

CHAMPION LAKES



Love coming home
to life by the lake

Urban living in a natural setting

At Champion Lakes the appeal of a large lake in your backyard is just the beginning.

Located just 35 minutes' drive from the Perth CBD and 10 minutes from the centre of Armadale, Champion Lakes is a community unlike any other. The large lake as the centrepiece will not only offer you breathtaking water views but help you relax at the end of a busy day.

Escape to a slower pace of life where you can meet neighbours for a walk around the lake, take the kids to the playground or simply unwind with a drink and watch the sun go down.

Surrounded by nature yet close to everyday amenities this unique community is the natural choice for your next home.



10 minutes to Armadale

35 minutes to the Perth CBD

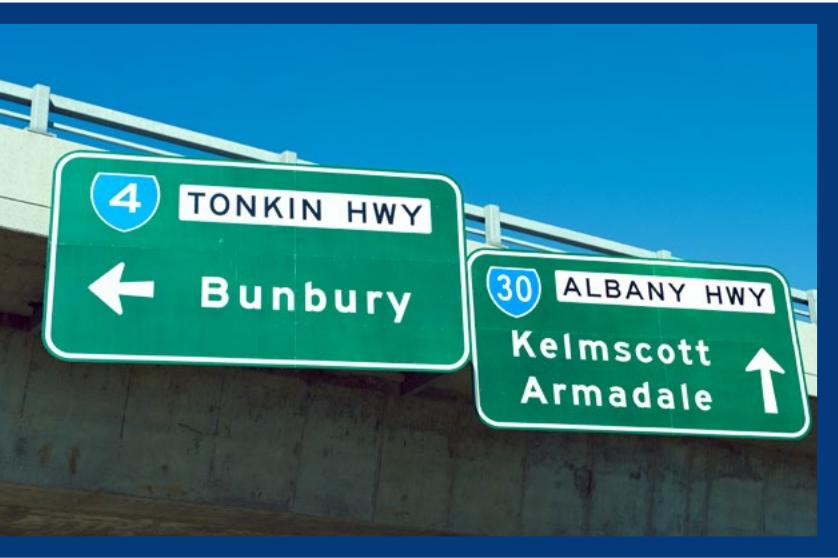
25 minutes to Perth Airport



Community and convenience

When you call Champion Lakes home you'll be joining a peaceful community with local convenience right on your doorstep.

Shopping centres, schools, childcare, entertainment options and good transport links are all close to home.



Step outside the estate and your everyday needs are taken care of with the choice of local shopping centres offering supermarkets, restaurants, pharmacies, newsagency and all modern conveniences.

If your family's education is a priority, at Champion Lakes you'll find yourself within walking distance of Kelmscott John Calvin School, conveniently located next door. John Wollaston Anglican Community School is a 2 minute drive away or a 25 minute walk. You'll also find a range of day-care centres, primary schools and local high schools in close proximity.

Should you need to head outside of the local area, a regular bus route runs from the entrance of Champion Lakes and links to the Kelmscott train station in 10 minutes.

You have the option of three stations on the Armadale to Perth train line, all located close by.

If you need to drive further afield direct access to Tonkin Highway and Albany Highway is just a few minutes away. Champion Lakes is an easy connect to the Perth Airport in under 25 minutes if you're looking for a lock-and-leave home.

You'll be close to everything when living at this unique lakeside community.





Life by the lake

Something curious happens when we get close to a lake. We get drawn to the edge and start to relax, to breathe a little deeper.

With a 55 hectare international standard rowing lake as its centrepiece, coming home to Champion Lakes you'll be met with an inviting environment for activity and leisure.

Your children or grandchildren will enjoy playing at the shaded playground and nature play area, or you could challenge them to a ball game at one of the many pockets of parkland scattered along the lake foreshore. The dual use pathways around the lake are perfect for scooters or bikes.

There is plenty to keep you and your family busy, from exploring the wildlife at the lake foreshore and conservation area to activities on top of the water such as kayaking and boating. You're welcome to join in activities at the Champion Lakes Regatta Centre, located across the lake where the Boating Club offers rowing, kayaking and dragon boating. BBQ, rest and shade areas are all waiting for you, all you need to do is invite friends and family to join you.

Champion Lakes has been designed to create a healthy and engaging neighbourhood.





Move into your dream home

At Champion Lakes you'll find a range of lot sizes to suit all lifestyles, from first homebuyers to growing families and downsizers. Options include low-maintenance cottage blocks for those seeking a lock-and-leave home to traditional blocks with room for a growing family.

When it's time to design your perfect home the Champion Lakes Design Guidelines will help guide you through the process and ensure yours is a high quality home to make you happy, just like the others built throughout the estate.

The guidelines have been developed to create Champion Lakes as a unique urban village with a distinct character that builds on the natural setting of the estate.

You'll always be part of a connected community with all internet and communications provided via NBN Co. All you need to do is arrange connection with your builder as part of the build process.

Why not take a look to see for yourself the diverse range of established homes and community amenities offered at this unique lakeside location.





Designed to enjoy the lake

The stunning feature of a large international standard rowing lake and natural setting makes Champion Lakes unique so you'll understand why environmental and water quality management plans are needed to protect and maintain the lake for everyone to enjoy.

As you wander around Champion Lakes you'll notice that verges and front gardens do not contain turf. Instead, they feature a range of local native plant species which are better adapted to WA conditions yet still add colour and diversity. These low-maintenance and environmentally friendly plants complement the natural surroundings.

The plant species chosen are waterwise meaning you'll be spending less time watering and more time enjoying your Champion Lakes home and the lakeside lifestyle it offers.



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Amenities close by



LEISURE

- Champion Lakes Parkrun - 1.6km
- Jetpack & Flyboard Adventures Perth - 2.3km
- Champion Lakes Regatta Centre - 2.4km
- Armadale Fitness and Aquatic Centre - 3km
- Grand Cinemas Armadale - 5.7km



EDUCATION

- Kelmescott John Calvin School - 600m
- Westfield Park Primary School - 1.8km
- John Wollaston Anglican Community School - 2km
- Kelmescott Senior High School - 2.6km
- Kelmescott Primary School - 3.9km



HEALTH SERVICES

- Champion Lakes Medical Centre - 1.5km
- Seville Drive Medical Centre - 2.5km
- Armadale Hospital - 5.6km



SHOPPING

- Aldi at Champion Lakes Shopping Centre - 1.6km
- Coles at Stargate Shopping Centre - 2.6km
- Woolworths at Kelmescott Plaza - 3.2km
- Armadale Shopping City - 6.1km



TRANSPORT

- Nearest Bus Stop - 140m
- Tonkin Highway - 1.8km
- Kelmescott Train Station - 2.9km
- Challis Train Station - 3.4km
- Sherwood Train Station - 3.8km
- Albany Highway - 3.9km
- Armadale Train Station - 5.6km

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