



LEONE
— HEIGHTS —

ESTATE INFORMATION



ABOUT



Meet Leone

Leone came to Perth in 1953 at the age of 17 from Sicily, Italy. Looking to start a new life, Leone soon met his wife and began a family. Once their children were born, Leone saw an opportunity to move to the growing suburb of Landsdale.

The exciting new suburb of Landsdale was appealing for it's space for growing while still being close to all the amenities. It was here that it all began.

An estate built by family, for family.

Foreseeing the opportunity that would come to be Landsdale, Leone and his family began to expand throughout the suburb. His four children then became residents as well as also running their businesses from the area.

Those who know Leone know of his love of gardens. Landsdale locals will be able to recall the strawberry fields growing on Rangeview Road. Many residents have fond memories of eating these delicious fruits with friends and family.

However, it is on this site that Leone Heights will now give many other families the opportunity to make lasting memories together, a true family legacy.

THE VISION



Life in Landsdale

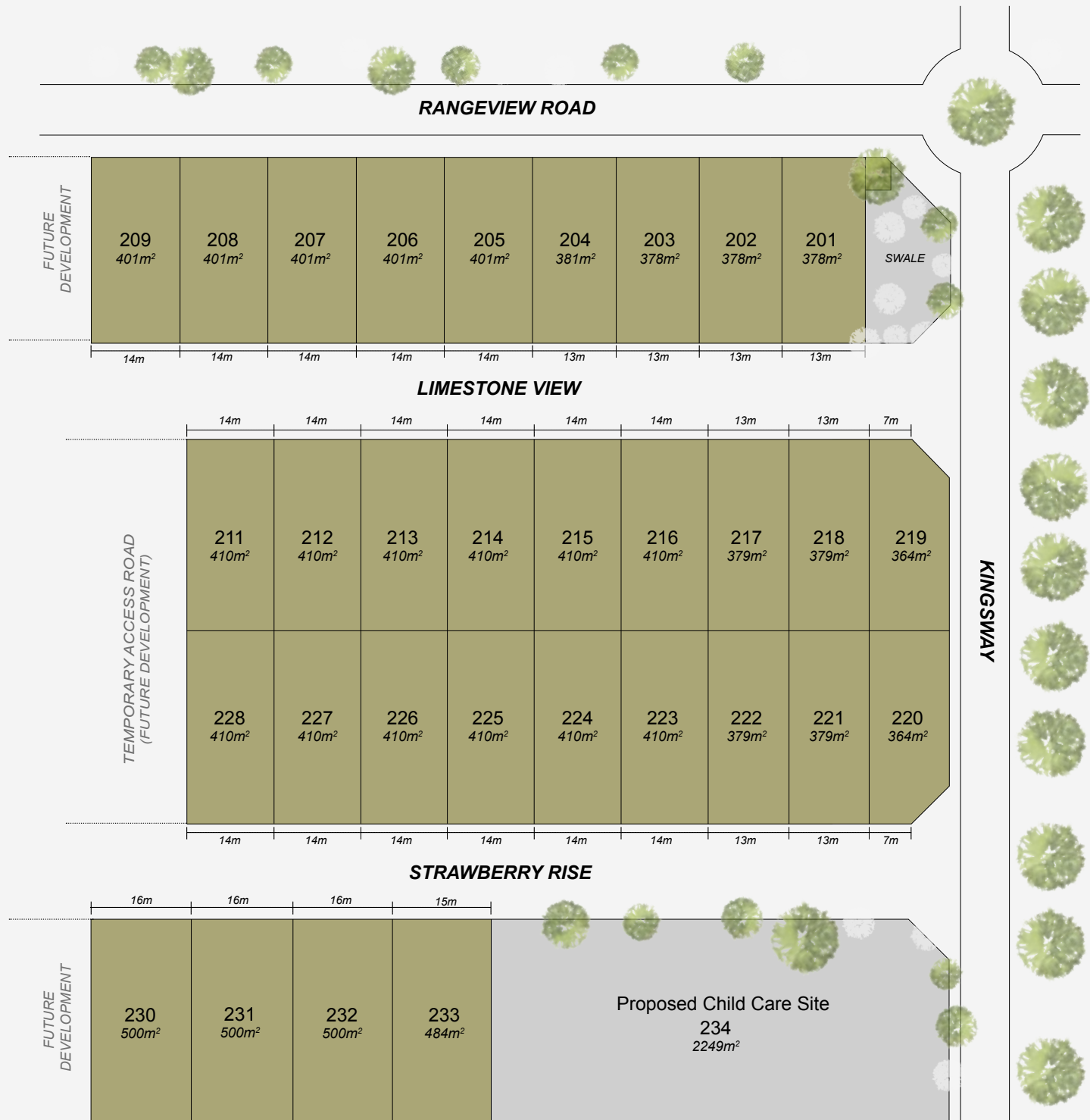
Landsdale is a suburb north of the river spanning eight square kilometres within the City of Wanneroo. Though settlement of the area dates from the early 1900s, the population was minimal until the 1950s. Notable growth didn't occur until the 1980s, and it was another decade still before rapid growth was experienced. Landsdale provides residents with a well-rounded suburb with amenities, recreational facilities, parks, reserves and commercial establishments. A great example of a self-sufficient suburb.

The Future - Leone Heights

A well designed estate with a variety of lot sizes featuring uniform boundary colorbond fencing and front landscaping included will ensure Leone Heights is a cohesive neighbourhood. Established street trees will complete the homely feel for those lucky enough to call Leone Height home.

Leone Heights is a stand out estate in the very popular Landsdale suburb, boasting everything this area is well known for within a wonderful community.

THE PLAN



THE LOTS

The Leone Heights development offers 30+ lots ranging from 364m² to 500m². These elevated lots include uniform boundary fencing, front landscaping and more. The lots have frontage sizes ranging from 12.5m to over 15m to accommodate a large variety of house designs.

Also a part of the estate is a Proposed Child Care Site (Lot 234), which will bring ease of mind to parents within the estate. Future developments will see the extension of Strawberry Rise and Limestone Place connecting more families to the area.

Property Highlights

- Elevated homesites
- Established community
- Front landscaping included
- Next to proposed childcare facility
- Generous block sizes
- Uniform boundary fencing included
- 500m from Landsdale Gardens Primary School
- Close to shops and parks

The lots at Leone Heights are a perfect size for your dream home with minimal maintenance, allowing free time to explore all the area has to offer within a short trip from home. Beautifully landscaped estate will welcome you home and make you want to stay.



Leone Heights has put enhancement covenants in place to ensure your investment in this estate is cohesive with your neighbours resulting in a united appearance for the entire area and achieving the best value for your home once complete. To find out more contact us at info@leoneheights.com.au



Leone Heights is proud to offer buyers uniform boundary fencing plus front landscaping to the area. Buyers who build within the contract criteria will be provided with uniform colorbond boundary fencing installed at the completion of construction of your home. Front landscaping with reticulation will be installed to finish off the front elevation and complete the look of your new home.

THE COMMUNITY

Childcare

One of the most exciting parts of Leone Heights is the Proposed Childcare Centre located inside the estate. This proposed centre will be located on the corner of Strawberry Rise and Kingsway Road, making it perfectly situated for parents in the estate. This centre will provide the convenience of quality care for your children just metres away from home.

Looking for another childcare centre for the meantime? Landsdale Early Learning and Enrichment Child Care Centre is located just 500m away on Rangeview Road.



Education

Wouldn't it be great to live within 500 metres of your child's school? Now you can! Landsdale Gardens Primary School is now open on Trentham Road, having commenced for the 2023 school year. Accommodating 540 students and plans to grow to 870 students, this \$16.8 million primary school is convenient and is within walking distance from the estate.

There are also a variety of other primary schools in the surrounding areas. For the older children just 3km away is Ashdale Secondary College taking students from years 7 -12. Leone Heights has no shortage of education choices nearby.

AMENITIES

Parks & Playgrounds

Are you looking for a great place to run? Or are the kids looking for a fun place to play? Luckily Warradale Park is located just 2km away. The newly built nature playground is great for toddlers as it is fully fenced with one double-gated entry point, and has play equipment suitable for a range of ages. Warradale Park also has a variety of exercise and sporting equipment, perfect for keeping active. There are also a number of smaller parks located within walking distance of the estate, situated throughout Landsdale.

Transport

Leone Heights is convenient for vehicle traffic and public transport. Located close to arterial roads of Hepburn and Mirrabooka Avenues. Many bus routes also run within metres of the estate with 2 bus stops being conveniently located on Rangeview Road, and Kingsway. Nearby train stations include Greenwood Station (8km) and Warwick Station (9km).

Retail & Dining

Conveniently located, Leone Heights is based just 2km away from Landsdale Forum which sports a variety of dining options such as Rimondos, alongside shops including Farmer Jacks and BWS. Want even more? You don't have to go too far with Kingsway City Shopping Centre located just a 7 min drive away. The estate is also a 7 min drive away from both the Malaga and Wangara Commercial Districts.

Medical

Ensure you and your family stay healthy with a variety of healthcare providers located close to the estate. Just a short 2km away is Landsdale Guardian Pharmacy and Landsdale Medical Centre.



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CONTACT US 1800 940 555

PERTH CITY

LANDSDALE GARDENS
PRIMARY SCHOOL

KINGSWAY CITY
SHOPPING CENTRE

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