

The background of the entire image is a dark green, textured topographic map. The map features numerous contour lines of varying thickness and color, ranging from a very dark green to a lighter, almost white-green, which create a sense of depth and elevation. The lines are irregular and flowing, typical of natural terrain maps.

YARRIMBAH HEIGHTS

BY **QUBE**

see forever



WHAT ARE YOU LOOKING FOR?

Yarrimbah Heights is a place to create something extraordinary.

Rolling hills of natural bushland and green farm paddocks, with cascading streams flowing down granite rock outcrops, will remain largely untouched.

Each of the unique elevated two-hectare homesites on the escarpment has been thoughtfully positioned to maximise stunning views across the hills and valleys or to the plain below.

It's a rural lifestyle estate that has no equal. This is a once-in-a-lifetime opportunity to build your dream home and make the life you've been looking for.

It's a place you can see forever.

A BRIGHT OUTLOOK

Life is like the trails that wind around the estate, with twists and turns and always something exciting around the corner. From up here, you can see the endless potential it can bring.

This extraordinary rural development is situated on the spectacular scarp just outside Bullsbrook. One hundred and seventy three two-hectare minimum homesites are all positioned to make the most of expansive views to the west, across the hills to the east and north, and down into the streams and gullies of the estate. Each homesite is a one-off, ready for you to create a home and lifestyle that's equally unique.

Just below the estate lies the growing town of Bullsbrook. But, more importantly, the calm and beauty of nature are just outside your door, giving a feeling that anything is possible here.



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YARRIMBAH HEIGHTS THE FAMILY FARM

Overlooking Bullsbrook, Yarrimbah Heights has been owned by the Park family since 1965. Humphrey Park, along with his wife and young children Dale, Gary, Wayne, and Scott, uprooted their life in Merredin as wheat farmers in search of greater pastures, and they found it here.

First settled in the 1800s by the Clarkson family (of the nearby suburb's namesake), the land has seen many transformations, being used for sheep, pigs, and eventually cattle farming. At 565 hectares, the farm was one of the largest in the region.

Humphrey and his family were captivated not only by Yarrimbah Heights' natural beauty but also its location. Having good access to schools, education, and the city would give the children far greater opportunities for the future.

Settling on the farm came with its fair share of hard work. With the help of their trusty D2 tractor and with all hands-on deck, they cleared tricky areas of bushland, put in new fencing and constructed the shearing shed. By 1972, the family had built their new homestead, which Humphrey still calls home.

Over the past six decades, Humphrey and his family have witnessed the evolution of the Bullsbrook area – from a farming region to the modern town centre of today. If you ask Humphrey, some things may have changed, but it hasn't lost any of its charm.

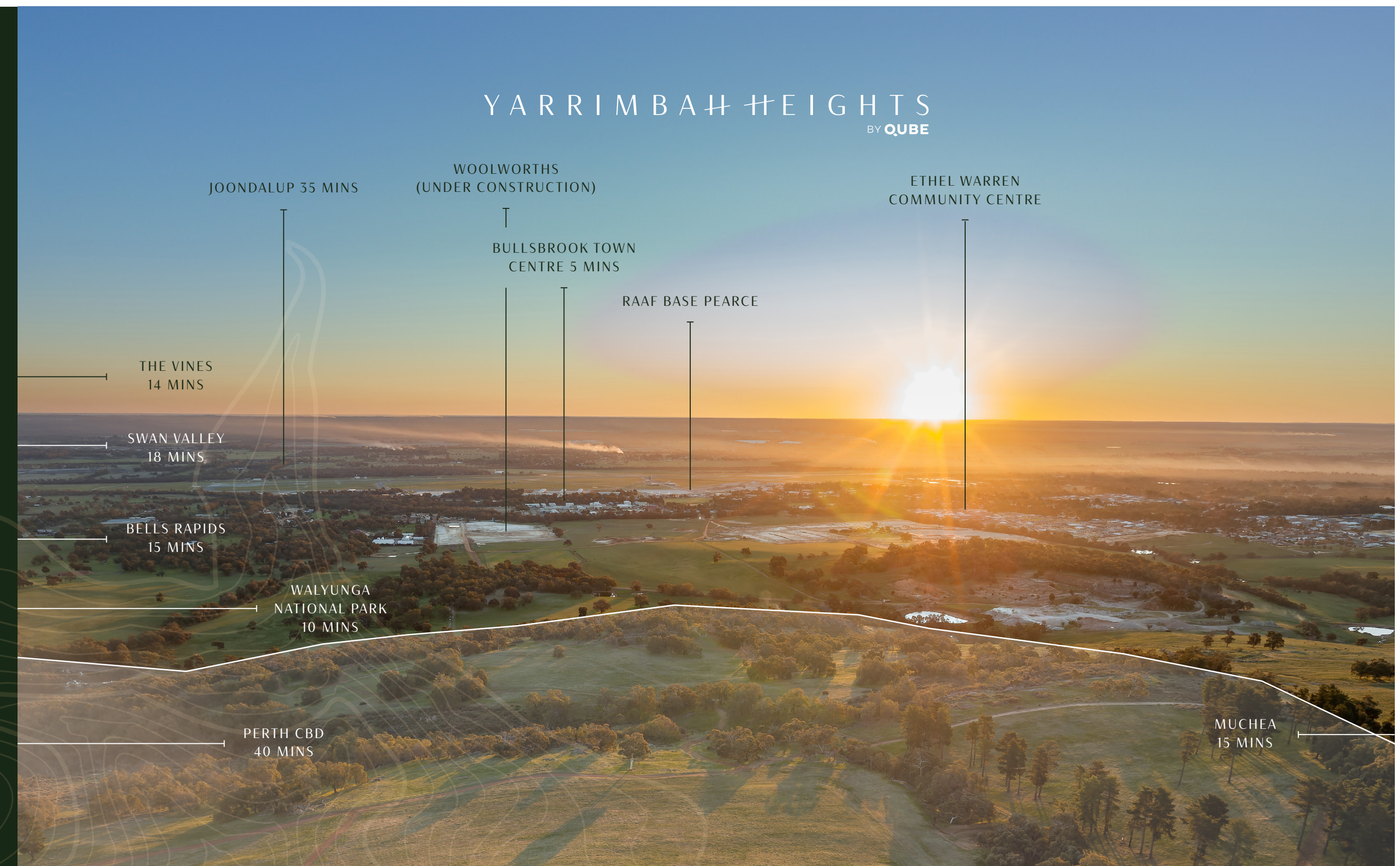


EXPAND YOUR HORIZONS

Yarrimbah Heights is the perfect place to get away from it all, but keep all you need within easy reach.

At the bottom of the hill is historic Bullsbrook town, with established schools, health services and, sports facilities. The future village centre with playing fields, shops, pubs and cafés is coming soon, while the ever-developing town of Ellenbrook is only 15 minutes away. What's more, the city has never felt nearer with the Tonkin Highway extension and Stock Road connection.

Restaurants, wineries and craft breweries in the Swan Valley are temptingly close. And, if you want to experience even more of the area's spectacular bush, Walyunga National Park and the Avon Valley are your next-door neighbours.





LIFE LOOKS GOOD FROM UP HERE

Like the bush surrounding you, we're creating a community that can flourish and grow.

As you wind up the hill, through the stunning bush and green paddocks, past granite rock faces, with streams cascading down gullies and into dams, you'll understand that this is where you can realise your dreams.

Here you'll be part of a community connected to nature in a way no other rural lifestyle estate in WA can match. In a world of cookie-cutter land developments, Yarrimbah Heights is a breath of fresh air - as clean and relaxing as you find here in the hills.

It's a place to exhale, slow down and enjoy the life you've made and the moments that make it special – mates made over a sunny afternoon barbeque, kids and furry friends roaming wild, walks and rides on the trails, and finding a freedom here you can't find anywhere else.

Yarrimbah Heights is a place like no other – a place you'll want to live forever.

See forever.



QUBE

AFTER THIRTY YEARS OF SUCCESS, WE'RE BUILT TO BE RECOMMENDED

QUBE has been entrusted by the Park and Clough families to deliver the vision for Yarrimbah Heights at Bullsbrook. We build long-term relationships. We build trust and respect. Most importantly, we build master-planned communities and boutique estates where people can live and grow.

As a proudly Western Australian company, we're committed to delivering our vision for a brighter future. We're committed to high standards. We're committed to quality. Backed by 30 years of experience and success, our developments are built to stand the test of time. We have a long and successful history and want to continue to help create vibrant and desirable places to live.

Built to be innovative. Built to be recommended.

YARRIMBAH HEIGHTS

BY **QUBE**

Discover new horizons at Yarrimbah Heights



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