

# 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<sup>2</sup> to over 2000m<sup>2</sup>. 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 Rottneest. 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



## Release 5

Lot No	Frontage	Depth	Area	Building Type	Price
235	10	25.51	255	C/H	HOLD
948	19.57	30	473	C/H	\$405,000
243	12	29.6	356	C/H	HOLD
257	10	30	299	C/H	\$325,000
260	10	30	300	C/H	HOLD
261	12.03	30	361	C/H	\$370,000

Note - Anticipated BAL rating of Low  
 \* Titles anticipated May/June 2024

## Release 2 - TITLED

Lot No	Frontage	Depth	Area	Building Type	Price
84	10	30	300	Mandatory Double	\$310,000*

\* Resale Lot - Note: This lot is being listed on behalf of a third party, and is not offered for sale by Westminster Estates Pty Ltd



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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.

### 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.
- V = VILLA** Single residential dwelling on a larger lot shared by one or more outbuildings.
- APT - APARTMENT HOUSE** Residential building type accommodating multiple dwellings disposed above and/or beside each other. It share the visual characteristics of one single-family dwelling types and should not be visually distinguishable as a multi-dwelling building.



**JINDEE**

*Where life meets the ocean*

## RELEASE 5

### Legend

■■■■ Release Boundary

Transect Zone

T4  
T3

▤ Entry Steps

— Indicative retaining wall locations

o Proposed light pole location

△ Bin Pad Location

25.16 Lot Level

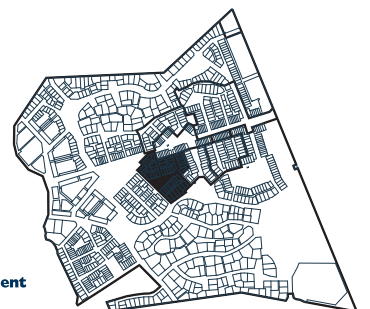
25.00 Road Level

29.30 Ground Level

25.50 Spot Height

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## RELEASE 2

### Legend

--- Release Boundary

Transect Zone

T4

Note:  
All Release 2 lots  
are rear loaded

▨ Entry Steps

— Indicative retaining wall locations

o Proposed light pole location

△ Bin Pad Location

25.16 Lot Level

25.00 Road Level

25.50 Spot Height



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# COASTAL LAND

UP TO 699m<sup>2</sup>

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600M FROM  
THE BEACH

NOW  
SELLING  
FAST

Experience relaxed beachside  
living and coastal luxury.



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