

Ambia



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. Ambia is located in the established suburb of Southern River, where homes for sale are hot property in Western Australia. With good connections to Perth CBD yet still surrounded by the serene, natural beauty of WA, this community truly is the best of both worlds. You can find Ambia just off Southern River Road (closest intersection is Holmes Road).

Key Facts

- 24kms from Perth CBD
- Boutique, Private estate
- Walk to the shops
- Childcare within the estate
- Close to employment hubs
- Easily accessible

Size & Location

- Located in Perth's South-East Corridor.
- Situated in the heart of Southern River.
- Set amongst 21 hectares of classic, golden Australian landscape.
- Private estate.
- Boutique community of 350 homes.

Parks & Reserves

- Ambiance Park located at the heart of the estate.
- Retained conservation bushland within the estate.
- 1.5kms from Sutherlands Park.

Shopping & Facilities

- Within walking distance of Southern River Square Shopping Centre (Coles, Chemist Warehouse, hair salons, food outlets and more).
- 3kms from Southern River Shopping Centre.
- Short drive from employment hubs in Thornlie, Maddington, Kewdale and Canning Vale.

Education

- Great Beginnings Child Care located within the estate.
- Within Yarralinka Primary School catchment (1km).
- Within Southern River College catchment (2.8km).
- 3.5kms from Providence Christian College.
- 3.8kms from Carey Baptist College.
- 4.4kms from St Emile's Catholic Primary School.
- Within walking distance of Ascolta Early Learning & Care

Transport

- 28 minutes from Perth CBD.
- 22 minutes from Perth Airport.
- Easy access to Tonkin Highway, Albany Highway and Kwinana Freeway.
- Connected to public transport links.

For more information, contact:

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 **SATTERLEY**