Jindee
Information Pack

JINDEE

The Jindee Difference

Jindee is different to other estates, and very deliberately so. Some might say different by design. Jindee is a fully private estate that prides itself on traditional neighbourhood design, beautiful, mature trees and a connection to the beach that is unmatched, with a true coastal village contained in the master plan. Jindee also boasts its own, quintessentially Western Australian architecture which sets it apart from the crowd.

A VISION

The vision for Jindee is to create a coastal village that draws on the best of past and present town planning whilst maintaining the natural undulation of the land. Jindee will have a diversity of experiences from preserved natural environments through to a vibrant coastal village and will create a style of architecture that will evoke a sense of timelessness.

WITH A DESTINATION

The ultimate vision for the Jindee foreshore and beaches will be unlike any other land estate in Western Australia.

Jindee will be closer to the ocean than ever before making our coastal village reminiscent of what you find at Cottesloe, where you can spend the day under a shady beach pavilion or tree in the park, pop in for lunch at a café or restaurant and get some retail therapy – all in one connected ocean front area.

MAINTAINING A COASTAL LANDSCAPE

Jindee is keeping its beautiful hilliness by retaining the natural dune systems and their height and elevation. This will give Jindee a feeling of rolling hills and undulating lands.

A PLACE TO GROW

Jindee private estate creates true value through quality and this is reflected in everything that we do. From the stunning landscaping, natural open spaces, wide tree lined streets and timeless architecture, Jindee will create for you a true coastal neighbourhood, finished to perfection and ready for you and future generations.

IN A LEAFY COMMUNITY

Jindee has the most stunning tree lined streetscapes, boasting species that will grow tall and form canopies over the streets. Allowing shade to the footpaths, adding value and increasing your lifestyle benefits.

WHERE FAMILY IS IMPORTANT

Jindee is designed for all and is perfect for families at all stages of life. With a variety of home types from entry level to executive residences, the Jindee estate will offer our residents a place to start out in life and grow through all stages of this wonderful journey.

A PLACE TO WALK

Jindee has been designed with you as its first priority and has used a planning and development approach which is based on how cities and towns had been built for the last several centuries, long before cars became our main focus.

With walkable blocks and streets, housing, shopping and public transport in close proximity, and accessible public spaces you can throw away the keys and lace up your shoes.

WITH ROOM TO MOVE

The Jindee Masterplan includes a large proportion of much larger blocks with block sizes ranging from 180m^2 to over 2000m^2. This wide range of block sizes breaks away from current development standards and gives your family the option to choose a block that will offer the lifestyle benefits your desire, whether it be a swimming pool, large entertaining area or just room enough for a game of backyard cricket.

IN THE PERFECT LOCATION

Just 40km north of Perth City and 800m from the Butler Train Station, Jindee is perfectly positioned to give you the freedom of both a relaxed beach and busy urban lifestyle. Shop up a storm or grab a bite to eat from the many options available in the Brighton Centre or jump on the train and be in Joondalup (12 minutes), Leederville (34 minutes), the City (37 minutes) or even Mandurah in just over an hour.

Our Homes

Your Jindee Home will be beautiful and individual, reflecting a contemporary and classic style. With influences from Perth's beautiful coastal suburbs such as Fremantle, Cottesloe and Rottnest. The Jindee architecture will be timeless, using materials that will be enriched by the patina of age and creating an appeal and beauty to be enjoyed by generations to come.

WHAT ARE THE JINDEE ARCHITECTURAL STANDARDS?

The Jindee Architectural Standards take the place of the 'Design Guidelines' common with other estates and govern the home designs in Jindee.

Jindee is designed to be a coastal village, which nothing of its like has been seen in Australia before. When you are in Jindee you will know this, not only by our considered planning, our walkable tree lined streets, shady parks and open spaces... but also by our architecture.

A PLACE TO RELAX

Your front verandah will become the welcoming entrance to your home and provide a connection to the activity and life beyond your home. Prefer your privacy? Beautiful screening and/or planting allows you an aspect without others seeing in.

Verandahs can be maximised to be a more functional and livable space by adding wide opening doors from your living area, creating an all seasons oasis to the front of your home.

A PLACE TO BE PROUD OF

Your Jindee home is finished with high quality materials to ensure a superior finish. The addition of detailing to the front elevation and the broad range of quality materials and colours outlined in the Jindee Material and Colour Palette add to the high end finish of your Jindee home.

The Jindee Colour Palette reflects the colours of the Western Australian coast and takes influence from our local surrounds.

A PLACE FOR EVERYTHING

By allowing the front of your home pride of place and positioning the garage to the rear, we are able to reduce the limitations of garaging. A Jindee garage could be the full width of the block, include a large store, additional parking or workshop. The options are endless.

A SAFE PLACE

No garages to the front, means no driveways and no crossovers allowing the Jindee residents to walk our footpaths without fear of incoming or reversing vehicles.

Having a living space to the front of the home means more eyes on the street, keeping your family safe and secure in their Jindee home.

A PLACE OF BALANCED PROPORTIONS

The Jindee homes boast a minimum 32 course external wall height, adding height and creating balance. This also provides for high internal ceilings to the front of the home creating spaciousness, character and value.

A PLACE TO CONNECT

Your home will sit proud on the Jindee streets giving an elevated aspect from the street and allowing a connection from the verandah space to the street below.

SEE FOR YOURSELF

The Jindee Display Village is now open with a variety of Jindee homes ready to view.

There is also a wide selection of Jindee Brochure homes available to view in our office and online. Our Jindee Brochure homes are designed in collaboration with our recommended building companies and come ready for you to add your personal touches.

JINDEE

Jindee Price List

Release 3 North

Lot No	Frontage	Depth	Area	Building Type	Price
398	22.78	31.91	464	C/H	$362,000**
399	11.6	31.91	371	C/H	SOLD
400	12	32	384	C/H	SOLD
401	10	32	320	C/H	HOLD
402	10	32	323	C/H	HOLD
403	14	40.84	572	C/H/APT	SOLD
406	15.5	40.99	635	C/H/APT	$427,000
407	12	31.99	384	C/H	$317,000
408	12	31.99	384	C/H	SOLD
409	13.8	29.5	407	C/H	SOLD
410	38.46	23.34	531	C/H/APT	$382,000**
928	32.87	17.36	506	C/H/APT	$371,000
416	12	30	360	C/H	$300,000
417	13.8	30	414	C/H	$328,000
418	18.7	30	561	C/H/APT	SOLD
419	32.68	25	438	C/H/APT	$361,000

Note - Anticipated BAL rating of LOW
Titles anticipated early 2022

** Includes developer supplied balustrade

BUILDING TYPE DEFINITION

C = COTTAGE	Single family dwelling on a smaller lot that may be shared with an ancillary building or outbuilding in the backyard.
H = HOUSE	Single family dwelling on a large or medium sized lot that may be shared with an outbuilding.
APT - APARTMENT HOUSE	Residential building type accommodating multiple dwellings disposed above and/or beside each other. It shares the visual characteristics of one single-family dwelling type and should not be visually distinguishable as a multi-dwelling building.

Estates Development Company

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DISCLAIMER: All information contained in this price list has been compiled for your information only. You should conduct your own enquiries as to the accuracy of the information provided. All prices shown on this price list are subject to change without notice. Nothing in this price list constitutes or is intended to constitute an offer to sell, or an invitation to purchase, a property at a specified price. Whilst all information contained in this price list has been prepared with care, neither Jindee Development or Estates Development Company make any representation or warranty as to the accuracy or currency of the information provided and do not accept any responsibility or liability for any errors or omissions.

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Release 3 North

Lot No	Frontage	Depth	Area	Building Type	Price
420	18.7	34	636	C/H/APT	SOLD
421	13.8	30	414	C/H	SOLD
422	12	30	360	C/H	SOLD
429	14	32.5	455	H/APT	SOLD**
430	14	25	349	C/H	$314,000
431	12	26.85	322	C/H	$298,000
923	14	25	350	C/H	SOLD

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RELEASE 3 NORTH

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Legend

- Release Boundary
- Transect Zone
  - T4
- Entry Steps
- Indicative retaining wall locations
- Proposed light pole location
- Bin Pad Location
- (25.16) Lot Level
- [25.00] Road Level
- (29.30) Ground Level
- •25.50 Spot Height

JINDEE

Where life meets the ocean

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Jindee Price List

Release 2 – Parkside – Titled

Lot No.	Frontage	Depth	Area	Building Type	Price
82	12	30	360	Double Storey	**SOLD**
83	11	30	330	Double Storey	$283,000
84	10	30	300	Double Storey	$266,000**
85	10	30	299	Double Storey	$266,000**
86	14	30	419	Double Storey	**SOLD**
89	12	29	348	SDR	**SOLD**
115	14	30	420	SDR	**SOLD**

Release 2 – Titled

Lot No.	Frontage	Depth	Area	Building Type	Price	Bonus
111	14	30	420		$329,000	JIB
112	10	30	300		**SOLD**	
60	12	30	360	Side yard	$290,000	JIB

Note: Anticipated BAL rating of BAL LOW is based on BAL Assessment Report by Stratagen 24th of July 2020.

This lot is a **mandatory double storey home lot. The listed price shown **includes** a $15,000 price reduction in the form of a rebate to be paid to the buyer at settlement.

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RELEASE 2

Legend

- Release Boundary
- Transect Zone
- T4
- Entry Steps
- Indicative retaining wall locations
- Proposed light pole location
- Bin Pad Location
- (25.16) Lot Level
- [25.00] Road Level
- •25.50 Spot Height

Note:
All Release 2 lots are rear loaded

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