



Pricelist as at 24th January 2022

Lot No	Stage	Street Name	Area (m ²)	Front (m2)	Depth (m2)	Price (\$)	Titles	BAL	Comments
192	2B	Bikram Circuit	263	10.5	25	\$240,000	TITLED	12.5	
212	4B	Zola Lane	180	6	30	\$182,000	TITLED	12.5	Single Storey Rear Garage
218	4B	Repose Street	183	7.5	25	\$186,000	TITLED	12.5	Side garage
227	4B	Bikram Circuit	228	15	15	\$218,000	TITLED	19	
265	4B	Irenic Road	187	8.5	22	\$181,000	TITLED	19	
191	2B	Bikram Circuit	183	7.5	25	\$186,000	TITLED	12.5	Side garage / Corner
208	2B	Repose Street	315	10.5	30	\$268,000	TITLED	12.5	
221	2B	Repose Street	263	10.5	25	\$239,000	TITLED	12.5	
183	2C	Hakcyon Loop	253	6	30	\$209,000	TITLED	12.5	Single Storey Rear Garage
185	2C	Halcyon Loop	180	6	30	\$180,000	TITLED	12.5	Single Storey Rear Garage
186	2C	Halcyon Loop	180	6	30	\$180,000	TITLED	12.5	Single Storey Rear Garage
187	2C	Halcyon Loop	180	6	30	\$180,000	TITLED	12.5	Single Storey Rear Garage
190	2C	Halcyon Loop	253	6	30	\$209,000	TITLED	12.5	Single Storey Rear Garage
1	6B	Halcyon Loop	350	12.5	28	\$267,000	Mar-22	12.5	Corner / Noise package A
2	6B	Halcyon Loop	292	10.5	27	\$239,000	Mar-22	12.5	Noise package A
3	6B	Halcyon Loop	330	12.5	25.6	\$265,000	Mar-22	12.5	Noise package A
4	6B	Halcyon Loop	264	10.5	25	\$234,000	Mar-22	12.5	Noise package A
5	6B	Halcyon Loop	187	7.5	24.9	\$192,000	Mar-22	12.5	Noise package A
6	6B	Halcyon Loop	187	7.5	24.9	\$192,000	Mar-22	12.5	Noise package A
7	6B	Halcyon Loop	262	10.5	24.9	\$234,000	Mar-22	12.5	Noise package A
40	6B	Halcyon Loop	315	10.5	30	\$268,000	Mar-22	12.5	
48	6B	Halcyon Loop	320	13	25	\$270,000	Mar-22	12.5	Corner
51	6B	Halcyon Loop	263	10.5	25	\$236,000	Mar-22	12.5	
52	6B	Halcyon Loop	333	13.5	25	\$274,000	Mar-22	12.5	Corner
63	6B	Halcyon Loop	255	13	20	\$234,000	Mar-22	12.5	Corner
64	6B	Halcyon Loop	210	10.5	20	\$219,000	Mar-22	12.5	
65	6B	Halcyon Loop	250	12.5	20	\$237,000	Mar-22	12.5	



Lot No	Stage	Street Name	Area (m ²)	Front (m)	Depth (m)	Price (\$)	Titles	BAL	Comments
249	5B	Irenic Road	295	15	20	\$241,000	Aug-22	19	NEW RELEASE!
250	5B	Bikram Circuit	315	10.5	30	\$268,000	Aug-22	19	NEW RELEASE!
252	5B	Bikram Circuit	315	10.5	30	\$268,000	Aug-22	19	NEW RELEASE!
253	5B	Bikram Circuit	375	12.5	30	\$293,000	Aug-22	19	NEW RELEASE!
254	5B	Bikram Circuit	345	11.5	30	\$274,000	Aug-22	19	NEW RELEASE!
165	2C	Halcyon Loop	252	9	28	\$175,000	TITLED	12.5	Double storey
164	2C	Halcyon Loop	168	6	28	\$165,000	TITLED	12.5	Double storey
163	2C	Halcyon Loop	168	6	28	\$165,000	TITLED	12.5	Double storey
162	2C	Halcyon Loop	168	6	28	\$165,000	TITLED	12.5	Double storey
161	2C	Halcyon Loop	180	6	30	\$167,000	TITLED	12.5	Double storey
160	2C	Halcyon Loop	180	6	30	\$167,000	TITLED	12.5	Double storey
159	2C	Halcyon Loop	180	6	30	\$167,000	TITLED	12.5	Double storey

Double Storey lots come with a \$15,000 rebate!



Fast Facts Ambia

- 17kms from 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
- Future planned park in Ambia (completion January 22)
- New large shopping centre (Southern River Square) going in right next to Ambia (completion February 22) includes Coles, Chemist Warehouse, McDonalds, Child Care, an more!
- Close to established shopping centres, public and private schools, playing fields and medical facilities
- Short drive to employments 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

Bonus Inclusions

- Front garden landscaping
- Side & rear fencing
- NBN connectivity
- Local facilities, services and education

Visit **ambialand.com.au** to find out more and register today

Purchasers will need to ensure they have their **pre-approval letter** or **Letter of Eligibility** in place from their financial institution or broker and a **\$1,000 deposit**.

Concept Plan

Ambia
SOUTHERN RIVER





Ambia
SOUTHERN RIVER



Future Park



Completion Feb 2022

Includes:

Coles, Chemist Warehouse, McDonalds, Child Care, +More!



Stage 2B PRELIMINARY



Stage 2B (R40 Lots)	Retaining Wall	Drainage Grate	Street Lights	Sewer Housing Connection/Manhole	Water Hydrant
Stage 2B (R50 Lots)	Masonry Noise Wall	Side Entry Pit	Street Lights 1m x 1m Road Widening	Main Sewer Collection Manhole	Water Valve
Stage 2B (R60 Lots)	Future Road	Drainage Manhole	Western Power Housing Connection	Sewer Easement	Garage Location
Previous Release	Footpath	Stormwater Junction Connection	Western Power Padmount Site	Access Restriction	Lot Levels
Future Residential					Road Levels
Future Residential Package A					
Lots Subject to Bushfire Management Plan					

All Dimensions and Areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Some services may not be shown, as engineering and cadastral design is still to be finalised. Trees are indicative only.

01/10/2020 Rev: 01/10/2020 Date: 10/10/2020 © LWP

Stage 2C

Ambia
SOUTHERN RIVER

PRELIMINARY



Stage 2C (R60 Lots)	Retaining Wall	Drainage Grate	Street Lights	Sewer Housing Connection/Manhole	Water Hydrant
Previous Release	Masonry Noise Wall	Side Entry Pit	Street Lights 1m x 1m Road Widening	Main Sewer Collection Manhole	Water Valve
Quite House - Design Required Package A	Brick Paving	Drainage Manhole	Western Power Housing Connection	Sewer Easement	Garage Location
Lots Subject to Bushfire Management Plan	Footpath	Stormwater Junction Connection	Western Power Padmount Site	Access Restriction	Lot Levels
		12m Wide Power Easement		NBN Housing Connections	Road Levels
					132Kv Overhead Transmission line

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Stage 4

Ambia
SOUTHERN RIVER

PRELIMINARY



Stage 4 (R40 Lots)	Retaining Wall	Drainage Grate	Street Lights	Sewer Housing Connection/Manhole	Water Hydrant
Stage 4 (R50 Lots)	Future Road	Drainage Manhole	Street Lights 1m x 1m Road Widening	Main Sewer Collection Manhole	Water Valve
Stage 4 (R60 Lots)	Footpath	Stormwater Junction Connection	Western Power Housing Connection	Sewer Easement	Garage Location
Previous Release	Batter Line	Western Power Padmount Site	Below Ground Service Pit and Connection	Access Restriction	Lot Levels
Future Residential	Side Entry Pit			NBN House Connection	Road Levels
Dress Circle					
Lots Subject to Bushfire Management Plan					

All Dimensions and Areas are subject to survey. These details in this brochure are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when any construction is related with lot boundaries as building restrictions may apply. All shading walls, services and associated easements are shown exaggerated for legibility. Some services may not be shown, as engineering and cultural design is still to be finalized. Sites are indicative only.
MAG Ref: R000000-0001 Date: 04/04/2023 6000000

Stage 5B

PRELIMINARY



Stage 5B (R30 Lots)	Retaining Wall	Drainage Grate	Street Lights	Sewer Housing Connection/Manhole	Water Hydrant
Stage 5B (R50 Lots)	Future Road	Side Entry Pit	Street Lights 1m x 1m Road Widening	Main Sewer Collection Manhole	Water Valve
Stage 5B (R60 Lots)	Footpath	Drainage Manhole	Western Power Housing Connection	Access Restriction	Garage Location
Previous Release	Batter Line	Stormwater Junction Connection	Below Ground Service Pit and Connection	NBN House Connection	Lot Levels
Lots Subject to Bushfire Management Plan		Western Power Padmount Site			Road Levels

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Stage 6B

Ambia
SOUTHERN RIVER



PRELIMINARY

- Stage 6B (R12) Lot
- Stage 6B (R12) Lot
- Future Road
- Future Road
- Future Road

- Gate House - Design Request
- Gate House - Design Request
- Gate House - Design Request
- Gate House - Design Request
- Gate House - Design Request

- Retaining Wall
- Masonry Retaining Wall
- Block Paving
- Footpath
- Future Road

- Drainage Drain
- Side Drive Pit
- Drainage Manhole
- Street Housing Connection/Manhole

- Street Light
- Street Light for a 1m Road Widening
- Western Power Housing Connection
- Western Power Flatmount Site

- Water Hydrant
- Water Valve
- Lot Layout
- WSP Housing Connection

- Road Layout
- Storage Location
- Access Restriction
- 1:200's Overhead Transmission Line

All dimensions and levels are subject to survey. The particular details and layout are suggested for identification purposes only and do not constitute a guarantee of the accuracy or sufficiency of the information provided. All dimensions and levels are subject to survey. The particular details and layout are suggested for identification purposes only and do not constitute a guarantee of the accuracy or sufficiency of the information provided. All dimensions and levels are subject to survey. The particular details and layout are suggested for identification purposes only and do not constitute a guarantee of the accuracy or sufficiency of the information provided.



Perth CBD - 34 mins

Perth Airport - 21 mins

Kewdale employment hub

Curtin University

Kwinana Fwy

Albany Hwy

Whaleback Golf Course

Maddington employment hub

Roe Hwy

Thornlie Train Station

Canning Vale industrial area

Forest Lakes Forum

South Metro TAFE

Proposed Thornlie-Cockburn rail link

Livingston Shopping Centre

Primary school

Primary school

Nicholson Rd

Gosnells Golf Course

Medical Centre

The Vale Shopping Centre

Southern River College

Brooklands Tavern

Christian college

Community Hall

Ashburton Drive Primary School

Primary school

Future primary school

Sutherland Park

Southern River Shopping Centre

Future retail & commercial

Future Coles coming soon

Medical Centre

Bunnings

Ambia

Yarralinka primary school

Baptist college

Ranford Rd

Holmes St

Balannup Lake Nature Reserve

Southern River Rd

Matison 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

Torkin Highway - 5 mins

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.