



A country life, in style



Mauravillo

PERTH HILLS | WESTERN AUSTRALIA



Country air, country sounds, tree-lined lakes and rolling pastures. Perhaps you've finally found it at Mauravillo. Part of this beautifully maintained farm is being subdivided into smaller, affordable blocks of 1 to 5 hectares (2.5 to 13 acres). This is perfect for horse owners or those who like to run a few cattle, sheep, chickens or plant their own fruit trees. It's also ideal for people who simply want fresh air, open space and a chance to be idle.



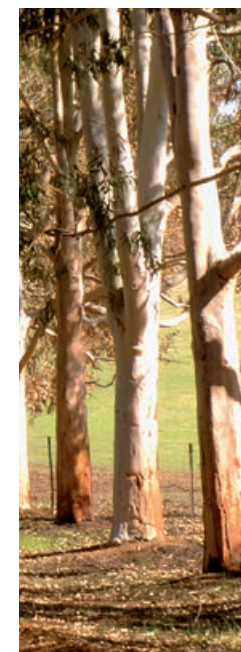
For almost half a century, Mauravillo has been developed as one of Western Australia's premier country estates, and a successful, well-managed beef, sheep, cropping and irrigation enterprise.



Every lot comes complete with reticulated scheme water which adds to a reliable annual rainfall at around 600mm already ensuring year-round water. Then there is the pristine, naturally filtered flowing spring which constantly replenishes the massive dams.

You may want to have friends up for relaxed lunches, or unforgettable nights filled with stimulating conversation around a crackling fire. Then again, you may just want to sit on your veranda, with a book and a glass of wine, and do absolutely nothing at all. Either way, this place is perfect.

Wundowie township with its supermarket, shops, tennis club, pony club, country club, go-kart club, golf club and swimming pool is just 5 kilometres down the road. And then there's beautiful and historic towns of Northam, Toodyay, York, Mundaring and Gidgegannup with all their wonderful attractions a mere 15-20 minutes away.



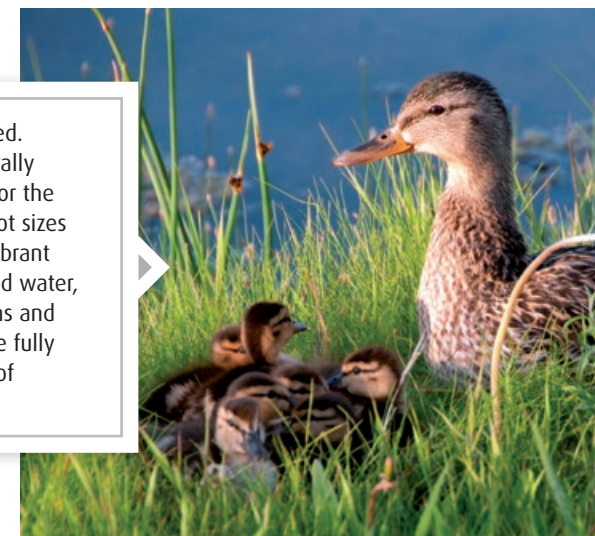


Secure your own piece of a rural paradise, one hour from the city.

The site has lovely undulating topography with a number of high points providing significant views over the surrounding landscape. Part of the land has areas of established vegetation, which offer variety and visual relief. Permanent dams in the south-west corner of the site provide an attractive outlook and an amenity for the eventual lot owners.

Lots sizes of between 1 and 3ha are generally

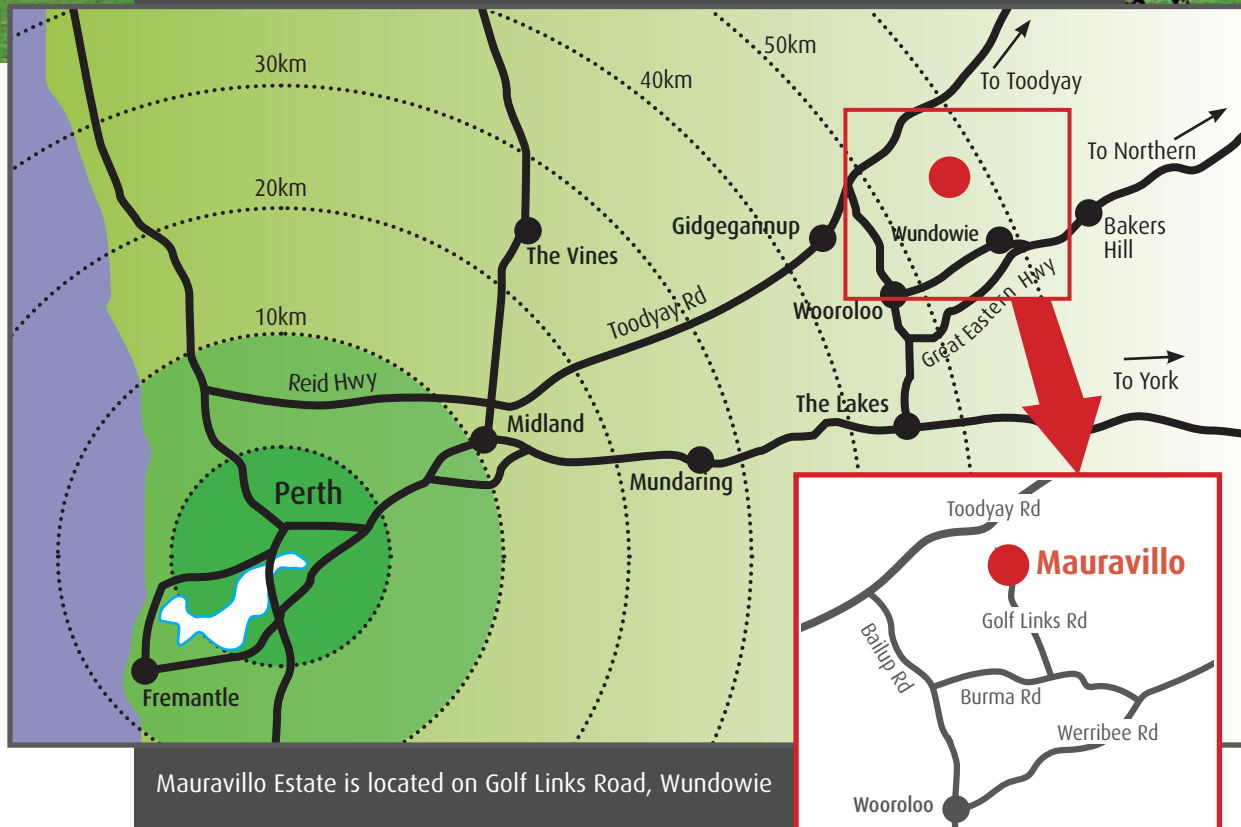
located in areas which have been cleared. Larger lots of between 3 and 5ha generally contain pockets of remnant vegetation or the more premium views. The diversity of lot sizes will mean a wider choice and a more vibrant community. Each lot will have reticulated water, underground power, telecommunications and entry gates and the entire estate will be fully fenced to provide security and a sense of exclusivity and community.



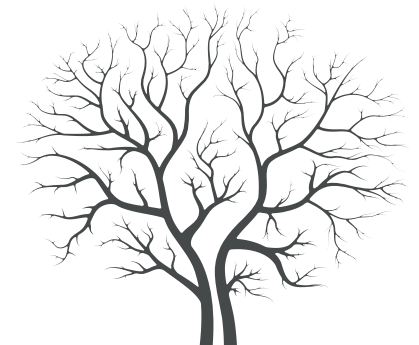


Outstanding Features

- Public access dams
- Scheme water to all sites.
- Sealed access roads.
- Quality fencing of all lots.
- All lots are provided with frontage to a public road.
- Many lots have frontage to tree-lined boulevards for maximum streetscape and to take advantage of views.
- Restrictive covenants will maintain a high standard of housing to help protect the investment.



Mauravillo Estate is located on Golf Links Road, Wundowie



Mauravillo

PERTH HILLS | WESTERN AUSTRALIA

To contact us, please visit our website at
www.mauravillo.com.au