

Estate Highlights

Located just 24km north of the CBD, Berriman Estate is a private, boutique community situated in Perth's most sought-after North West corridor. Berriman offers beautiful residences where families enjoy the peace and tranquillity of the Australian bushland at their doorstep.

Future Berriman residents will enjoy an enviable lifestyle with easy access to amenities including Lakeside Joondalup Shopping City - WA's third largest shopping centre, Joondalup Health Campus - the largest hospital in Perth's Northern suburbs, and The Ashby Village within walking distance.

Families can choose from abundant schooling options from child care through to university.

- **Only 37 lots**
- **Private estate**
- **Close to The Ashby Village**
- **Easy access to Wanneroo Road**
- **Minutes from St Stephen's School in Carramar**
- **Minutes from Joondalup health Campus**



4 primary schools

4 high schools

8 child care centres



12 mins

to Lakeside Joondalup Shopping Centre



30 mins

to Perth CBD



37

lots available



Location

- 60 Caporn Street, Sinagra
- Only 24km to Perth CBD
- Only 12km to Iluka Beach

Transport

- Easy access to Wanneroo Road
- 11 mins to Joondalup Train Station
- 10 mins to Mitchell Freeway

Shopping

- Walking distance of The Ashby Village featuring Farmer Jacks, Chemist Warehouse & Cellarbrations
- Five minutes to Wanneroo Central featuring Coles, Aldi and Kmart
- Five minutes to Carramar Village Shopping Centre featuring Woolworths, Wizard Pharmacy and BWS
- 12 minutes to Lakeside Joondalup Shopping City, the third largest shopping precinct in Western Australia

Restaurants & Cafés

- Five minutes to the popular Café Elixer
- Surrounded by local bars and restaurants including, The Ashby Bar & Bistro, Leapfrogs, Eagle Falls Spur Steak & Grill, The Duke Bar & Bistro, Wanneroo Villa Tavern and many more

Medical

- Five minutes to Wanneroo GP Super Clinic
- 11 minutes to Joondalup Health Campus

Recreation

- Close to premium golf courses including Joondalup Resort Golf Course and Carramar Golf Club
- Eight minutes to Wanneroo Botanic Gardens and Mini Golf
- Six minutes to Wanneroo Showgrounds
- Close to Wanneroo Football Club, Wanneroo Tennis Club and Wanneroo Sports & Social Club
- 11 minutes to HBF Arena
- 10 minutes to Wanneroo Markets
- Close to popular parks including Rotary Park, Neil Hawkins Park and Yellagonga Regional Park

Child Care

- Milestones Early Learning Ashby
- Goodstart Early Learning Sinagra
- Sparrow Early Learning Wanneroo
- Pixie Hollow Early Learning
- Sparrow Early Learning East Wanneroo
- Goodstart Early Learning Tapping
- Kidz Biz
- Drovers Little Learners

Primary Schools

- St Anthony's School
- Wanneroo Primary School
- East Wanneroo Primary School
- St Elizabeth's Catholic Primary School

Secondary Schools

- Wanneroo Secondary College
- St Stephen's School
- Mater Dei College
- Prendiville Catholic College

Tertiary Education

- 12 minutes to Edith Cowan University Joondalup Campus
- 11 mins to North Metropolitan TAFE



FREE

Front
landscaping
& fencing

