



ARDENA

WATTLE GROVE

HESPERIA

A photograph of lush green trees against a clear blue sky. The trees are dense and vibrant, with sunlight filtering through the leaves, creating a warm, golden glow. The text "A FUTURE TO BELONG TO" is overlaid in a serif font on the right side of the image.

A FUTURE TO BELONG TO



WELCOME TO ARDENA

Set amongst the established trees of Wattle Grove, Ardena brings a new energy to the Perth Foothills - a neighbourhood that welcomes you with leafy streets, open skies and generous public spaces.

A diverse range of lot sizes supports different lifestyles and life stages, centred around a future local primary school at the heart of the community. Here, life naturally spills outdoors, with streets and parks that invite movement, conversation and shared moments - from everyday routines to unhurried weekends.

Ardena enjoys the rare balance of quiet retreat and everyday convenience.

From its setting at the base of the Perth Foothills, residents are close to walking trails and waterfalls and enjoy views to the hills, while also having easy access to local amenities, the airport and the Perth CBD.

LIFE AT ARDENA



The Best of Both Worlds

Quietly tucked at the base of the Perth Foothills, Ardena will emerge as a beautiful new community where peaceful, nature-rich living is balanced with effortless access to everyday convenience.

Designed for a Better Everyday

Every detail at Ardena has been thoughtfully considered. From human-centred streetscapes and welcoming public spaces to a future primary school at the heart of the community, design excellence supports comfort, movement and connection - making everyday life feel intuitive and easy.

Immersed in Nature

With mature trees and native corridors forming an established canopy from day one, Ardena's landscape becomes part of everyday life - shaping a calm, peaceful environment filled with quiet, restorative moments.

A Place to Belong

Ardena is shaped to bring people together. Parks, walking paths and shared spaces create natural opportunities to connect, helping neighbours become friends and fostering a genuine sense of belonging.





← Perth CBD (16km)

← Westfield Carousel (5km)

✈ Perth Airport (10km)

✚ St John of God Midland Hospital (16km)

🌿 Lesmurdie Falls National Park (5km)

🍏 Belmont Forum Shopping Centre (11km)

🚆 High Wycombe Train Station (9km)

🎓 Kalamunda Senior High School (9km)

🎓 Stride Early Learning (4km)

High Wycombe

Belmont

ROE HIGHWAY

Kalamunda

Wattle Grove

🌿 Hartfield Golf Club (4km)

🎓 Lesmurdie Primary & Senior High School (5km)

East Cannington

TONKIN HIGHWAY

WELSHPOOL ROAD

🍏 Wattle Grove Shopping Centre (4km)

ARDENA

WATTLE GROVE

🎓 Wattle Grove Primary School (3km)

← Curtin University (13km)

↙ Murdoch University (22km)

Kenwick

↓ Yule Brook College (9km)



The next *generation* of the Perth Foothills

Living at Ardena means enjoying the best of the Perth Foothills in a way that fits modern life.

The Perth Hills have long been known for their welcoming, grounded communities, and Ardena builds on that legacy with a place designed for people at all stages of life.

Set at the base of the hills, Ardena places residents close to walking trails, bushland and waterfalls that naturally become part of daily routines. Morning walks, after-school adventures and weekends outdoors are all within easy reach, without the need to plan a getaway to enjoy them.

Beyond the landscape, the Perth Hills offer a lifestyle rich in local flavour and creativity. Nearby cafés, wineries, markets and dining spots create opportunities to linger over long lunches, meet friends for dinner or simply explore what's happening in the area.

While the history and spirit of the Perth Hills adds another layer of warmth and vibrancy to the Ardena lifestyle, everyday life remains well supported.

Local amenities including shopping centres, health facilities, schools and transport connections, are all easily accessible close by.

A future primary school within the neighbourhood will ease life for families, while also becoming a natural meeting place for the wider community - especially those young at heart.

This is Foothills living reimagined for today - close to nature, connected to everyday needs, and designed for a community that's growing, inclusive and forward-looking.

AMENITIES

From everyday essentials to weekend adventures - life here fits together naturally.



Nature & Outdoor Adventure

From Lesmurdie Falls and Whistlepipe Gully to Mundy Regional Park and Kalamunda's network of trails, Ardena's extended backyard is rich with opportunities to explore on foot or mountain bike. Wildflowers, fresh air and breathtaking views are all just moments from home.



Shopping & Fresh Produce

Just 10 minutes away, Wattle Grove Shopping Centre and Hale Village Shopping Centre provide easy access to daily essentials. A little further afield, Belmont Forum and Westfield Carousel offer a broad mix of shopping, dining and entertainment options.

Sundays provide the perfect opportunity to celebrate life in the hills - buying direct from farmers, growers and artisan foodmakers at the Kalamunda Farmers Market.



Healthcare

Everyday healthcare is well supported at Ardena, with local GP services available close to home, access to Kalamunda Hospital, and major public and private hospitals, including St John of God Murdoch Hospital, easily reached when needed.



Dining

Ardena is brimming with incredible food options, with cafés and restaurants scattered throughout the hills and surrounding suburbs. Spots like Gracie's, Mason & Bird and Core Cider will likely become your favourites, but there's plenty to discover for yourself! Whether it's a quick catch-up or a long lunch, good food is never far from home.



Education

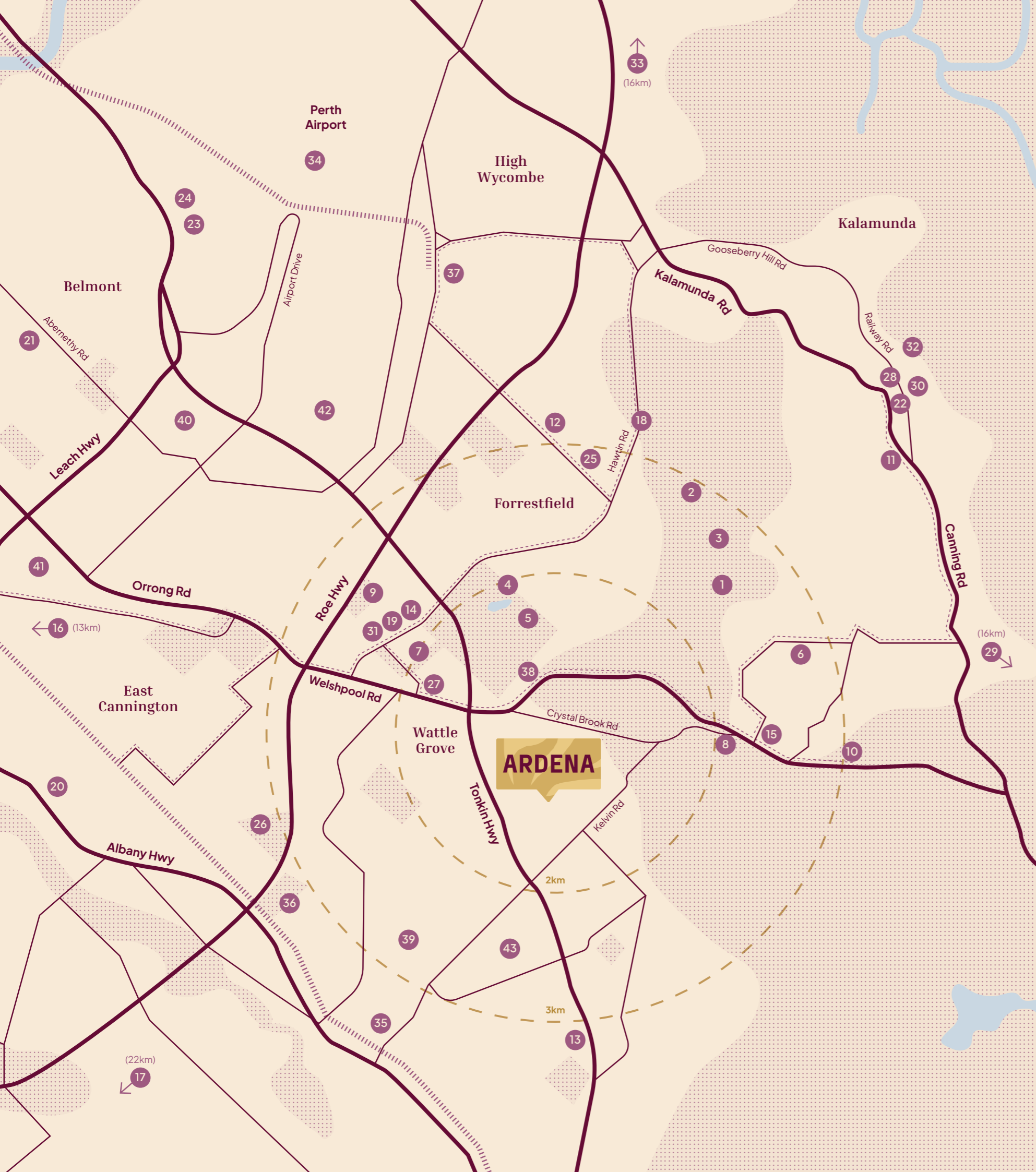
Education plays a central role in life at Ardena. A future primary school within the neighbourhood will support growing families, complemented by a choice of nearby schools including Wattle Grove Primary School, Lesmurdie Senior High School, HillSide Christian College and Darling Range Sports College. Curtin University and Murdoch University are also easily accessible.



Transport

Ardena is well connected by road and public transport, with easy access to Tonkin Highway, Roe Highway and Welshpool Road supporting everyday travel by car. Local bus routes also link to High Wycombe Station and the Airport Line, providing direct train access to Perth CBD and the airport.





Conservation & Leisure

- 1 Lesmurdie Falls
- 2 Whistlepipe Gully
- 3 Mundy Regional Park
- 4 Hartfield Park Dog Exercise Area
- 5 Hartfield Golf Club
- 6 Ray Owen Sports Centre
- 7 Woodlupine Park
- 8 Lions Lookout

Education

- 9 Wattle Grove Primary School
- 10 Lesmurdie Primary & Senior High School
- 11 Kalamunda Senior High School
- 12 Darling Range Sports College
- 13 Yule Brook College
- 14 Stride Early Learning
- 15 Pachamama Early Education & Childcare
- 16 Curtin University
- 17 Murdoch University
- 18 HillSide Christian College

Shopping & Fresh Produce

- 19 Wattle Grove Shopping Centre
- 20 Westfield Carousel
- 21 Belmont Forum
- 22 Kalamunda Farmers Market
- 23 Costco
- 24 DFO

Legend

- Parks & Bushland
- Train Line
- Bus Route

Dining

- 25 Gracie's Café
- 26 Fika on Brix
- 27 The Grove Bar & Grill
- 28 The Best Drop Tavern
- 29 Core Cider
- 30 Mason & Bird

Healthcare

- 31 Wattle Grove Medical Centre
- 32 Kalamunda Hospital
- 33 St John of God Midland

Transport

- 34 Perth Airport
- 35 Maddington Train Station
- 36 Kenwick Train Station
- 37 High Wycombe Train Station
- 38 Local bus stops (*Hale Rd/Arthur Rd, Welshpool Rd after Lewis Rd*) – 270, 280, 281, 282, 283

Employment Areas

- 39 Kenwick Industrial Area
- 40 Kewdale Industrial Area
- 41 Welshpool Industrial Area
- 42 Skyfields
- 43 Maddington Industrial Area



SUSTAINABILITY

Ardena is underpinned by a long-term commitment to people and place. Thoughtful planning, environmental care and future-focused design come together to create a community that supports everyday comfort now, while protecting and regenerating the natural environment for generations to come.



Waterwise Gold Development

Ardena will implement Waterwise initiatives, including native plantings, nature-based drainage and efficient irrigation. Residents will benefit from water-sensitive landscaping, high-efficiency fixtures and rainwater tank spaces. These measures aim for a gold-level endorsement from the Water Corporation, ensuring sustainable water management and conservation.



B Corp Certification

Hesperia's B Corp certification recognises our dedication to building a healthy, inclusive and sustainable future for all by maintaining the highest social and environmental performance levels.



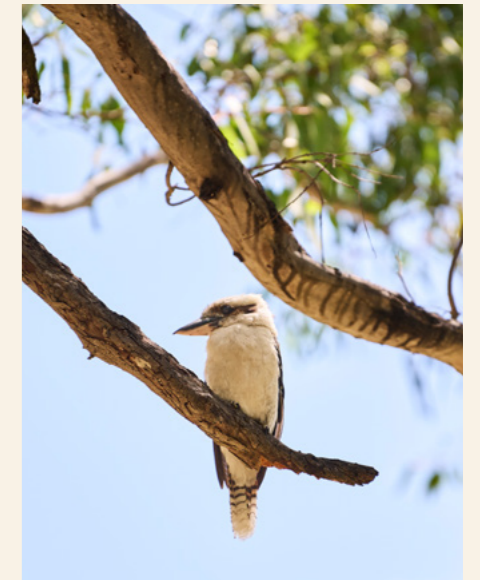
6-Leaf EnviroDevelopment

Ardena is committed to achieving 6-Leaf EnviroDevelopment certification, delivering exceptional sustainability outcomes by meeting all six EnviroDevelopment certification areas: Energy, Water, Materials, Waste, Community and Ecosystems. We will use recycled building materials, protect and restore local ecology, and prioritise responsible waste management.



Leading the Way in Climate Action

Ardena will conduct a Climate Change Risk and Adaptation Assessment to guide measures such as waterwise landscaping, reduced road areas and bushfire mitigation. To ensure a net-zero carbon outcome, the community will combat climate change with no gas connections, low-carbon materials, and 100% construction carbon offsetting.



BROUGHT TO YOU BY HESPERIA



Hesperia is building Western Australia for the future

Established in 2020, Hesperia is reframing the role of the built landscape as a tool for good. We are specialists in creating and managing sustainable projects and systems that solve pressing environmental, social and economic problems. Hesperia has extensive experience across social infrastructure, industrial, residential and commercial projects. We bring a fresh perspective, delivering projects of meaning, purpose and enduring value. Our purpose-driven approach to residential communities creates environments of true value, supporting the evolving needs of our state and delivering exceptional places to live.

Botania Park, Mariginiup

Nestled between Lake Mariginiup and Lake Jandabup, Botania Park is a new community in Perth's growing north, close to parks, recreational spaces and everyday amenities.

Shaped by a strong greening strategy, leafy streets, shaded parks and walkable neighbourhoods create cooler, more liveable outdoor spaces and a natural setting for active, connected living.

Rivermark, Viveash

Located on the banks of the Swan River just 16km from Perth, Rivermark is a reimagined riverside community unlocking a quiet, picturesque stretch of riverfront.

Thoughtful design, restored parklands and strong connections to surrounding amenity create a lifestyle immersed in nature, with everything within easy reach.



A FUTURE TO BELONG TO
Explore the opportunities today

ardenaestate.au
sales@ardenaestate.au

HESPERIA