

# Clementine

UPPER SWAN

Clementine is nestled on the banks of the picturesque Ellen Brook reserve in the Upper Swan region. Featuring spacious homestead-style blocks, Clementine offers relaxed living, extensive green parklands and community spaces including an open-air pavilion and restored cottage - all just 35km from Perth's CBD.

Located on a former vineyard rich in family history, the new estate is also just minutes from all the wineries, breweries, and restaurants the Swan Valley has to offer.



Masterplanned  
community



40min from  
the CBD



Nestled beside  
Ellen Brook creek



## Estate Overview

### Location

- 35km northeast of Perth CBD
- 8km northeast of Ellenbrook Shopping Centre

### Size

- 138-hectare master planned community
- 1,695 homes upon completion

### Parks & Playgrounds

- 2km walking and riding path through the foreshore reserve welcomes the beautiful Ellen Brook into the estate
- Once complete, there will be 15 public open spaces for the community to enjoy

### Schools

- There are plans for a future primary school within Clementine estate
- Upper Swan Primary School, Upper Swan (3km south)
- Aveley Secondary School, Ellenbrook (7km west)
- Swan Valley Anglican Community School, Aveley (7km southwest)
- Ellenbrook Christian College, Ellenbrook (10km southwest)

### Childcare

- Several childcare centres nearby in the neighbouring suburbs of Ellenbrook and Aveley

### Shopping

- There are plans for a future local shopping centre within the estate
- Aveley Shopping Centre (6km southwest)
- Ellenbrook Central (8km southwest)
- Midland Gate (15km south)

### Entertainment

- The wineries, breweries, and restaurants of the Swan Valley (8km south)
- Picnics and bushwalks at Bells Rapids, Brigadoon (8km southeast)

### Transport

- Ellenbrook train station (9km west) - estimated completion date 2024
- Transperth bus service runs along Great Northern Highway, Apple St, and Railway Pde
- Midland train station (15km south)

### Community

- You'll be supported by a team dedicated to making it feel like home when you live in Clementine
- Connect with others at the Clementine Share Place and get to know your neighbours at a community event
- Grants available so you can help shape the future you want for your community

### Contact

Phone: (08) 6117 3079  
Website: [YourClementine.com.au](http://YourClementine.com.au)

