



Willowbrook
ESTATE

The Mews



Residential Estate Profile

Warnervale





The Mews

Explore the harmonious charm of the Central Coast, where families embrace a relaxed seaside lifestyle combined with contemporary urban amenities amidst breathtaking surroundings. Introducing Willowbrook Estate, a thoughtfully designed residential community tailored to accommodate growing families, couples, and seniors alike.

Strategically nestled in the heart of Warnervale, Willowbrook Estate provides a prime location with easy access to key transportation routes, including major rail connections, the Pacific Highway, and the M1 Motorway. This grants residents unparalleled connectivity to the bustling metropolis of Sydney to the south and the regional hub of Newcastle to the north.

Perfectly situated within a 500-metre radius of essential public and private infrastructure such as hospitals and medical centres, Willowbrook Estate ensures residents have swift access to vital services. Additionally, the estate is just minutes away from major shopping centres, a diverse range of independent, state, and Catholic schools, as well as various sporting facilities and high-quality community amenities. Experience the ideal blend of convenience and serenity at Willowbrook Estate, where modern living meets natural beauty.

Warnervale







The 
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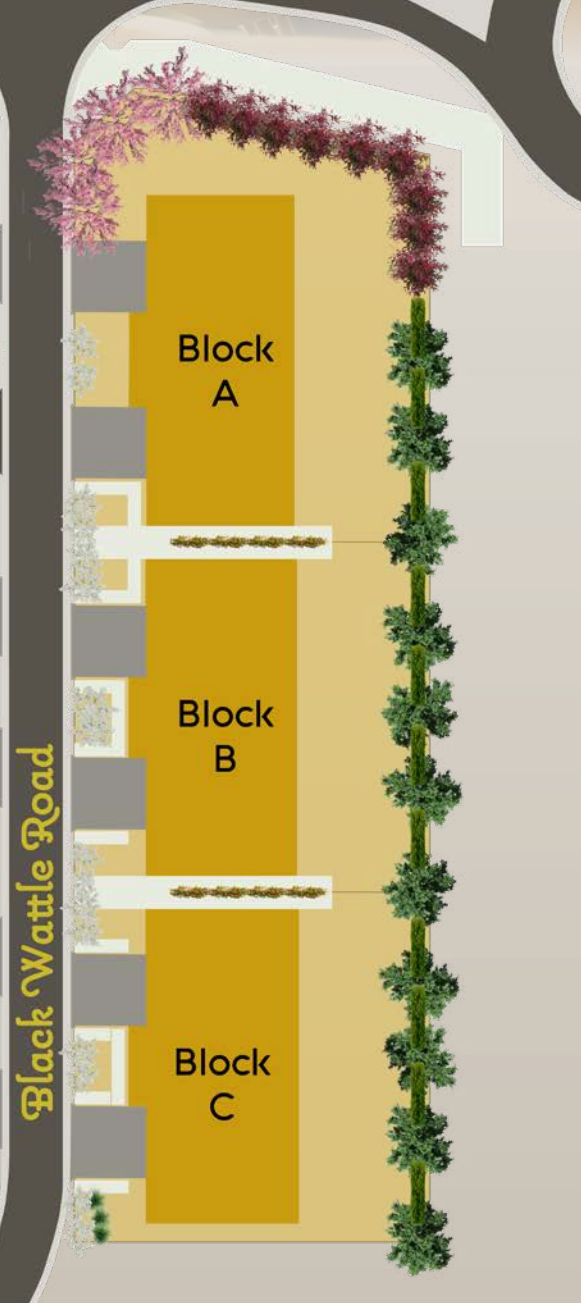
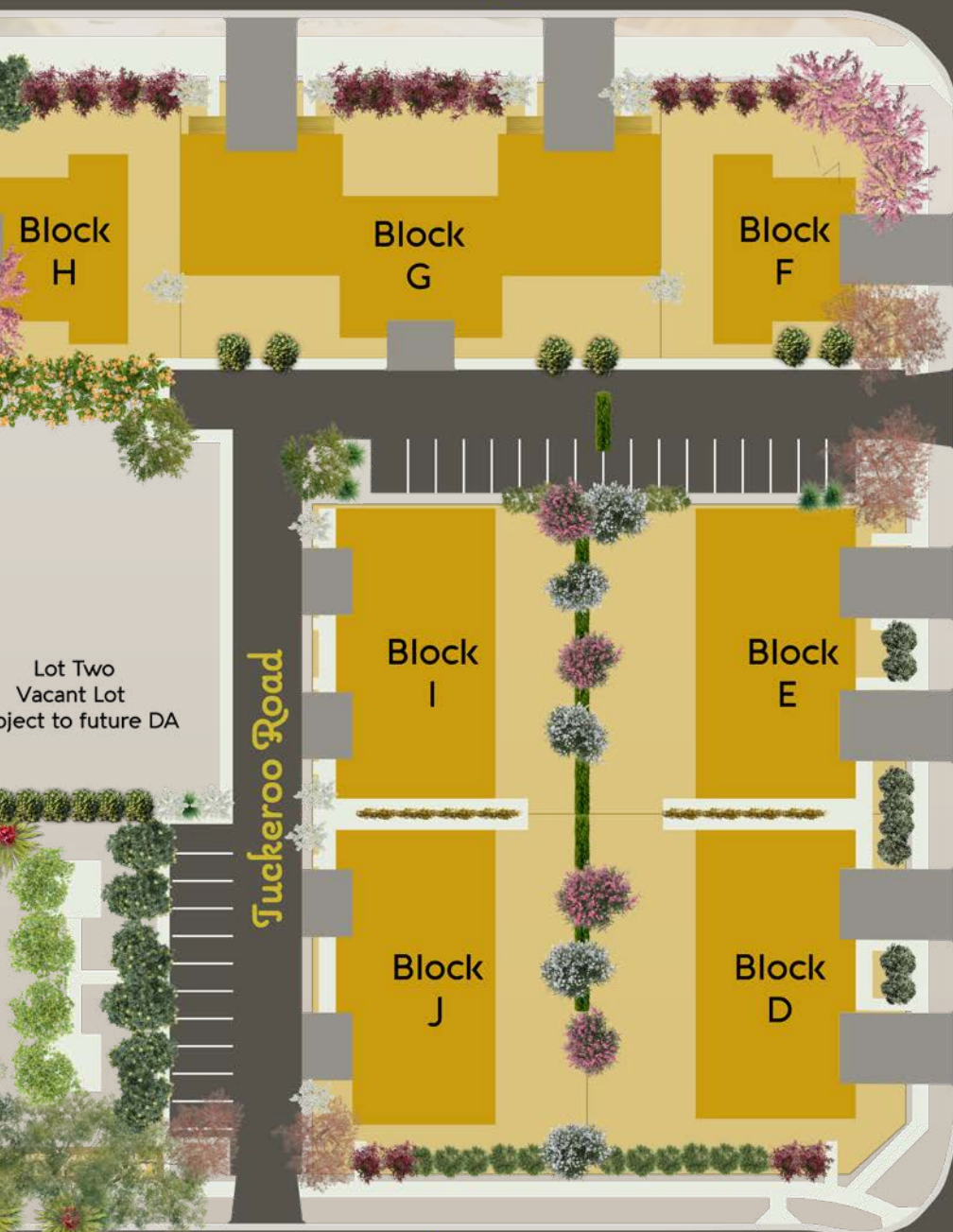
Willowbrook Drive



Sub



Warnervale Road





Transport

- 18 Warnervale Train Station
- 19 M1 Pacific Motorway
- 20 North Connex

Medical

- 15 Warnervale GP Super Clinic
- 16 Wyong Hospital & Medical Centre
- 17 Tuggerah Lakes Private Hospital

The Location



Retail

- 25 Westfield Tuggerah
- 21 Wadalba Shopping Village
- 23 Lake Haven Shopping Centre
- 22 Kanwal Village Shopping Centre
- 24 Homemaker Lakehaven

Lifestyle

- 9 Warnervale Athletic Field
- 10 Hamlyn Terrace Sports Complex
- 11 Breen Oval
- 12 Woongarrah Sports Facility
- 13 Wadalba Sports Complex
- 14 Wyong Rugby Leagues

Education

- 1 Porters Creek Public School
- 2 Lakes Grammar
- 3 Mackillop Catholic College
- 4 Warnervale Primary School
- 5 Wadalba Community School
- 6 Kanwal Public School
- 7 Gorokan High School
- 8 Gorokan Public School



The Mews

A staged development in an optimum location, each stage-one features twelve double storey, 3-bedroom residences.

The master bedrooms all feature ensuite bathrooms for total privacy. Mirrored built-in robes with superior aluminium frames are fitted to all bedrooms.

The kitchens are fitted with stone benchtops and contemporary stainless steel appliances including gas cooktop, rangehood, under-bench oven and dishwasher.

The Homes



You'll be delighted to discover even more quality features in your new home at the Mews

- ✓ Superior brick and tile construction
- ✓ Your choice of three or four bedrooms
- ✓ Spacious master bedroom with ensuite
- ✓ Stainless steel kitchen appliances
- ✓ Ducted air conditioning system
- ✓ Remote operated garage door
- ✓ Secluded courtyard for entertaining
- ✓ Sprayed concrete finish patio and drive





Local Infrastructure



Warnervale Train Station

Unparalleled access to Transport and Motorways

With Warnervale Station located just down the street
and access to the M1 Pacific Motorway just 2kms.



Electric Vehicle Charging Stations

Lake Haven Shopping centre
has partnered with ENGIE to
provide a seamless electric
vehicle charging experience.

The Waratah Super Battery

The biggest network battery in the Southern
Hemisphere is currently under construction on the
Northern Central Coast aimed at providing at
700mW of standby network capacity to the grid.





Education

Warnervale's brand new – Porters Creek Public School now complete!

Warnervale students are spoilt for choice

The region offers several council owned child care centres as well as private child care centres, giving young families a lot of choices.

There are over 45 primary and high schools located in the region for the kids as they get older, including co-educational establishments, primary and secondary schools, special education facilities, selective schools, as well as schools educating students from kindergarten to year 12 on the one campus. Wyong Public School, Lakes Grammar School, Wadalba Community School, Gorokan High School, International Football & Tennis School, Central Coast Sports College, Mackillop Catholic College, Ourimbah Public School, Blue Haven and San Remo Public Schools, Central Coast Grammar

School, Central Coast Steiner School and the Grove Studios Academy to name a few.

The Central Coast offers a diverse range of education options for mature students, including TAFE facilities at Gosford, Ourimbah and Wyong, and The University of Newcastle campus at Ourimbah. These facilities deliver a diverse selection of courses which help students obtain vocational qualifications, higher education qualifications, apprenticeships, traineeships, and other certifications.

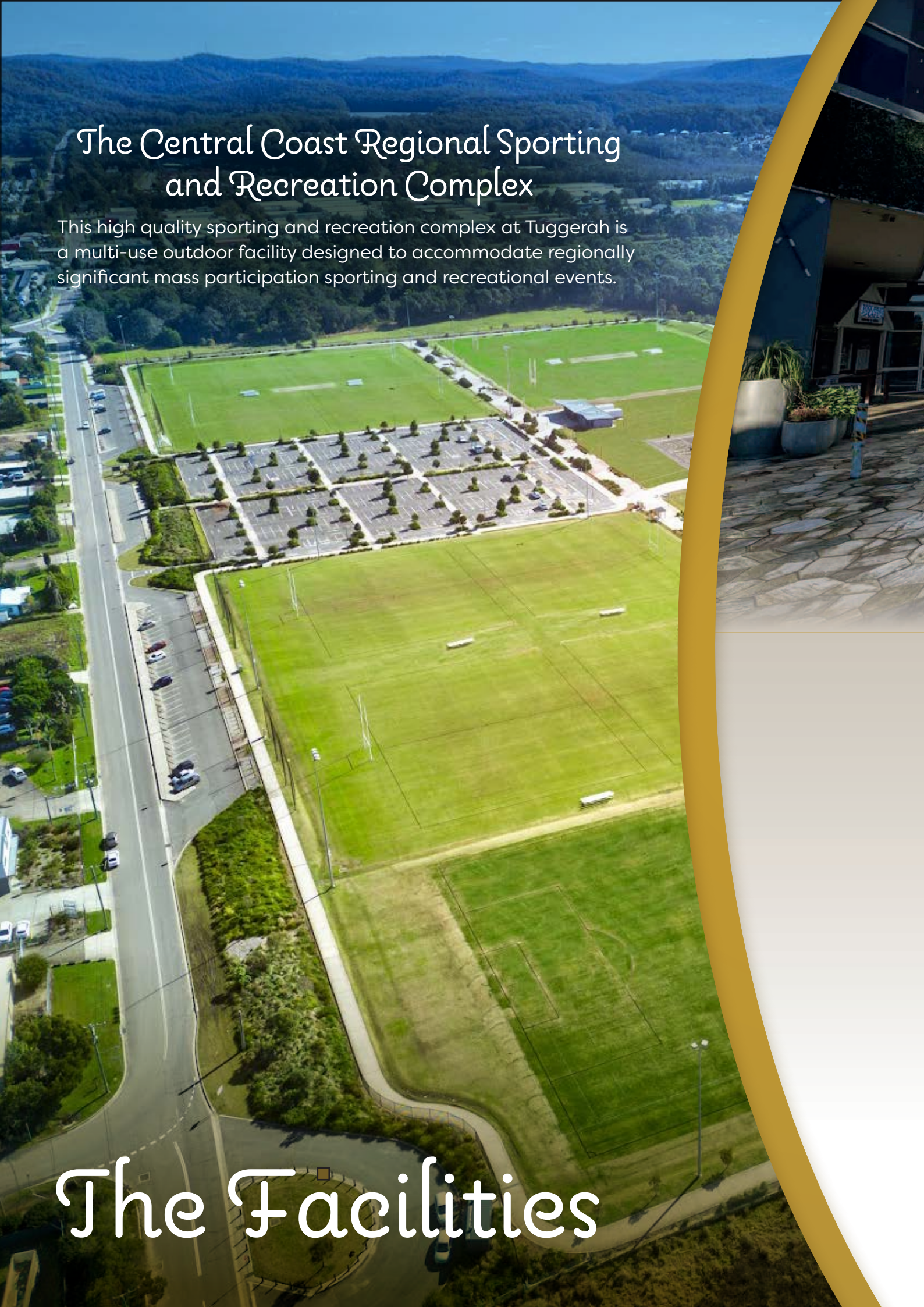
Ourimbah TAFE campus is a joint Hunter TAFE and University of Newcastle facility offering many courses which help students qualify for a range of professions and university degrees.



The Central Coast Regional Sporting and Recreation Complex

This high quality sporting and recreation complex at Tuggerah is a multi-use outdoor facility designed to accommodate regionally significant mass participation sporting and recreational events.

The Facilities





Shop till you drop, relax with a cuppa and shop some more.

Nestled in the heart of the northern central coast, **Tuggerah Westfield** stands as a bustling retail haven. Boasting a diverse array of high-end fashion, popular eateries, and entertainment options, it's a one-stop destination for savvy shoppers. With its modern architecture and a plethora of well-known brands, Tuggerah Westfield is a vibrant hub that caters to the discerning tastes of the local community.

Lake Haven Shopping Centre exudes a welcoming charm, offering a balance between convenience and community spirit. Anchored by major retailers and a mix of specialty stores, this centre caters to the needs of families and individuals alike. With a focus on creating a relaxed shopping experience, Lake Haven provides a diverse range of services, from fashion to fresh produce, ensuring a delightful visit for residents and visitors alike.

Wadalba Shopping Village Centre stands as a burgeoning retail destination, bringing a touch of modernity to the northern central coast. This centre caters to the evolving needs of the community, offering a blend of local boutiques and national chains. With a commitment to creating a vibrant and accessible space, Wadalba Shopping Centre is quickly becoming a go-to spot for convenient daily grocery and incidental items.





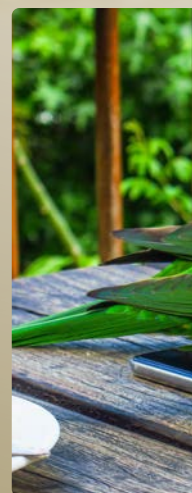
More than half the Central Coast region is national parks, state forest, bushland, open space, nature reserves and aquatic environments.

Situated in close proximity to NSW capital city Sydney to the south, and Newcastle to the north, Wyong is a cosmopolitan seaside shire on the NSW Central Coast. Boasting stunning lakes and water ways enveloped within native rainforests and fringed by pristine beaches.

The region is highly popular and alluring to residents and visitors alike. The extensive shared pathways which explore the surrounding beaches and parkland make for a delightful daily stroll or bike ride.

Explore the Yarramalong Valley, enjoy bushwalking in Munmorah State Conservation Area, or take the family boating, fishing or picnicking in beautiful Tuggerah Lakes precinct.

The Region





Willowbrook
ESTATE
Stage 1

The
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Warnervale boasts an impressively low vacancy rate of 0.41%, confirming the high demand for residential properties in this vibrant community. With an 18.63% rental population, Willowbrook accommodates a diverse mix of homeowners and renters.

The median house price in Willowbrook stands at a competitive \$1 million. This pricing aligns with the demand making it an attractive destination for those looking for a blend of comfort and value in their new home.

Homeowners in Warnervale have witnessed a remarkable capital growth of 30.12% over the past two years. This significant increase underscores Warnervale's appeal as an investment opportunity, indicating a strong market performance and potential for future returns on property investments.

Willowbrook Estate at Warnervale presents an enticing real estate landscape with a low vacancy rate, a healthy mix of homeowners and renters, a competitive median house price, and impressive capital growth over the past two years. These factors collectively contribute to the estate's reputation as a sought-after residential destination in the NSW region.

The Numbers





Vacancy
Rate
0.41%



Rental
Population
18.63%



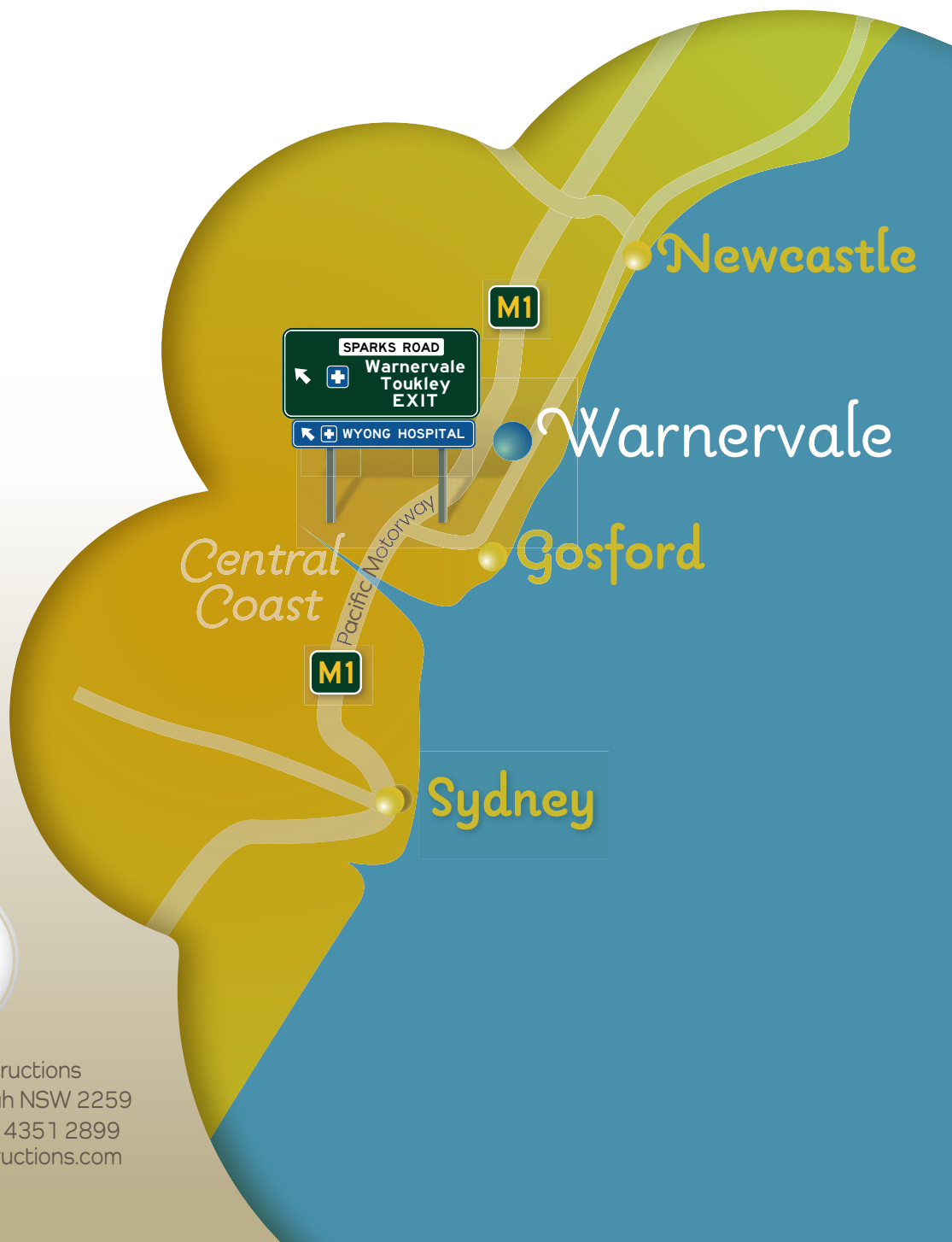
Median
House Price:
\$1 Million



Capital Growth
over the past
two years:
30.12%

The way to:

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