

# LAND

The average floor area of a new house in Perth is about 254sq m

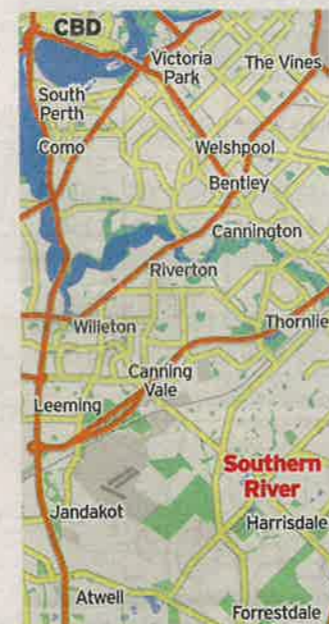
Source: Australian Bureau of Statistics



Artist impressions of how the \$80 million Park Avenue Estate will look.



# Lock, stock and take leave



## Mara Fox

PLANS for a lock-and-leave lifestyle estate in Southern River, about 22km south of Perth, were revealed today by developer Claymont.

The \$80 million Park Avenue Estate will comprise 351 lots, of which 283 are easycare house-and-land package strata-title lots, 39 are house-and-land package green-title lots, and 29 are land-only green-title lots.

Director Lily Wong said the modern urban development on about 13.7ha addressed a wide range of community needs for smaller, low-maintenance housing.

"Park Avenue offers lock-up-and-leave living on three strata village communities with

## Park Avenue Estate, stage 1A

Stage 1A comprises 39 house-and-land packages and will be coming on the market next week with:

- 15 lots of one-bed, one-bath plus study and a single garage
- 8 lots of three-bed, two-bath and single garage
- 16 lots of three-bed, two-bath with double garage

a range of single-storey villas on compact lots," Ms Wong said.

"These are suitable for all ages especially downsizers, first-home owners and investors. The single-storey villas, on turnkey basis, feature modern, contemporary skillion roofs with practical open-plan living.

"Highlight windows take advantage of natural light in the living and kitchen areas, allowing a bright and light atmosphere to these very

individual designs." Another strata-village community had been earmarked for over-55s living.

"This represents an opportunity for active retirees to relocate into a safe environment without losing amenities or independence," Ms Wong said.

"The added advantage being that they will own their home outright rather than leasing for life, therefore building equity and future wealth. There are no other fees apart from

normal strata levies." Building blocks from 440sq m to 550sq m on green-title lots were also available.

She said Park Ave, on the corner of Holmes and Lakey streets, was 400m from Amherst Town Centre and the Vale shopping centre.

She said singles, single parents, young couples and active retirees were looking for smaller modern homes in a good location, especially where there were excellent local amenities, quality finishes and easy-care, lock-and-leave living.

"Park Avenue offers choices and alternatives to a spectrum of homeowners and investors with the wide range of quality one-bedroom to three-bedroom turnkey single-storey villas in safe, village

community living," Ms Wong said. "There are four lap pools and landscaped barbecue areas designated for residents in each of the three strata-village communities for all ages and the strata-village community for over-55s."

The one-bed, one-bath with single lock-up garage homes are from \$293,000. The three-bed, two-bath with single lock-up garage started from \$348,000 and the three-bed, two-bath, double lock-up garage homes would start from \$375,000.

Further information or to register your interest in the first-stage release of Park Avenue Villas, contact Rod Waters on 0430 667 710, email [rod@claymont.com.au](mailto:rod@claymont.com.au) or visit [www.claymont.com.au](http://www.claymont.com.au).