



Ambia
SOUTHERN RIVER



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Rise and shine amongst natural surrounds

Ambia is a new community set amongst the golden
ambiance of the classic Australian landscape, just
minutes away from all the conveniences of modern life.

Every morning you and your family can rise and shine
to the natural splendour of mature trees, conserved
wetlands, native bush, parkland and views of the
Darling Scarp in the distance.

Located in Southern River, only 17km from the Perth
CBD, Ambia is close to established shopping centres,
schools, medical facilities, employment hubs, major
highways and public transport links.

With a range of affordable lots to choose from,
you'll find the perfect homesite to match
your needs at Ambia.



The inspiration for the name Ambia

The name Ambia was inspired by the relaxing ambiance you can feel throughout the community with its abundance of light and 3.5 hectares of retained native landscape.

Boasting mature Lemon Scented Gums, Banksia woodland, green open spaces and a central wetland conservation area, there will be no better place to soak up the natural environment of Southern River.



Built on a rich heritage

The land on which Ambia is located has been in demand since the European settlers discovered its potential in 1829.

In 1862, the land was purchased by Charles Gosnell, director of the famous London perfumery manufacturer, John Gosnell & Co, who used the fertile soil to grow aromatic flowers for a range of perfumes.

In 1890, Perth experienced an influx of residents from overseas and interstate due to the gold rush in Kalgoorlie and Coolgardie. To cater for an increased demand for homesites, developers bought the land from the deceased estate of Gosnell and in 1907 the name 'Gosnells' was adopted for the area.

In the late 1960s, the City of Gosnells formally declared the suburb of Southern River, which became a popular choice for small farms, orchards, nurseries and market gardens.

Today, most of the properties have been transformed into thriving urban communities where modern developments like Ambia are attracting a new generation of settlers.

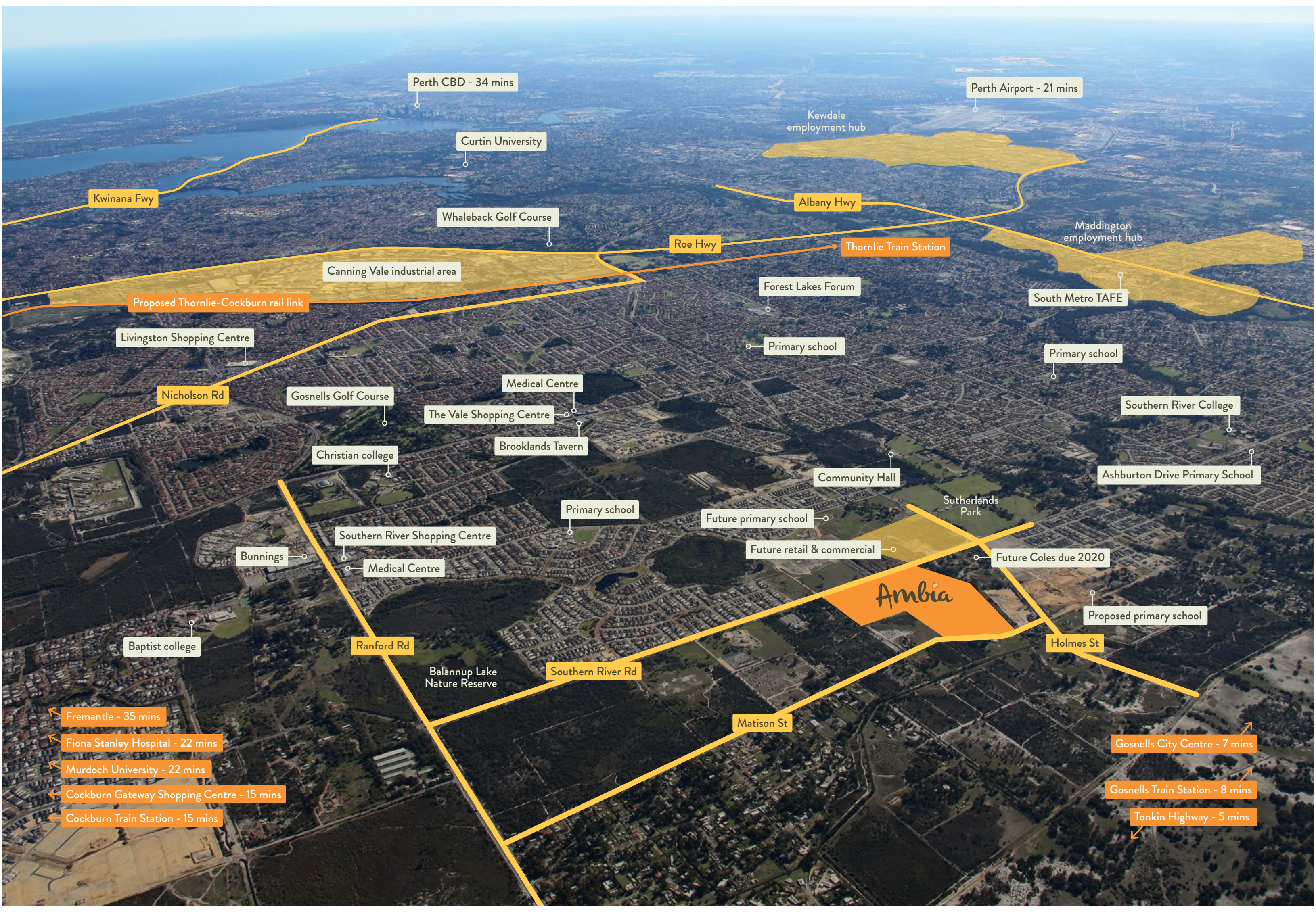


Enjoy the ambiance and convenience

Living at Ambia, you'll enjoy the best of both worlds thanks to the ambiance and convenience of this connected, natural location.

Situated in the heart of Southern River, you're just a short drive from shopping centres, public or private schools, playing fields, hospitals and employment hubs in Thornlie, Maddington, Kewdale and Canning Vale.

Ambia's convenient location also provides easy access to Roe Highway, Tonkin Highway and Albany Highway, plus public transport links at the nearby Seaforth and Gosnells train stations.



Perth CBD - 34 mins

Perth Airport - 21 mins

Kewdale
employment hub

Curtin University

Kwinana Fwy

Albany Hwy

Whaleback Golf Course

Roe Hwy

Thornlie Train Station

Maddington
employment hub

Canning Vale industrial area

Proposed Thornlie-Cockburn rail link

Forest Lakes Forum

South Metro TAFE

Livingston Shopping Centre

Primary school

Primary school

Nicholson Rd

Gosnells Golf Course

Medical Centre

The Vale Shopping Centre

Brooklands Tavern

Southern River College

Christian college

Community Hall

Ashburton Drive Primary School

Primary school

Sutherlands Park

Future primary school

Future retail & commercial

Future Coles due 2020

Bunnings

Southern River Shopping Centre

Medical Centre

Proposed primary school

Baptist college

Ranford Rd

Balannup Lake
Nature Reserve

Southern River Rd

Holmes St

Matson St

Fremantle - 35 mins

Fiona Stanley Hospital - 22 mins

Murdoch University - 22 mins

Cockburn Gateway Shopping Centre - 15 mins

Cockburn Train Station - 15 mins

Gosnells City Centre - 7 mins

Gosnells Train Station - 8 mins

Tonkin Highway - 5 mins

Ambia

Live in an intimate community

There's nothing more reinvigorating than spending time amid the relaxing ambiance of the unique Australian landscape.

At Ambia, you'll be able to stroll along tree-lined avenues to the park and wetland conservation area, which has been designed as a 'shared backyard' where you, family and friends can socialise and explore the walking trails that meander through the retained natural bush.

With only a few hundred lots available at Ambia, the homes will follow modern guidelines which encourage open-plan designs that bring the outside in through expansive windows and bi-fold doors.

To enhance social interaction and take advantage of views over the retained bushland and park, contemporary elevations with living spaces at the front of the homes will flow onto shady verandahs and balconies.

Every street in Ambia will contribute to the ambiance of the natural environment with selected house designs and clever waterwise front gardens boasting a vast array of colourful native plants.



Fast facts about Ambia

- A brand new community with approximately 350 lots, due for completion in 2024.
- Located in Southern River, just 17km from the Perth CBD.
- Set amongst 21 hectares of classic Australian landscape with mature trees, landscaped park, central wetland conservation area and views of the Darling Scarp in the distance.
- Close to established shopping centres, public and private schools, playing fields and medical facilities.
- Short drive to employment hubs in Thornlie, Maddington, Kewdale and Canning Vale.
- Easy access to Albany Highway, Roe Highway and Tonkin Highway.
- Connected to public transport links.
- 14km from Fiona Stanley Hospital and Perth Airport.
- Modern design guidelines are in place to ensure quality open-plan, light-filled homes that bring the outside in.
- A range of affordable lots to match your needs.

Keep up-to-date and get a little extra back

If you sign up, you'll be the first to know about our new releases. It means you'll always get the best pick of the bunch. And a few lovely little extras wouldn't go astray, would they?

Free updates about LWP communities

Great choice of homesites

Front garden landscaping

Side and rear fencing

NBN connectivity

Opens spaces and places

Local facilities, services and education

Ambia

Visit ambialand.com.au and sign up today.

About the developer

LWP is an internationally-awarded developer that specialises in creating master-planned urban communities.

Through its flagship Ellenbrook project, LWP has established its credentials as a visionary 'place maker' – creating vibrant, healthy and sustainable communities where people can live, work and play.

Creating a community is much more than just people and infrastructure; LWP believes in creating a true sense of place and one that enriches the lives of its residents. In undertaking its work, LWP pursues outcomes in four key areas:

Socially - through the integration of new and existing communities to reinforce a sense of place and deliver on the range of facilities and services that new communities need.

Economically - by providing new opportunities for business and local employment.

Environmentally - by ensuring that the overall design works in harmony with its immediate surroundings.

Partnering - by working closely with stakeholders to realise a shared and sustainable vision.



Ellenbrook was recently awarded Gold Winner Master Plan in the 2015 FIABCI World Prix d'Excellence Awards.



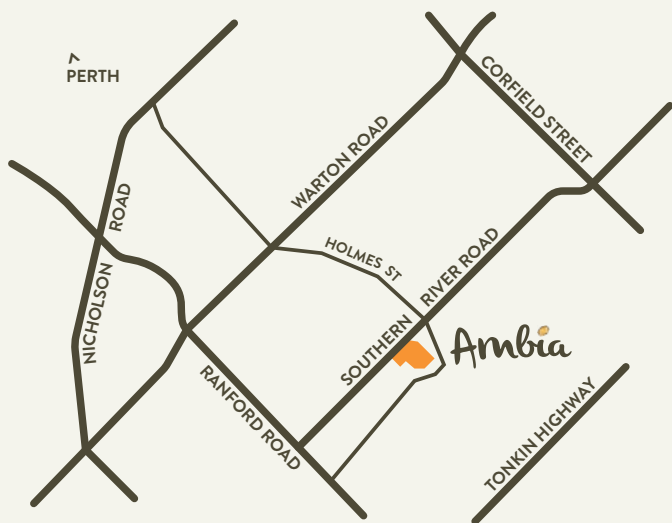
Want to find out more?

To find out more about living amongst the relaxing
ambiance of Ambia, visit ambialand.com.au

Get in touch

Call (08) 9297 9988 or email
ambia@lwpproperty.com.au

Ambia is located on Southern River Road
(nearest intersection Holmes Street) in Southern River.



 ambialand.com.au

 [instagram.com/ambialand](https://www.instagram.com/ambialand)

 [facebook.com/ambialand](https://www.facebook.com/ambialand)

