WARANYJARRI
ESTATE

LANDCORP

THE JEWEL IN THE NORTH

WARANYJARRI ESTATE

BROOME IS A UNIQUE TOWN, ON A PENINSULA WHERE ONE OF THE WORLD'S LAST GREAT WILDERNESSES MEETS THE INDIAN OCEAN. KNOWN INTERNATIONALLY FOR ITS UNIQUE NATURAL BEAUTY, THE TOWN IS A TROPICAL GEM WITH PRISTINE WATERS, WIDE EMPTY BEACHES AND ABUNDANT WILDLIFE. WITH ITS REPUTATION AS AN EXOTIC PEARLING TOWN, BROOME HAS A RICH ABORIGINAL, ASIAN AND EUROPEAN HISTORY AND IS MADE UP OF A UNIQUE MULTI-CULTURAL MIX OF PEOPLE.

ALREADY RECOGNIZED FOR ITS HIGH PROFILE TRADES IN TOURISM, PEARLING, AGRICULTURE AND MINING, BROOME HAS A BRIGHT FUTURE WITH A POPULATION SET TO DOUBLE.

NOW IMAGINE CALLING THIS HOME. WELCOME TO WARANYJARRI ESTATE.

WARANYJARRI ESTATE,
BROOME NORTH

BE ONE OF THE FIRST TO GO NORTH

With the forecast population growth the town has been carefully planned to expand north through the Broome North development; which consists of a number of different residential estates. The first of these is Waranyjarri Estate (pronounced Wa-run-jarri). Named from the traditional Yawuru Language, Waranyjarri means 'one' or 'first'.

As the first residential development in the area, Waranyjarri Estate is making affordable land and homes a top priority.

In fact, right from the outset, Waranyjarri has been conceived with an innovative focus on clever, climate responsive designs that will enable sustainable community living, well into the future.

NAMED FROM THE TRADITIONAL YAWURU LANGUAGE, WARANYJARRI MEANS 'ONE' OR 'FIRST'.

WORKING IN HARMONY WITH NATURE

Waranyjarri has been designed to take advantage of the unique weather conditions of the area. Before development started, six weather stations were installed to learn more about the local climate. The results pointed to a unique set of climate conditions.

These climate conditions then significantly guided the design of the estate, particularly how it utilises shade and breezeways.

Design guidelines have also been put in place to further encourage clever home designs and landscaping. This encourages native vegetation which is more water efficient and provides shade, keeping your home cool.

This climate aware approach to the development means the street orientation, road width and lot layouts have all been designed to keep homes cooler and ultimately more affordable for residents.

THIS CLIMATE AWARE APPROACH TO THE DEVELOPMENT MEANS THAT THE STREET ORIENTATION, ROAD WIDTH AND LOT LAYOUTS HAVE ALL BEEN DESIGNED TO KEEP HOMES COOLER AND ULTIMATELY MORE AFFORDABLE FOR RESIDENTS.

Tanami (Youth) Park, Waranyjarri Estate.

"THE COOL AND CONSISTENT BREEZES NEED TO BE EXPERIENCED TO BE BELIEVED." RESIDENT'S TESTIMONIAL

BroomeNorth
PRIMARY SCHOOL
An Independent Public School

THE FUTURE LOOKS

BRIGHT

"WE CAN WALK AND RIDE TO A BRILLIANT NEW SCHOOL WITH A FANTASTIC TEACHING TEAM."
RESIDENT'S TESTIMONIAL

With its exciting mix of residential housing and business opportunities, Waranyjarri features a new state-of-the-art primary school, landscaped parks and a choice of active social and community groups. And there's lots more to come; the Waranyjarri Estate Local Centre is set to become the estate's central hub, providing facilities and services to meet the daily needs of the local community.

DESIGNED FOR MANY

Waranyjarri offers a range of affordable land options to suit anyone from new and established families, right through to retirees. And with designs and lots for all shapes and sizes, there's something to suit every lifestyle.

A range of affordable residential lots.

Established and new release stages.

Housing choice with quality local builders.

Homes designed to suit your lifestyle.

Rebates and incentives available.

VIBRANT COMMUNI-TIES

DESIGNED FOR LIVING

While open community spaces, cycleways, landscaped parks and social and community groups create an environment where people really do get to know their neighbours, the community also has its own Facebook page where news and information can be shared.

facebook.com/broomenorth

New state-of-the-art primary school Broome North Primary.

A family friendly estate with a proactive community.

Local service station and childcare centre.

Eight parks - including a youth and botanical park. In total, 17.3 hectares which means 24 UEFA soccer pitches worth of public open space!

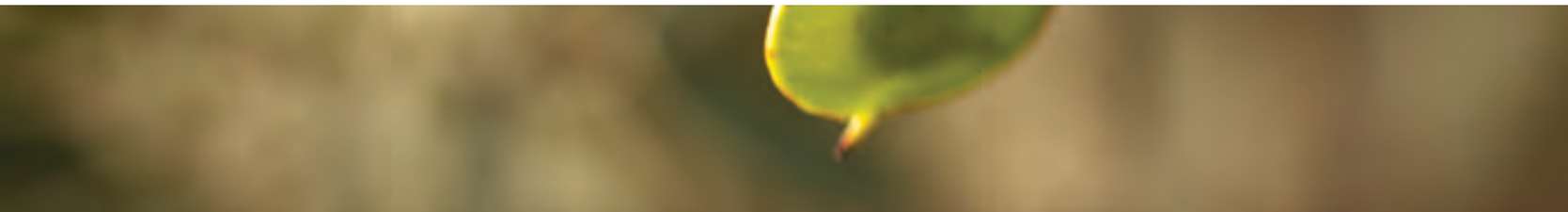
Native street trees.

A cycleway and footpath connecting Waranyjarri Estate to Sunset Park and Cable Beach.

Wide variety of small service businesses nearby - gyms, car and dog wash, laundry & dry cleaners, auto electrics, plumber, windscreen replacement, crash repairs.

Footpath, bush tracks, trails and more; encouraging an active and connected community.

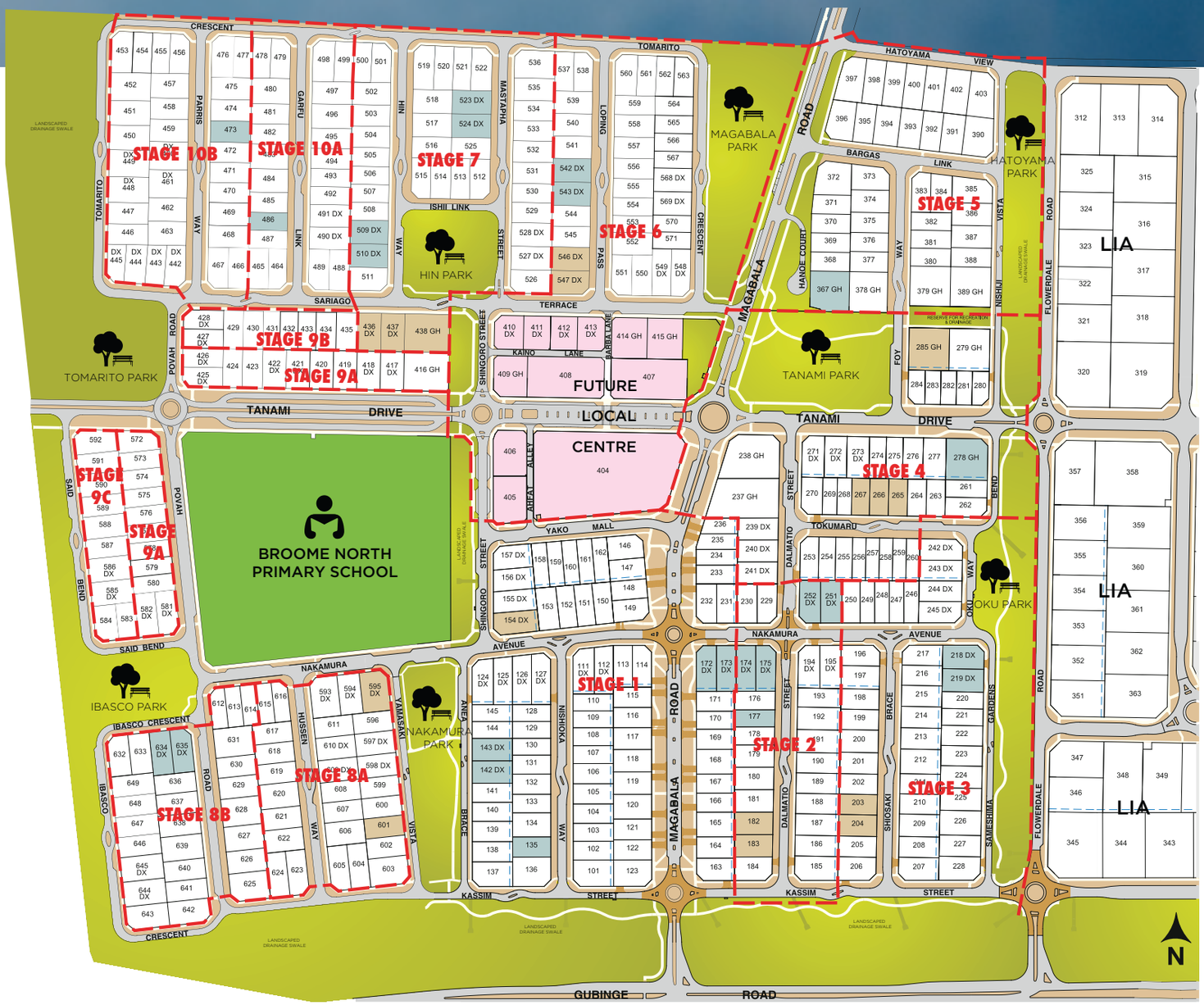
A central shopping precinct coming soon.



"WITH THE COMPLETION OF THE NEW PATHWAY BETWEEN WARANJYARRI AND SUNSET PARK WE CAN EASILY ACCESS THE BEACH AND CAFÉ STRIP FOR A FAMILY RIDE OR TO EXERCISE."

RESIDENT'S TESTIMONIAL

Tanami (Youth) Park, Waranyjarri Estate.



KEY

- Department of Housing (DoH)
- Government Regional Offices Housing (GROH)
- Future Local Centre
- DX Duplex
- GH Grouped Housing
- Landscape Park
- School Site

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WHAT OUR RESIDENTS ARE SAYING

"You hear people say how good it is to live in Broome. We feel a bit uncomfortable telling people how much better it is in Waranyjarri. The thought that went into the design of the new suburb and how to build a vibrant community has paid dividends. The footpaths are awesome – you can walk and ride the kids around much of the estate without crossing a main road."

Sean Mulhall
Waranyjarri Estate Resident

"The smaller blocks made it possible to build a house that both fitted my budget and my outlook on life. My daughter and I love living in Waranyjarri Estate, we like the open space, parks and bush areas, and especially the sense of community."

Astrid
Waranyjarri Estate resident

"A lot of thought has gone into things such as street configurations and setback controls which promote air flow and mean we get fantastic cooling breezes which are so important in the Kimberley climate."

Giles
Waranyjarri Estate resident

The Tipping family at their Waranyjarri Estate home.

WHY MAKE WARANYJARRI ESTATE

YOUR NEW HOME

A strong active community.

Sustainable, environmentally sensitive design.

Plenty of parks, promoting an active lifestyle.

You can walk your kids to the new primary school and around the estate without having to cross a main road.

You can build a brand new home designed specifically for you and your family.

Easy access to the world famous Cable Beach.

The estate's future local centre will provide facilities to service and respond to the daily needs of the local community; making life in Waranyjarri easy and convenient.

"THE BIRDS SING FOR US WHILE WE EAT OUR BREAKFAST." RESIDENT'S TESTIMONIAL

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WARANYJARRI ESTATE

BROOME NORTH