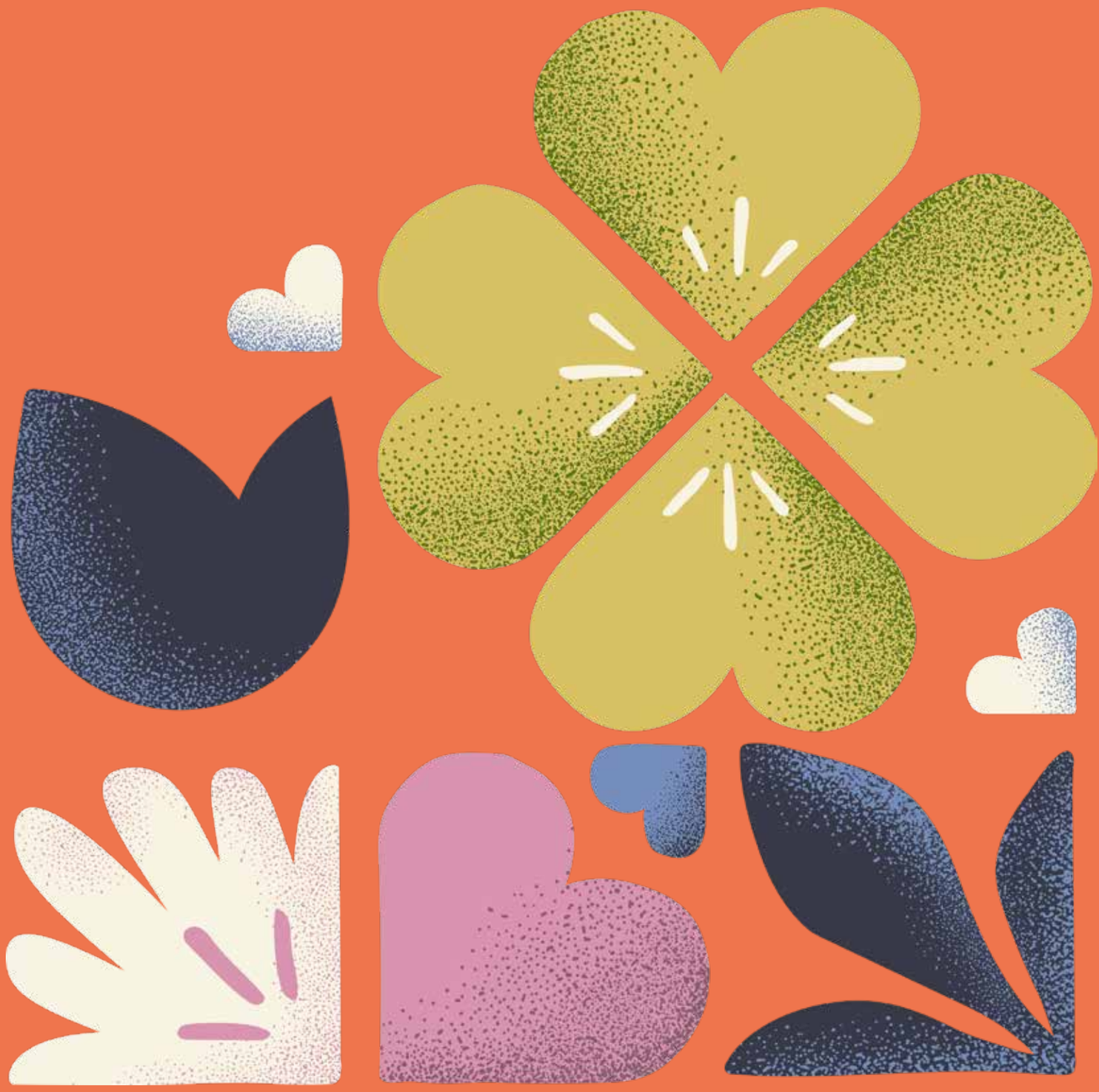


WELLARD GREEN


OPPORTUNITY
is knocking



Your **FUTURE** is calling

And the brightest of futures is awaiting you at Wellard Green.

This private boutique estate is in the heart of an urban village, on the edge of nature, at the threshold of opportunity.

At Wellard Green, you can enjoy all the peace and privacy you want, with everything you need just minutes away. This is a place you and your family can prosper, thrive and get ahead, surrounded by opportunity and possibility. A variety of lot sizes lets you choose your lifestyle, from easy care to growing a family - but with an extremely limited number of lots available, it's best not to wait.

Are you ready to grab the future with both hands?



With thanks to Acorn Photo Agency @robfrith

WELLARD TRAIN STATION 3.3km

Located approximately 33km south of the Perth CBD, Wellard is part of a thriving, transit-oriented community surrounded by urban amenity and natural beauty.

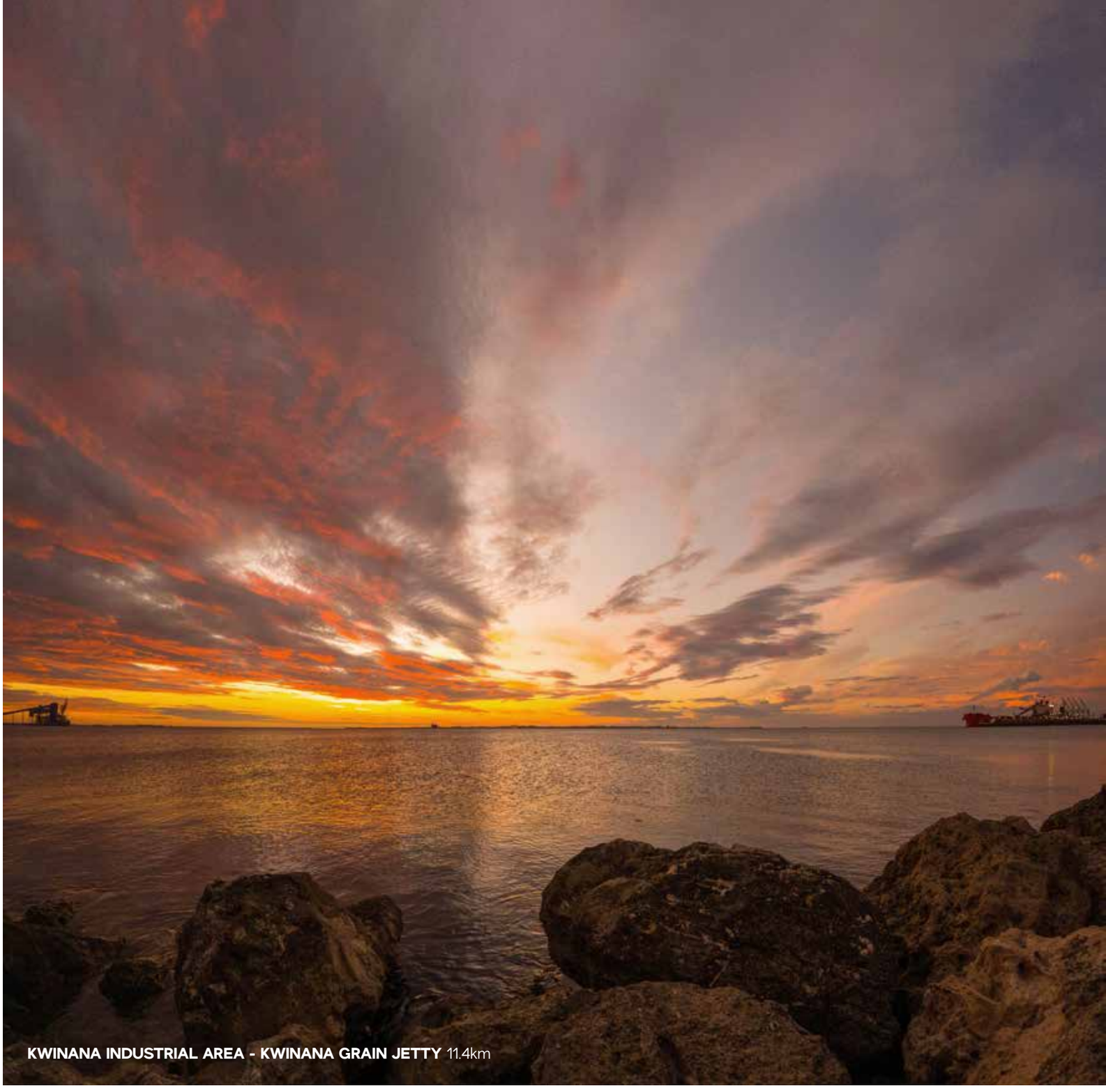
The Indian Ocean is fifteen minutes to the west, the Kwinana Freeway two minutes to the east, and the bustling Wellard town centre and train station is just five minutes away. The city of Kwinana, a major retail, commercial, educational, entertainment and employment hub, is also just five minutes away.

It's all happening right on the threshold of Wellard Green, so stake your claim and get amongst it.






FREMANTLE (30 MINS)
PERTH CBD (35 MINS)
CHALLENGERS BEACH
COOGEE BEACH
AUSTRALIAN MARINE COMPLEX
SOUTH METRO TAFE
NAVAL BASE
ALCOA KWINANA
ROCKINGHAM BEACH
PERTH MOTORPLEX
THE SPECTACLES WETLANDS
KWINANA RECQUATIC
KWINANA GOLF COURSE
KWINANA ADVENTURE PARK
KWINANA MARKETPLACE
KWINANA TRAIN STATION
COSTCO CASUARINA
MARRI PARK GOLF COURSE
KWINANA TOWN CENTRE
ROCKINGHAM HOSPITAL (15 MINS)
ST VINCENT'S PRIMARY SCHOOL
CHALLENGER AVE
BERTRAM PRIMARY SCHOOL
BERTRAM CENTRAL
KWINANA FREEWAY
PETER CARNLEY SCHOOL
WELLARD GREEN
THE KING'S COLLEGE
WILLIAM BERTRAM COMMUNITY CENTRE
WELLARD TRAIN STATION
KINDERPARK ELC
WELLARD SQUARE
WELLARD ROAD
BERTRAM ROAD
BULLRUSH NATURE RESERVE
WELLARD VILLAGE PRIMARY SCHOOL
JELLYBEANS CHILDCARE
WELLARD PRIMARY SCHOOL



KWINANA INDUSTRIAL AREA - KWINANA GRAIN JETTY 11.4km

FEEL THAT? That's the energy of a city going places.

Surrounded by natural bush and set on the Indian Ocean coastline, Kwinana is rich in spirit and humming with progress. Diverse, dynamic and thriving. The second-fastest growing local government area in Western Australia, and one of Perth's largest employment areas.

As part of the Western Trade Coast, the Kwinana Industrial Area is set to get a boon from significant expansion, including Westport - the future port relocation project - and the establishment of major defence and renewable energy hubs. This translates to tens of thousands of jobs, and a doubling in the region's population.

Kwinana is also a highly liveable city, with retail shopping, entertainment, dining out, education, recreation, sports, and a strong focus on the natural environment. Millions of dollars are being spent on redeveloping the city centre, including major upgrades to the Kwinana Recquatic Centre. Kwinana is a city on a mission.



KWINANA RECQUATIC 3.6km

With thanks to Kwinana Recquatic



WELLARD VILLAGE 3.3km

With thanks to Michael Conroy, @silvertonephotography

STEP INTO WELLARD GREEN, AND YOU TAKE YOUR BEST STEP FORWARD.

When you move into Wellard Green, you're moving into a friendly, established community, with everything already there waiting for you. You won't need to miss a beat.

Local neighbourhood shopping centres with specialty retailers and big brand stores, the Wellard and Kwinana train stations, lots of different places to dine and socialise, every kind of recreational activity and venue, medical centres, and commercial services – yes, all already here in the region and within easy reach.

And there is a place for every young one at a big choice of childcare centres, and primary and high schools, all situated locally.

Nature plays an important role at Wellard. Ten hectares of wetlands, plus 17 hectares of retained natural bushland, provide endless trails to cycle or stroll, picnic nooks and playgrounds to explore.

THE KING'S COLLEGE 700m



With thanks to Castle Projects

KINDERPARK 350m



With thanks to KinderPark Wellard



With thanks to Peter Carnley Anglican Community School

PETER CARNLEY ANGLICAN COMMUNITY SCHOOL 2.5km



WELLARD SQUARE 3.1km With thanks to Cygnet West



Designed **FOR YOU**, and people like you

You like to live well. At Wellard Green, you can.

An enclave of privacy and seclusion in a popular, well established and well-connected urban centre, Wellard Green will become home to just 145 families, so, unlike some of the larger masterplanned estates, it will become a genuine neighbourhood; the kind of neighbourhood where family and community matter. Calm streets, connecting pathways, quality homes. Here you can be yourself, take control and live the way you want among like-minded people who share the values of hard work, living well and feeling great.



LIFE IN HARMONY

The Bollard Bulrush Wetlands backs on to Wellard Green, providing a magnificent natural buffer of around 75 hectares of protected open space that will never be built out.

With its dense growth of paperbarks and flooded gums, and bulrushes in the wet season, it provides a vital Summer habitat for birds, and is a popular place for locals to go bushwalking and birdwatching. Look carefully, and you might see a red-necked stint, a curlew sandpiper or a sharp-tailed sandpiper, along with fish, frogs and tortoises.

Forming the southern end of the long chain of wetlands that make up Beeliar Regional Park, Bollard Bulrush is part of one of the most important systems of lakes and wetlands remaining in the Perth metropolitan area. The City of Kwinana's Bollard Bulrush East Masterplan ensures that the area remains protected, and any development such as pathways, fitness nodes and play equipment will be sympathetic to the wetlands' fragile environmental conditions.





AN IMPORTANT REFUGE FOR LOCAL BIRDLIFE, FISH, FROGS AND TORTOISES.



KING ROAD BREWING CO 11.4km With thanks to King Road Brewing Co



THE WELLARD 3.2km With thanks to The Wellard by Melaleuka Farm

FOR GO-GETTERS READY TO GET GOING

Wellard Green may be peaceful and secluded, but there's a whole lot of excitement not too far away. Rockingham's beautiful beaches and vibrant waterfront, with its cafes and bars, are fifteen minutes away. From a day's shopping to the movies or a date night dinner, it's all there.

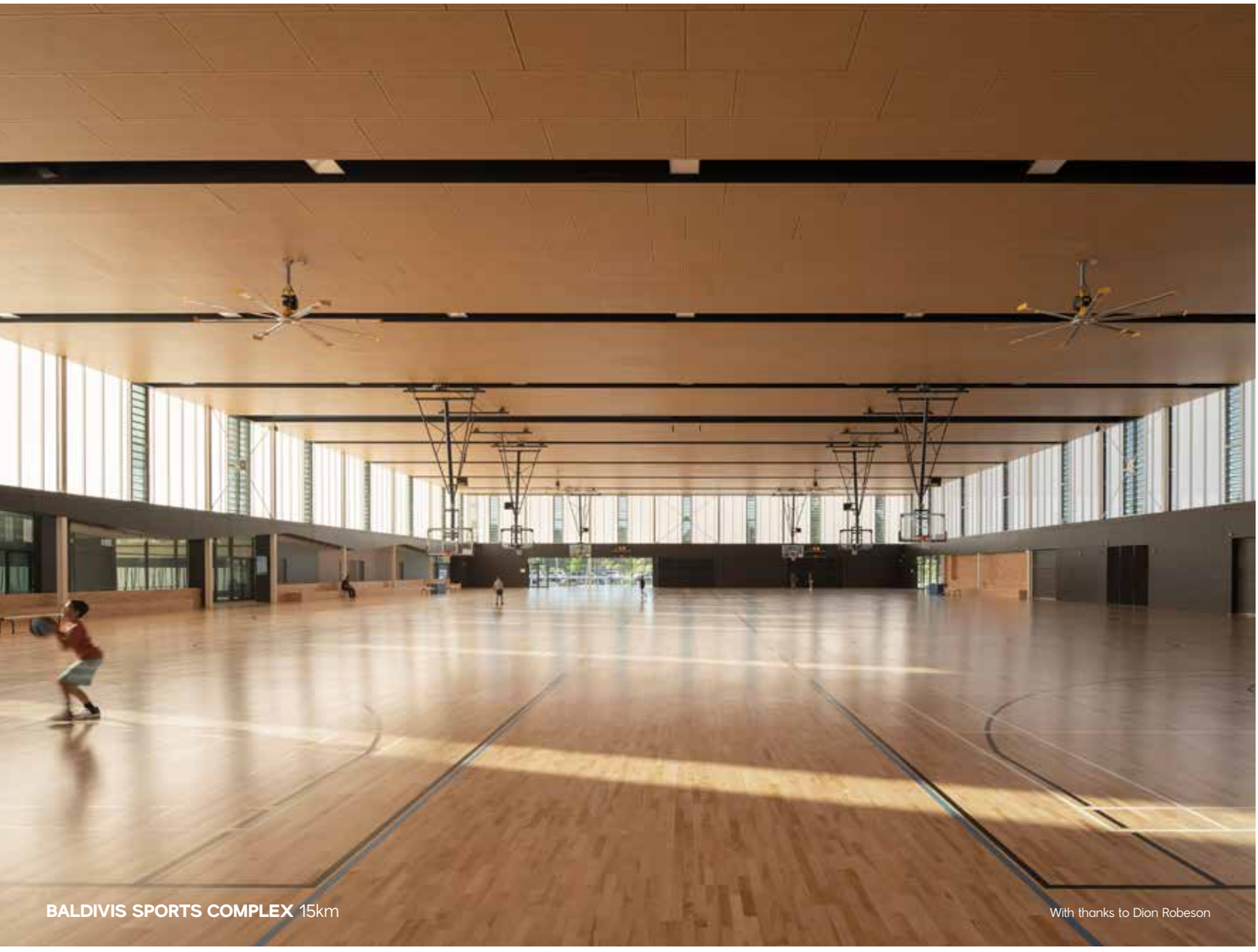
Play a round at Kwinana Golf Course, or join one of the many local sporting clubs – bowling, swimming, cricket, soccer, netball, footy and more. Go snorkelling, fishing or four-wheel-driving at Challenger Beach, or water skiing at Bonney's Water Ski Park. Hike through banksia woodland at the Kwinana Loop Trail, explore the Alcoa Wellard Wetlands, or meet the gang for lunch at the King Road Brewing Co – you can be there in twelve minutes.

Wellard Green is the centre of your universe.



ROCKINGHAM BOARDWALK 13km

With thanks to PLACE Laboratory and Dion Robeson, photographer



BALDIVIS SPORTS COMPLEX 15km

With thanks to Dion Robeson



KWINANAADVENTURE PARK 4.6km

With thanks to the City of Kwinana



This brochure is for promotional purposes and the content, while as correct as possible at time of publication, is indicative and subject to change as the estate and the region evolves and changes. © 2026 Wolfdene

Our **STORY**

Wolfdene creates places where people can be excited to live the lifestyle that they aspire to.

We are a new-generation property developer, with a keen focus on how we all want to live today, and into the future.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure your Wolfdene neighbourhood is the one most in touch with what you want.

wolfdene.com.au



Wolfdene