



Approach life naturally
at Champion Lakes

CHAMPION
LAKES



LANDCORP



Urban living in a natural setting

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

Sensitively designed to the environment, this waterwise estate features quality, well designed homes with an array of amenities just minutes away.

Surrounded by nature yet within reach of the city, this connected, peaceful community is the natural choice for your next home.







Modern and affordable, the estate will comprise of up to 450 new homes when complete.

Convenience and community

Located just 23km south-east of Perth, Champion Lakes has everything necessary to cater for a range of lifestyles. Public and private schools, shopping centres, child-care and transport are all established nearby.

Should you need to head into the City or to Fremantle, easy freeway access and the Kelmscott train station are just a few minutes away.

The estate is also close to Tonkin Highway, a direct link to Perth Airport, making it an ideal place for frequent travellers who want to return home quickly and enjoy a sense of community.

Now in Stage 6, with development well advanced, now is the ideal time to relocate to this cosmopolitan lakeside community.



At Champion Lakes you can enjoy the best of a natural yet connected estate.



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.

At Champion Lakes, you'll find a 55 hectare lake creating an inviting environment for activity and leisure.

The lake is a popular spot for kayaking and boating. BBQ facilities along the waterfront are perfect for picnics with family and friends.

If you enjoy an active lifestyle, there is a 5km pathway around the lake perfect for walking, cycling or running among parkland or open space. Surrounded by a wildlife conservation area and waterwise parks, the estate offers an environmentally friendly approach to living.

To maintain the clear and pristine quality of the lake, a design known as 'Living Streams' is used to keep water constantly flowing.

Environmental and water quality management plans are in place to protect and maintain the lake for everyone to enjoy.







Champion Lakes represents best practice in environmentally sensitive design.



Quality environmental design

The design of each new home is to be responsive to local climatic conditions and demonstrate sustainable living solutions.

Environmental performance of homes is of great importance to ensure that energy and water consumption is minimised.

Lot layouts and building envelopes have been allocated to encourage maximum access to sunlight and allow for cross ventilation through prevailing breezes.

Design Guidelines have been produced to help establish a unique urban village with a distinct character that builds on the natural setting of the estate whilst enhancing the surrounding built environment.

For a copy of the Design Guidelines, contact the Estate Manager or visit champion-lakes.com.au





These low-maintenance and environmentally friendly plants complement the natural surroundings.



Planting to protect the environment

As you wander around Champion Lakes you will 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.

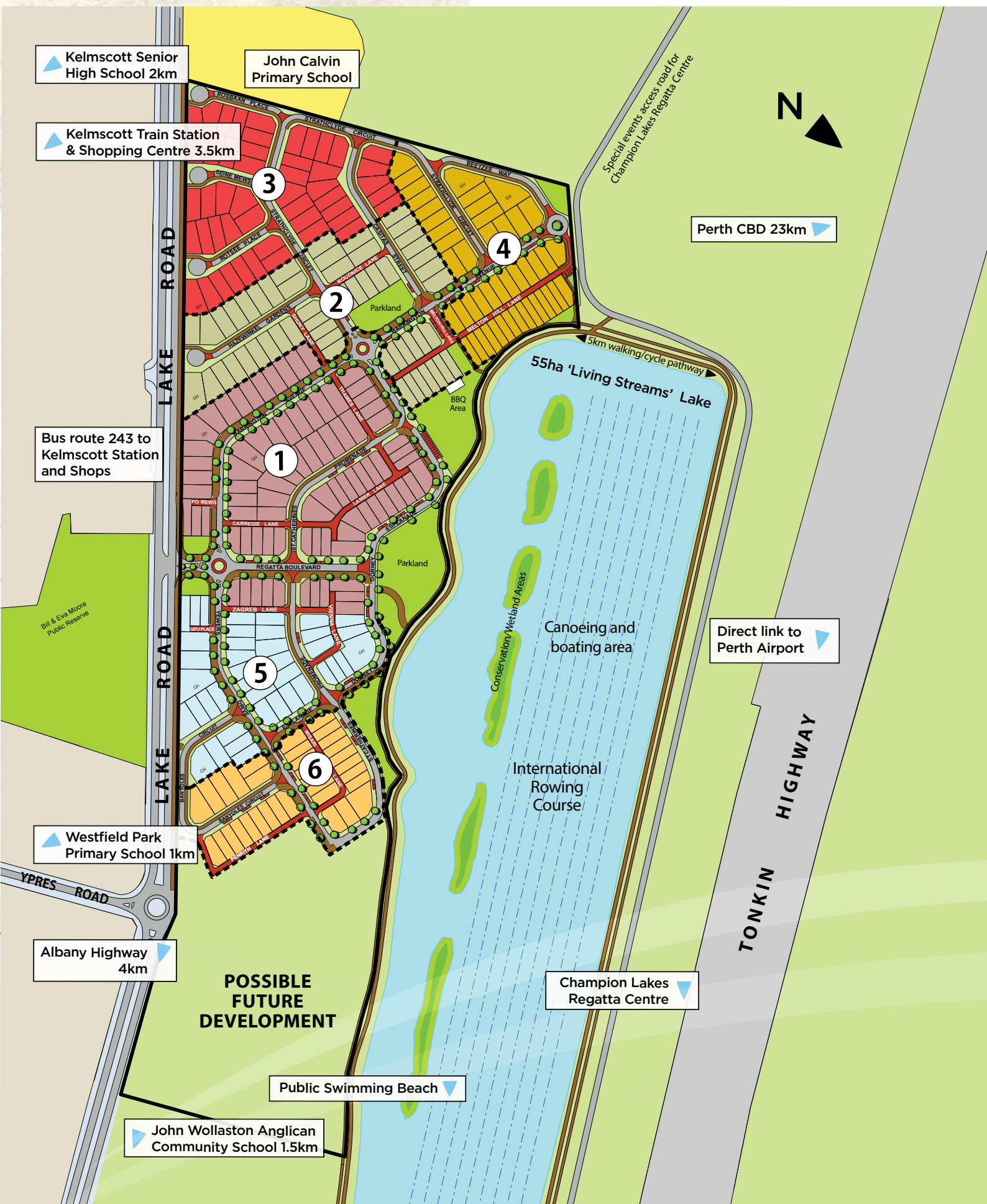
The plant species chosen are waterwise meaning they need less watering and are sustainable by being drought resistant, which helps reduce water usage. They look healthy all year round even in the extremes of WA's summer and winter.

In order to protect the lake, it is important that contaminants are not introduced into the estate. This is another reason why only waterwise local native plant species are recommended in gardens.

These plants require less maintenance to look after. More importantly they require none or very little fertilisers, which can cause harm to water systems and wildlife.

The parklands dotted throughout the estate are turfed open spaces that can be used for a wide range of leisure activities including a picnic, ball game or just to relax in and admire the lake view.





Who are LandCorp?

We provide residential, commercial and industrial land for the growth of Western Australia.

Our focus is to develop land in areas with positive future potential and provide a variety of developments specifically designed to meet our changing lifestyles.

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