



# ARIELLA ESTATE

*Henley Brook*

**Into  
Place**  
.

INTELLIGENT DESIGN. DISTINCTIVE PLACES



# Ariella Estate, Henley Brook. Where Life Comes Together.

**Exclusive single storey residences in vibrant new community designed for the way you want to live.**

Tucked between the rolling vineyards of the Swan Valley and the expansive parklands of Whiteman Park, Ariella Private Estate strikes the perfect lifestyle balance - room to grow with all the connections of modern life, just 25 minutes from Perth CBD.

Whether you're starting out, growing your family, or simplifying your lifestyle, Ariella is a place designed to evolve with you. With green spaces, walking trails, future schools, and local shops nearby, everything you need is perfectly placed.

With a strong sense of community and a peaceful, family-friendly atmosphere, you'll feel at home from the moment you arrive.

With limited packages available and land in high demand, these premium packages won't last.



**Get in touch to secure your preferred package, today.**

Darren Coussens  
0456 155 848  
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## Community-focused estate with long-term liveability in mind.

### Lifestyle

- Moments from Swan Valley wineries, breweries, and fresh local produce.
- Landscaped parks, wetlands, and walking trails throughout the community.

### Surroundings

- Peaceful, low-traffic streets perfect for kids and evening walks.
- Enjoy weekend picnics and bike rides in nearby Whiteman Park.
- Easy access to medical centres and fitness facilities.

### Shop

- Local shopping centres just minutes away (incl. Brabham Shopping Centre)
- Explore weekend farmers markets, chocolate factories, and gourmet eateries.

### Access

- 27kms from the CBD.
- Under 20 mins to the Swan Valley.
- Future Whiteman Park METRONET station just minutes away.
- Direct links to Perth CBD via Tonkin Highway and Drumpellier Drive.
- Close to the new Henley Brook bus station.

### Learn

- Easy access to childcare, early learning centres, and high schools nearby.
- Future public primary school within the estate.
- Close to established schools like Ellenbrook Secondary College and St Helena's Catholic Primary.

### Dining

- Minutes from the heart of Swan Valley's food and wine region.
- Surrounded by cafés, restaurants, and family-friendly pubs.

An aerial photograph of a modern residential building. The building features a light-colored stucco exterior and a large arched window with white curtains. A balcony with a terrazzo floor and a metal railing runs along the side of the house. The railing is supported by brick pillars with decorative finials. Below the balcony, there is a lush garden with various green plants and a central white bush. The overall scene is well-lit, suggesting a bright day.

## Beautiful functionality.

At Into Place, we lead with design in everything we do.

Our elevations have been architecturally designed and thoughtfully crafted to embrace the environment around them.

**Into Place.**

@ Ariella Estate, Henley Brook.

# Sustainability matters.

Sustainability is a key driver in every Into Place residence. That's why every home we build is complete with a carefully considered selection of conscious inclusions that don't cost the earth.

- Solar Power Photovoltaic (PV) Systems
- Electric Vehicle Charging Cabling Provision
- Heat Pump Hot Water System
- 3-Phase Power Run-in
- Trees Planted in Conservation Sanctuaries





FROM \$659,900\*

132.96m<sup>2</sup> 180m<sup>2</sup> 6x30m

This modern two-storey design offers a thoughtful blend of style and functionality.

**KEY FEATURES**

- Double brick construction
- Independently certified structural engineering
- 28c ceilings with covered cornices
- All-electric Smeg appliances
- Vitrified stone bench tops
- LED downlights
- Internal wall painting
- Floor coverings throughout
- Ceramic floor and wall tiles
- Window treatments throughout
- Solar Power Photovoltaic (PV) Systems
- Electric Vehicle Charging Cabling Provision
- Heat Pump Hot Water System + more.



Want to know more? Chat to Darren today.

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**LOT 3**  
HENLEY STREET,  
HENLEY BROOK



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# Into Place .



## DESIGN LEAD, ALWAYS

We design distinctive, architecturally designed residences that incorporate the latest trends and materials.



## MASTERFULLY CRAFTED

Each residence we deliver includes considered inclusions and is built with the highest construction standards.



## CLIENTS AT THE CORE

Our smaller volume of quality residences means a personalised experience and our clients never become just a job number.



## SUSTAINABILITY MATTERS

Every residence we handover contributes to the restoration Conservation Sanctuaries across Australia.