

HENLEY | BROOK



Life Enriched

When you purchase at Henley Brook by Mirvac, you won't just be buying a block of land. You'll be buying a way of life. A life where you'll feel more connected to the world around you. Where time seems to pass more slowly and everything feels more pleasant. That is the power of thoughtful design and a singular vision.

At Henley Brook by Mirvac, care has been infused into every detail. Every decision has been made with you in mind. To make your life easier, more fulfilling and more enjoyable. To ensure you're surrounded by beauty and craftsmanship. To meet the needs of your family, now and in the future. But most importantly, to enrich the lives of everyone who lives here.





Come home
to a charming
community

Imagine living in a place surrounded by nature, where people drive down tree lined streets. A place that delights and charms your senses, where quality abounds and you instantly feel welcome. A place where the treehouse comes ready made and children's imaginations can soar. Where people say hello to each other at the local café and pick fruit together in the community orchard. Where world-class produce is grown just down the road, and the cellar door is practically next door. Where afternoons can be spent swinging lazily, rather than rushing about in search of something more.



Midland Hospital
(20 Minutes)

Perth Airport
(20 Minutes)

Perth CBD
(30 Minutes)

Mandoon Estate

Pasta in the Valley

Sandalford Wines

Margaret River
Chocolate Company

Oakover Grounds

Providore

Proposed Brabham
Senior High School
(Indicative Location)

The House of Honey

The Henley Brook Tavern

Bailey Brewing Co.

Supa Golf and Supa Putt

Old Young's Distillery

Whiteman Park Station
(12 Minutes)

Whiteman Park
(10 Minutes)

Brabham Primary School

Whiteman Edge Village
Shopping Centre

Aveley Medical Centre
(4 Minutes)

Aveley Primary School
(6 Minutes)

BROOKLANDS DR

PARK ST

HENLEY BROOK

Henley Brook
Primary School

DRUMPELIER DR

HENLEY BROOK

HENLEY BROOK

Ellenbrook Primary School
(6 Minutes)

Ellenbrook Secondary
College (5 Minutes)

Ellenbrook Central Shopping
Centre (7 Minutes)

Future Henley Brook Land
(250m North West)

Ellenbrook Station
(8 minutes)



It's all
within
reach

At Henley Brook, you're close to everything you could possibly need.

- Approximately 25km from the Perth CBD.
- Approximately 17km from Perth Airport.
- The Swan Valley and Whiteman Park are on your doorstep.
- Access to the Morley-Ellenbrook line is now available via the Whiteman Park Station.

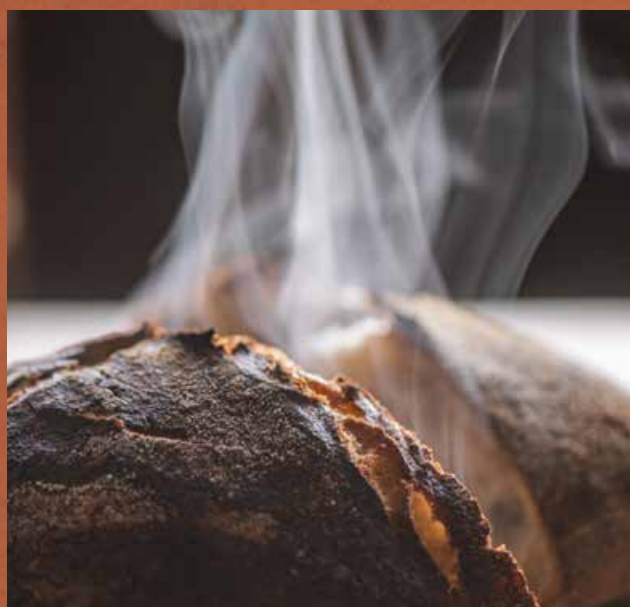
- Feel confident in having St John of God Public, Private Hospitals as well as medical centres all close by.

Henley Brook is in the catchment of Henley Brook, Ellenbrook and Aveley Primary Schools.

- In close proximity to Henley Brook Primary School and future Brabham Senior High School.
- Also a number of public and private secondary schools nearby, so you have plenty of quality education options for your growing family.



Where good
things grow



The Swan Valley is renowned all for its world-class wines, fine dining restaurants, salt-of-the-earth pubs, artisan crafts and gourmet goods. It's rare to find a region so rich, abundant and unspoiled, so close to a major city. When you live at Henley Brook, this will be a place you can enjoy seven days a week and not just on weekends.

Swan Valley attractions

- The Henley Brook Tavern
- Bailey Brewing Co.
- Sandalford Wines
- Oakover Grounds
- Sittella Winery
- Duckstein Brewery
- Mash Brewing
- Ugly Duckling Wines
- Old Young's Distillery
- Great Northern Distillery
- The Margaret River Chocolate Company
- Maison Saint-Honoré Patisserie
- The Olive Estate
- Providore
- Yahava KoffeeWorks
- The House of Honey
- Supa Golf and Supa Putt
- Swan Valley Cuddly Animal Farm
- The West Australian Reptile Park



Welcome to a
more relaxed pace

Life is more enjoyable when you slow down and really experience it. While Henley Brook by Mirvac is approximately 30 minutes from the city, life operates a little slower here. From the moment you drive through the grand entry, framed by retained existing trees, and see the elegant landscaping, you feel like you can breathe in a sense of peace. This is by design.

The Entry Boulevard, at its widest will be 26m in width accommodating a central median with mature tree transplants. This private neighbourhood will consist of approximately 800 homes with every street concluding at a serene open space. These are just some of the elements that have gone into the planning of Henley Brook by Mirvac that you'll instantly notice and appreciate.

Sunlight
through the
leaves of
the trees



At Henley Brook by Mirvac, you'll be able to enjoy the beauty and the benefits of mature trees as soon as you move in. Over 600 established trees are being retained, some of which are over sixty years old. Many more trees are also being planted to add to the existing canopy and support native fauna. In years to come, as you walk along streets bathed in gentle sunlight filtering through the leaves of the Eucalypts, you'll be grateful that so many of these trees have been saved and restored.

It can be easy to take trees for granted but they play a profound role in our environment and shared spaces. They provide shade and cool surrounding areas. They are a home to animals and insects. They improve air quality and give a sense of maturity to a suburb, but trees have more to offer than just this.

Perfectly
planned

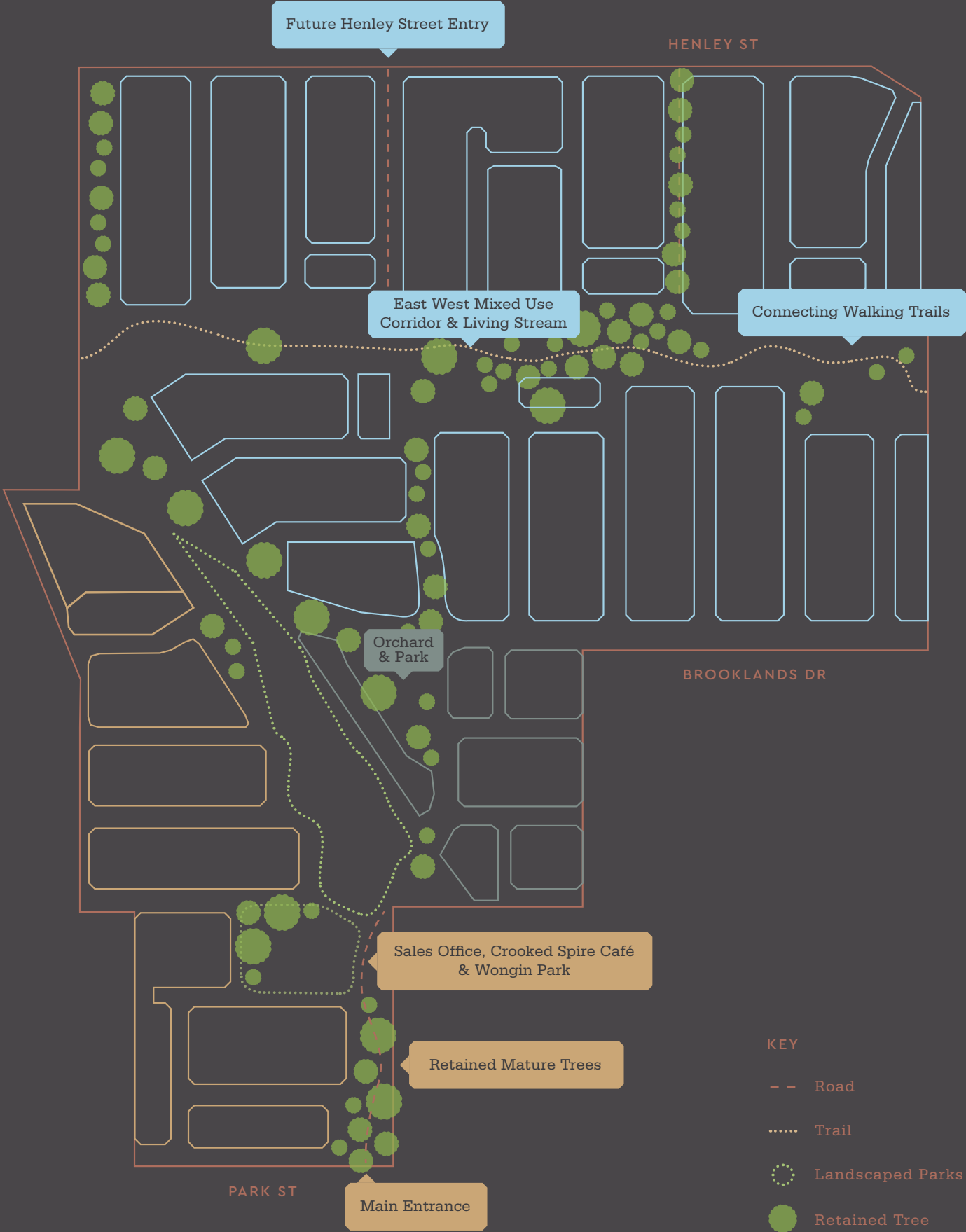
Henley Brook has been masterplanned by Mirvac to help you lead a fuller, richer and more rewarding life.

- Multi-award winning community
- Approximately 800 homesites
- East to west mixed use corridor
- Pedestrian and bike paths
- Award-winning Wongin Park
- Picnic shelters and areas
- Three landscaped parks and playgrounds across 6.9 hectares of open space
- Crooked Spire Café
- Links to existing walking trails
- Community orchard
- Over 600 retained mature trees
- Rehabilitation of St Leonards Creek



Disclaimer: This masterplan was prepared prior to construction and is indicative only and not intended to be a true representation. Changes may be made to all aspects of the development (including, without limitation, to the layout, composition, streetscape, dimension and specifications) during the development without notice. This masterplan is believed to be correct as at September 2025, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Please refer to individual plans and specifications, as this masterplan is for guidance only.

*Proposed plans for Henley Brook by Mirvac is subject to council approvals. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed plans have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.





The warmth of a connected neighbourhood

Henley Brook by Mirvac not only offers beautiful and curated shared spaces, they have also been thoughtfully designed to inspire the community to come together and to thrive. The proposed plans for Henley Brook by Mirvac include:

- A mixed use corridor runs East to West.
- St Leonards creek will be rejuvenated to form a 'Living Stream' with increased biodiversity and improved water quality.
- Seating and viewing decks will be located under the existing canopy of retained existing trees.
- Pedestrian/bike paths will connect the mixed use corridor to the other green links in the project.
- A play trail is proposed along the length of the mixed use corridor.
- Picnic shelters will be located with areas of turf to provide multiple picnic opportunities.

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The delight of playing amongst the treetops

At Mirvac's Henley Brook, children won't just live among trees, they'll be able play amongst the treetops.

The Wongin Park in The Boulevard precinct includes:

- Tall stands of existing trees, frame the space and providing natural shade.
- Tiered playground.
- Sloped lawn allows for informal seating and picnics.
- A sand and water play area.
- Raised boardwalk encircles a stand of existing trees.

- The boardwalk provides a framework to support multiple play opportunities above and below the deck, such as treehouses, rope bridges, climbing nets, fireman's poles, slides, climbing walls, swings and musical elements.
- An impressive 2 storey tree house accessed via a rope bridge or stairs accesses a tube slide for the adventurous.
- Small play houses provide opportunities for imaginative play for younger children.
- Basketball hoop and sports surface is another option for the older kids or adults.



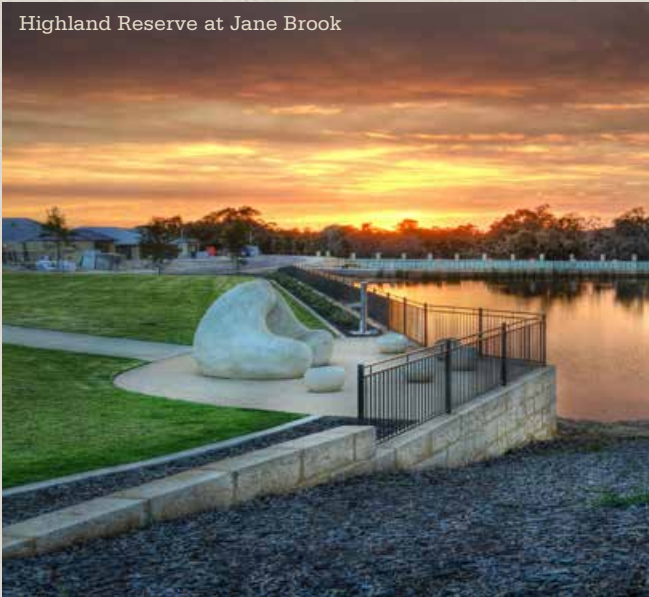
Stop and
smell the
coffee

Henley Brook by Mirvac is home to Crooked Spire Coffee House. Located right next to Wongin park the cafe is surrounded by tall trees, and includes a large deck with outdoor seating and a fenced playground in the trees. You'll be able to wave hello to your neighbours as you grab a coffee after your morning walk or run. Then on the weekend, you can enjoy a bite together in the café with the convenience of being able to watch the kids play.



Growing a thriving community

In 2024, the Henley Brook Community Orchard and Park was opened — a vibrant gathering space at the heart of our community. A highlight is the beautiful, permanent artwork created by students from Moorditj Noongar Community College. This shared orchard reflects Henley Brook's commitment to community, learning, and connection with the land.



Highland Reserve at Jane Brook



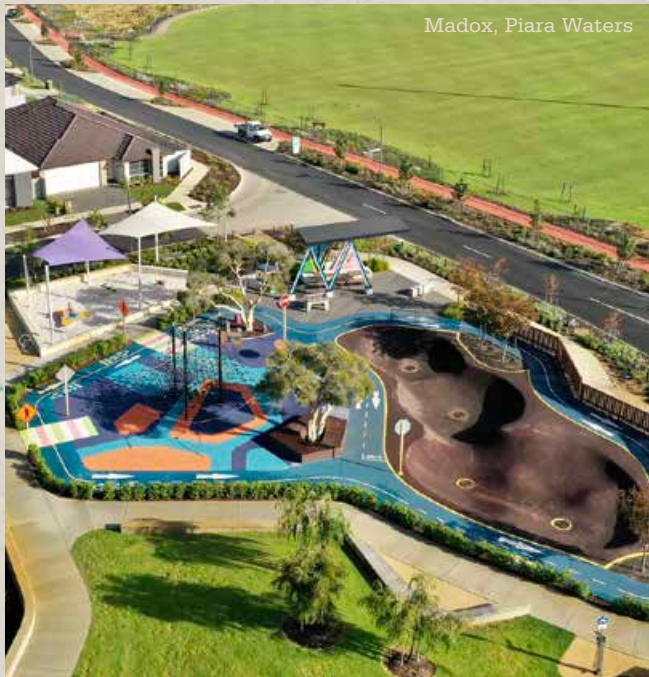
One71 Baldivis, Baldivis



Iluma Private Estate, Bennett Springs



Osprey Waters, Erskine



Madox, Piara Waters

Quality and care in every little detail

THE MIRVAC DIFFERENCE



For over 50 years we have been reimagining urban life
in Australia - creating exceptional living experiences through
the pursuit of quality and care in every little detail.

AWARD WINNING EXCELLENCE SINCE 1972,
WE HAVE WON OVER 800 AWARDS INCLUDING:

Urban Taskforce Award for Seniors Living Development 2025 The Langlee, NSW	Better Future Awards Excellence in Graphic Design Identity and Branding Property - 2025 The Albertine and Prince & Parade, Vic	Australian Institute of Architects Award for Residential Architecture - Multiple Housing - 2025 Green Square by Mirvac, NSW	National UDIA Excellence in Residential Subdivision 2024 Henley Brook by Mirvac, WA
Australian Institute of Architects Landscaping Architects WA Award - 2023 Henley Brook by Mirvac, WA	UDIA WA Best Residential Subdivision - 2023 Henley Brook by Mirvac, WA	Property Council WA Best Masterplanned Community - 2021 Iluma Private Estate, WA	Property Council WA Best Innovation 2021 Iluma Private Estate, WA





Disclaimer

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artist's impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. The information provided herein is believed to be correct as at September 2025.