake Joondalup, the perfect backdrop to your everyday life.

A lot of communities talk about having the best of both worlds – that mythical sweet spot between modern city life and charming village serenity. At Stockland Illyarrie in Sinagra, it all rings true.

Created for today, yet focused on tomorrow, Stockland Illyarrie embodies our 70+ years' experience and our commitment to providing an aspirational, thriving place for you to live and love.



Features



Shops and town centre



Nearby schools and childcare



Views over Lake Joondalup



Parks and playgrounds



Local transport amenities



Display village homes from WA's leading builders





Build your
dream home
in our newest
Sinagra
neighbourhood



The perfect location doesn't exi- ...
at Stockland Illyarrie, the perfect
location does exist.



Future home to more than 600 households
(including 150 homes at Stockland Halcyon over
50s living), Illyarrie is the perfect neighbourhood
to build your first home... or your forever home.

Shopping and Amenities



- Wanneroo Central
(Coles, Kmart, ALDI) – 800m
- Wanneroo Markets (Spudshed) – 6.5km
- Lakeside Joondalup – 9km

Transport Connections



- Wanneroo Rd – 200m
- Mitchell Fwy – 7km
- Perth CBD – 26km
- Perth Airport – 32km
- Edgewater Train Station – 8 km
- Whitfords Train Station – 9km
- Joondalup Train Station – 9km
- Regular Bus Service
on Wanneroo Road
- Proposed Cycle Paths
connecting to future Sinagra
- Primary School &
Wanneroo Town Centre

Early Education and Schools



- Proposed Childcare – 300m
- Future Sinagra Primary School – 400m

- Sonass Early Learning & Care Wanneroo – 800m
- Goodstart Early Learning Sinagra – 900m
- St Anthony's School – 900m
- Wanneroo Primary School – 900m
- Sparrow Early Learning – 2km
- Wanneroo Senior College – 2.5km
- East Wanneroo Primary School – 3km
- St Stephens School – 3.5km
- Joseph Banks Secondary College – 7km
- TAFE Joondalup Campus – 7km
- Lake Joondalup Baptist College – 8km
- Edith Cowan University Campus – 9km
- Mater Dei College – 10km
- Prendiville Catholic College – 12km

Sports and Recreation



- Wanneroo Library and Cultural Centre – 800m
- Wanneroo Sports & Social Club – 1.3km
- Wanneroo Recreation Centre – 1.4km
- Wanneroo Community Centre – 1.5km
- Wanneroo Aquamotion – 1.6km
- Wanneroo Showgrounds, Tennis Courts & Skate Park – 1.8km
- Carramar Golf Course – 5km
- Wanneroo Botanic Gardens & Mini Golf – 7km
- HBF Arena – 8km
- Joondalup Resort – 12km

Medical Centres



- Wanneroo GP Super Clinic – 1km
- St John Urgent Care – 8km
- Joondalup Health Campus – 9km

Parks and Open Spaces



- 3 future parks
- 3.5km of cycle ways and
7.4km of pedestrian footpaths
- Yellagonga Regional Park
(Lake Joondalup) – 1.4km
- Rotary Park – 1.4km
- Neil Hawkins Park – 8km

Beaches



- Burns Beach – 10km
- Iluka Beach – 12km
- Mullaloo Beach – 13km
- Ocean Reef Boat Harbour – 14km
- Hillarys Boat Harbour – 15km

“
If you’re looking for
a place to call home,
look no further
”



Everything is within easy reach

Need a coffee fix? Cafe Elixir or Dome at Wanneroo Central are less than 1km away. Too relaxed to cook on a Sunday? Wander up to the local tavern for your Sunday pub lunch.

Have kids – or thinking about starting your own family? With Wanneroo Road on your doorstep, it’s an easy drive to any one of the six local primary and four local secondary schools. There’s even a future childcare centre and primary school planned within Stockland Illyarrie.

At Stockland Illyarrie, we want you to feel like home doesn’t end at your letterbox, which is why we designed the neighbourhood with plenty of paths to walk, cycle, scooter or skate along. You’ll catch up with neighbours at the local Stockland-sponsored RSPCA dog training sessions, year-round fitness classes and outdoor movie nights. Plus, the broader Wanneroo community has dozens of sport and leisure options to investigate as well.





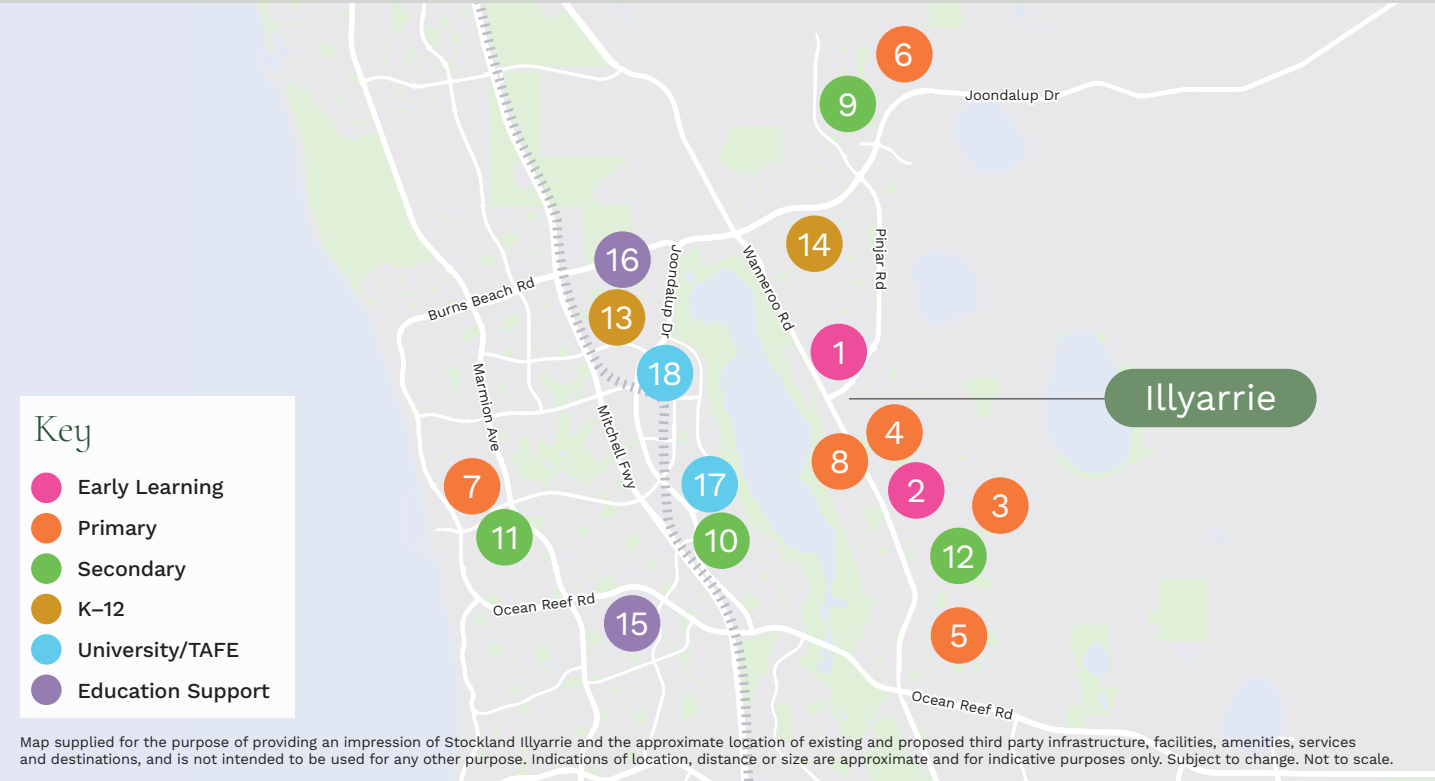
“
There’s not much
(not) to love about
this natural
sanctuary with
lake views
”



A great place for education

Young minds are well catered for in Sinagra, with six primary and four secondary schools a short drive, some even walking distance – away. St Anthony’s School and Wanneroo Primary School are a stone’s throw away, so in a few years’ time your kids could even be walking themselves.

There’s even a future childcare centre and primary school planned within Stockland Illyarrie, while for higher education, Edith Cowan University and a TAFE campus are close by. With grocery stores and coffee shops along the way, you can stock up and fire up your day on the way home from the school run.



Early Learning

- 1. Goodstart Early Learning
12 Cetara Chase, Sinagra
1800 222 543
- 2. Sonas Early Learning & Care
950 Wanneroo Rd, Wanneroo
(08) 6184 6056

Primary Schools

- 3. East Wanneroo Primary School
32 High Rd, Wanneroo
(08) 6207 3600
- 4. St Anthony’s School
7 Servite Tce, Wanneroo
(08) 9303 7500
- 5. St Elizabeth’s Catholic Primary School
30 Ranworth Rd, Hocking
(08) 9303 7600
- 6. St John Paul II Catholic Primary School
6 Kurrajong Blvd, Banksia Grove
(08) 9303 7101
- 7. St Simon Peter Catholic Primary School
18 Prendville Av, Ocean Reef
(08) 9301 6888
- 8. Wanneroo Primary School
15 Shaw Rd, Wanneroo
(08) 9306 0500

Secondary Schools

- 9. Joseph Banks Secondary College
40 Joseph Banks Blvd, Banksia Grove
(08) 9303 7400
- 10. Mater Dei College
107 Treetop Av, Edgewater
(08) 9405 4777
- 11. Prendville Catholic College
11 Prendville Av, Ocean Reef
(08) 9307 2000
- 12. Wanneroo Secondary College
56 Quarkum St, Wanneroo
(08) 6401 9800

Combined Primary and Secondary Schools

- 13. Lake Joondalup Baptist College
8 Kennedy Dr, Joondalup
(08) 9300 7444
- 14. St Stephen’s School – Carramar Campus
50 St Stephens Cr, Tapping
(08) 9306 7111 or (08) 9306 7100

Education Support

- 15. Belridge Secondary Education Support Centre
17 Gwendoline Dr, Beldon
(08) 9408 8050
- 16. Joondalup Education Support Centre
150 Blue Mountain Dr, Joondalup
(08) 9233 5800

Higher Learning

- 17. Edith Cowan University Joondalup Campus
270 Joondalup Dr, Joondalup
13 43 28
- 18. TAFE Joondalup Campus
35 Kendrew Cr, Joondalup
1300 300 822

Note: All schools in the region are co-educational and all primary schools listed offer out of school hours care. All distances provided were measured using Google Maps from 1040 Wanneroo Rd, Sinagra.

Surrounded by nature

It's not just the views of Lake Joondalup throughout the community that will constantly remind you how lucky you are to live here.

There's also 4 hectares (or two and a half Optus Stadiums) of green space throughout Stockland Illyarrie, greeting you every time you head outside. Within 15km of your new neighbourhood, you'll discover a host of wonderful places to explore and enjoy, such as Yellagonga Regional Park, Mullaloo Beach and Hillarys Boat Harbour, to name but a few.



Healthy, happy and connected

What do you need to be happy?

Once you've ticked 'building a new home' off your list, your life at Illyarrie is just beginning. Start walking or swimming laps. Join a local gym or commit to regular park runs at Lake Joondalup with your kids. Living in Stockland Illyarrie means nothing's off-limits, so why not give it all a go?



A sustainable path



Urban living, redefined for tomorrow

We believe there is a better way to live and sustainability is a fundamental part of that belief. Our vision is to regenerate the environment, and provide our customers with housing options that inspire people to thrive. Turning this vision into action is at the heart of Stockland's culture, and the work we are doing right now.

At Stockland Illyarrie, we're encouraging all our buyers towards renewable energy sources where possible.

At Stockland, we believe there is a better way to live

Stockland builds communities that people love to live in, and we've been doing it for more than 70 years.

The Stockland difference

1. **Your neighbourhood's streets** are planned for solar access and amenity, over yield.
2. **The park, primary school and shops arrive first**, and they're close for you to enjoy.
3. **Your home is built thoughtfully**, for street appeal and better resale.
4. **You'll meet your neighbours easily**, as you all settle in – we plan plenty of events for you to connect.
5. **It's easy to feel proud of your choice to join us.** Stockland's won a load of awards for community design and environmental excellence, across Australia.

If you love to live here, so will the person buying your home in a few years' time. We do our best to make sure that happens.

Site address

1040 Wanneroo Road,
Sinagra WA 6065

Illyarrie Sales & Information Centre

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