



INTRODUCING MADDOX

WELCOME TO YOUR DREAM MIRVAC NEIGHBOURHOOD.

- OVER TWO HECTARES OF PLAYING FIELDS AT NOVELLI RESERVE PLUS A FUTURE COMMUNITY PAVILION
- FUTURE PRIMARY SCHOOL COMING 2022, ST JOHN BOSCO COLLEGE ADJOINING PLUS A PROPOSED CHILDCARE CENTRE WITHIN THE ESTATE
- GREEN STREETS CONNECTING YOU TO SCHOOLS, PARKS AND AMENITIES
- HOME TO EXPLORER PARK FEATURING BBQ FACILITIES, SWINGS, MULTI-SPORT COURT AND EXERCISE STATIONS
- GROW YOUR OWN FRESH HERBS AND VEGGIES IN MADDOX'S COMMUNITY GARDEN

It's time to live brightly in a fun, urban environment.

Our story starts in 12th century Wales with Madoc, a Welsh prince and early explorer of the globe. According to folklore, he crossed the sea to the 'New World' in 1170. That's over three hundred years before Christopher Columbus.

Like our namesake, the Madox community sees the world a little differently.

We stand proudly apart from the rest, and forge our own path. We stay connected, and we make our own decisions. It's time to live the way you want, where you want.

With a host of its own amenities, and proximity to existing facilities, Madox is the perfect complement to the already flourishing Piara Waters community.



MADDOX

madox.mirvac.com

Contact: Gioia Di Masi on 0481 906 654

Sales Office: Nicholson Road, Piara Waters WA

YOU'VE COME TO THE RIGHT PLACE!



EDUCATION

- Future Primary School in Madox
- St John Bosco College
- Harrisdale Primary and Senior High School



SPORTS

- Parks, playgrounds and fitness nodes within Madox
- Two hectares of playing fields at Novelli Reserve plus future Pavilion Sporting Facility
- Cockburn Aquatic Recreation Centre



RECREATION

- Forestdale Lake Nature Reserve
- Thompsons Lake Nature Reserve
- Harry Waring Marsupial Reserve
- Yangebup Lake



CHILDCARE

- Amici Early Learning Centre
- Busy Bees Childcare Centre
- Jump Early Development Services



LOCATION

- Nicholson Road, Armadale Road and Kwinana Freeway
- Bus through Harrisdale to Murdoch Train Station
- Cockburn Train Station
- Cockburn Town Centre



SHOPPING

- Harrisdale Shopping Centre
- Southern River Shopping Centre
- Canning Vale Livingston Marketplace
- Cockburn Gateway

AROUND
5km

AROUND
15km

AROUND
30km

A LITTLE FURTHER

- Garden City Shopping Centre
- Curtin University
- South Metropolitan
- TAFE
- Perth CBD
- Perth Airport
- Fremantle

QUITE CLOSE

- Murdoch Train Station
- Murdoch University
- St John of God Murdoch Hospital
- Fiona Stanley Hospital
- The Animal Hospital at Murdoch University