



BOTANIA  
PARK

look up



## Fast Facts

Botania Park is a thoughtfully masterplanned community offering convenient access to local schools, shopping, parks and everyday essentials.

Set between two natural lakes in the City of Wanneroo, residents can enjoy a connected lifestyle close to established centres, with future amenities emerging nearby and easy access to major transport links.



**Just 30 minutes  
to Perth CBD**



**A new benchmark for  
green, sustainable living**



**Positioned between  
Jandabup Lake and  
Mariginiup Lake**

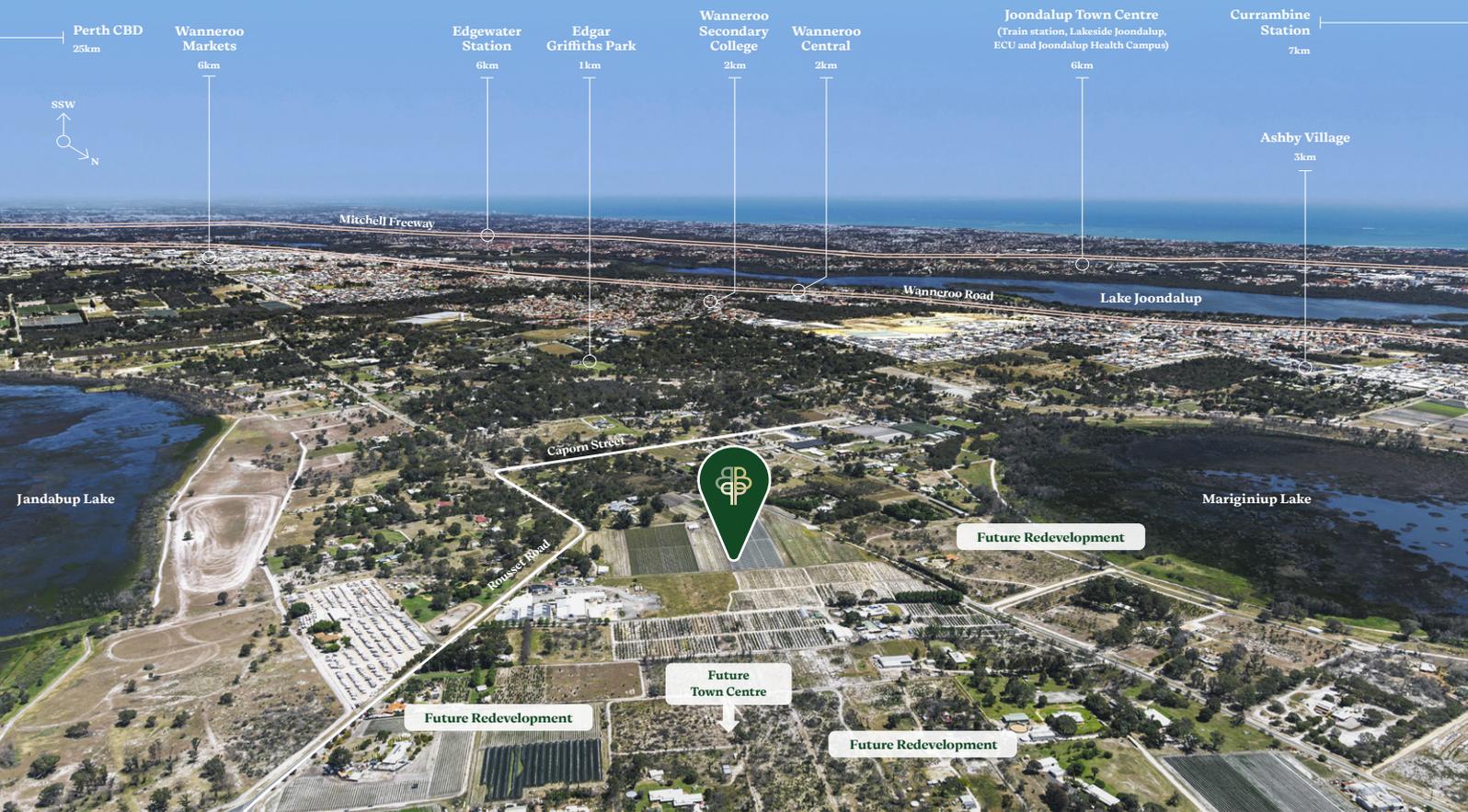


**Easy access to established  
and future local amenity**

[botaniapark.au](http://botaniapark.au)

Email [sales@botaniapark.au](mailto:sales@botaniapark.au)  
Call 0400 015 955

**HESPERIA**



## Location

- Nestled between Mariginiup Lake and Jandabup Lake within the City of Wanneroo
- Minutes from the established centres of Wanneroo and Joondalup
- Just 30 minutes to Perth CBD
- 185-hectare estate with a wide range of lot sizes to suit all buyers

## Transport

- Convenient access to key road connections:
  - Wanneroo Road (7 mins)
  - Mitchell Freeway (15 mins)
- Nearby public transport: Bus routes 389, 390, 467
- Joondalup Station, Currambine Station and Edgewater Station, all approx. 15 minutes away
- Park & ride facilities available at Joondalup and Currambine stations

## Shopping

- Wanneroo Central and Ashby Village local shopping precinct for everyday convenience
- Wanneroo Markets for fresh local produce
- Lakeside Joondalup Shopping Centre a short drive away

## Education

- An abundance of nearby schools for growing families:
  - East Wanneroo Primary School (5 mins)
  - St Anthony's School (6 mins)
  - Wanneroo Secondary College (6 mins)
  - Spring Hill Primary School (8 mins)
  - Joseph Banks Secondary College (8 mins)

## Parks & Recreation

- Shaded neighbourhood parks designed to bring the community together
- Tree-lined streets and generous green spaces throughout the estate
- Close to Lake Joondalup and its popular walking and cycling circuit

## Sustainability

- Landscape-led design focused on increasing canopy coverage and retaining natural vegetation
- Significant tree planting to help reduce the urban heat island effect
- 6-Leaf EnviroDevelopment Certified for excellence in sustainability
- Every lot includes:
  - Waterwise front landscaping
  - Colorbond side & rear fencing
  - \$4,500 rebate towards a home battery package