VERNA ESTATE
Cockburn Central

STAGE 2

VERNA ESTATE LIVING

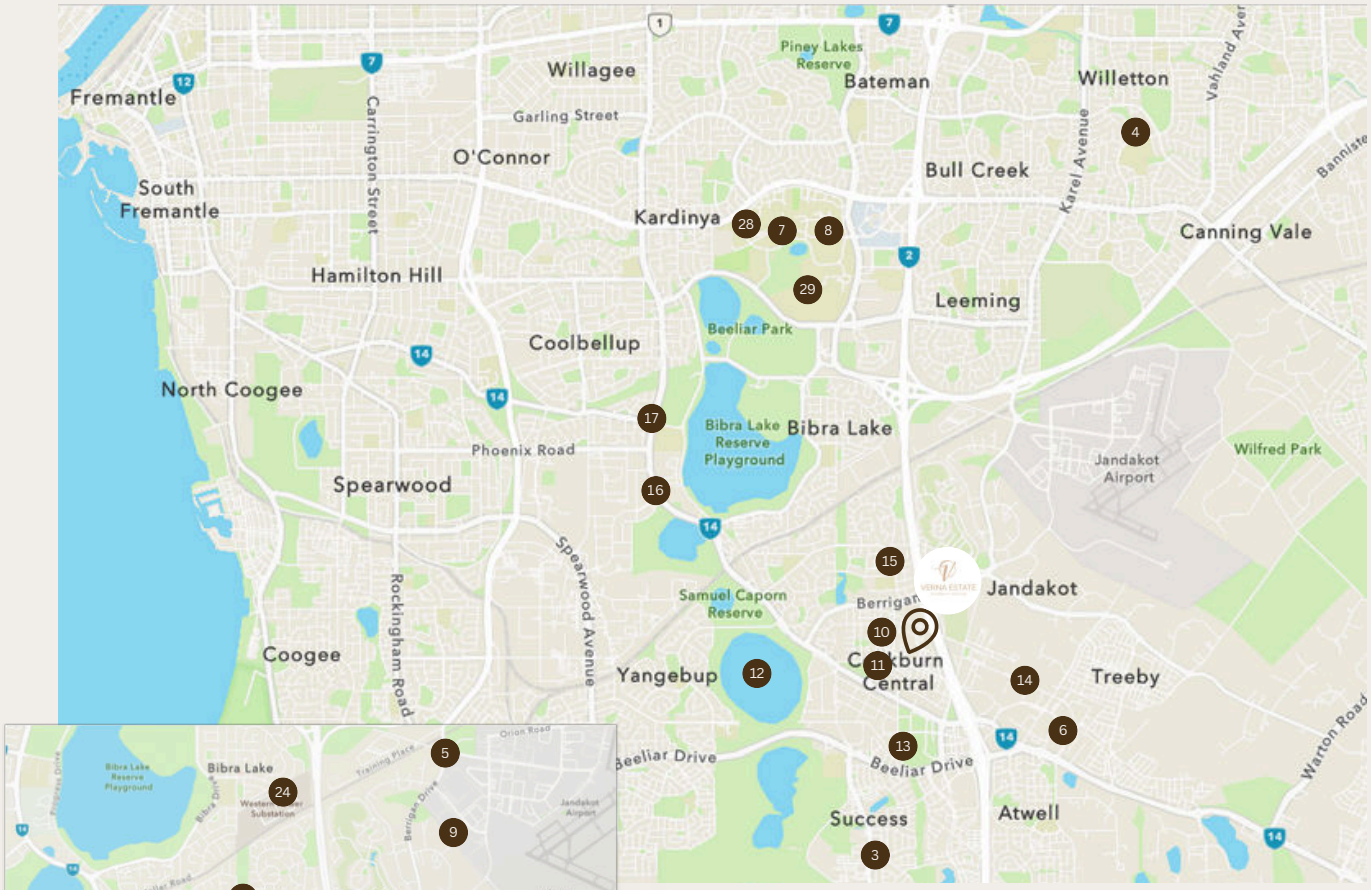
Modern homes, thoughtful design, and a connected community
come together at Verna Estate to offer a lifestyle that balances comfort, convenience,
and contemporary living in the heart of Cockburn.

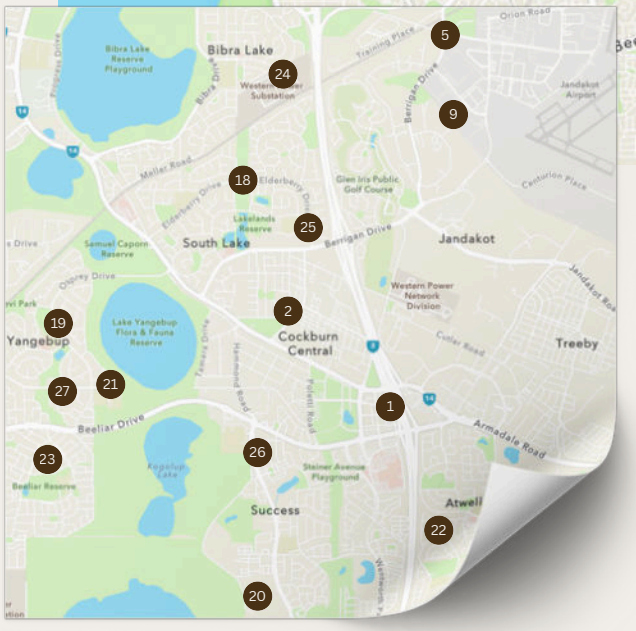
VERNA ESTATE
Cockburn Central

BROADVIEW



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| PUBLIC TRANSPORTATION

1. Bus Stop	600m / 1 min
2. Cockburn Central Train Station	2.9km / 6 min

| SHOPPING & COMMERCIAL AMENTITIES

3. Cockburn Gateway Shopping Centre	3.7km / 7 min
4. HomeCo. Southlands Boulevarde	8.6km / 12 min
5. Spudshed	4.7km / 8 min
6. Bunnings Cockburn Central	4.7km / 8 min

| HEALTH FACILITIES

7. St John of God Murdoch Hospital	7.8 km / 9 min
8. Fiona Stanley Hospital	7 km / 8 min

| BUSINESS AREA

9. Jandakot Business Park	2km / 4 min

| PARKS & NATURAL ATTRACTIONS

10. Sycamore Park	1.4km / 3 min
11. Anning Park	1.6km / 3 min
12. Yangebup Lake	4.8km / 8 min

| RECREATIONS & SPORTS

13. Cockburn ARC	3.2km / 5 min
14. Urban Jungle Indoor Rock Climbing	4.2km / 6 min
15. Lakeland Hockey and Sporting Facility	1.8km / 4 min
16. Cockburn Ice Arena	4.4km / 8 min
17. Adventure World	4.8km / 8 min

| PRIMARY SCHOOLS

18. South Lake Primary School	2.6km / 5 min
19. Yangebup Primary School	4.3km / 7 min
20. Jandakot Primary School	4.8km / 9 min
21. Master Christi Catholic Primary School	5.1km / 8 min
22. Atwell Primary School	5.5km / 8 min
23. Beeliar Primary School	6.2km / 10 min
24. Bibra Lake Primary School	6.3km / 10 min

| SECONDARY SCHOOLS & COLLEGES

25. Lakelands Senior High Schools	1.6km / 3 min
26. Emmanuel Catholic College	4.3km / 8 min
27. Divine Mercy College Inc.	5.4km / 9 min

| UNIVERSITIES & HIGHER EDUCATION

28. Murdoch University	6km / 7 min
29. South Metropolitan TAFE Murdoch Campus	6.7km / 8 min


COCKBURN CENTRAL
TRAIN STATION
GOODSTART EARLY
LEARNING
ANNING PARK
FUTURE
SURF PARK
COCKBURN GATEWAY
SHOPPING CITY
COCKBURN ARC
VERNA ESTATE
Cockburn Central


COOGEE BEACH
MURDOCH UNIVERSITY
STARBUCKS MURDOCH
WESTFIELD BOORAGOON
PERTH CBD
BULL CREEK
CURTIN UNIVERSITY

NEIGHBOURHOOD











VERNA ESTATE
Cockburn Central

VERNA ESTATE MASTER SITE PLAN.

Verna Court,CockburnCentral.

Stage 2A Design Type

House type	Lots			
Type A	1	4+Activity	2.5	2
Type B	2, 9, 15	4	2.5	2
Type B-1	3, 10	4	2.5	2
Type B-A	4, 11, 18	4	2.5	2
Type B-A-1	5, 12, 17	4	2.5	2
Type B-B	7, 13, 20	4	2.5	2
Type B-B-1	8, 14, 19, 21	4	2.5	2
Type C	6	3	2.5	1
Type D	16	4	2.5	1



N

BROADVIEW

* Future New Road will be connected south towards Muriel Court. This masterplan is provided by Broadview for marketing purposes only and is intended to give a general impression of the proposed Verna Estate residential community. All images, layouts, and locations of infrastructure, amenities, and services are indicative only and subject to change.

The plan is not to scale and details shown are based on information available as of March 2025. Broadview makes no guarantees about the accuracy or completeness of this information.

LOT 1 - TYPE A

4 2.5 2





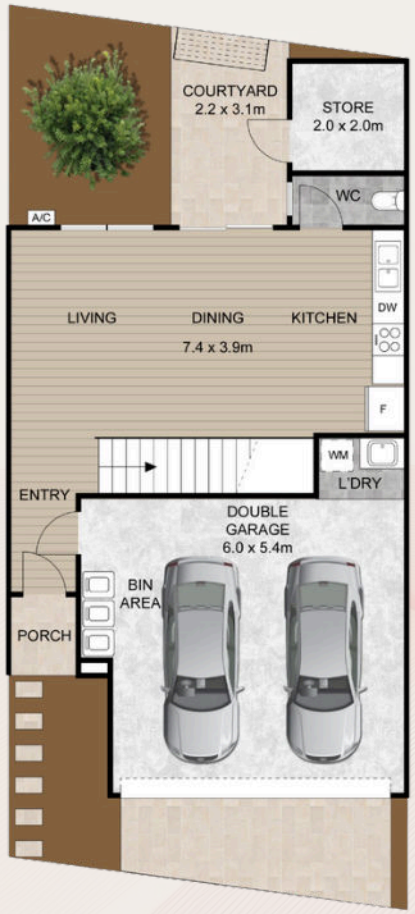


LOCATION	AREA
FIRST FLOOR	
HOUSE	96.79 m²
GROUND FLOOR	
HOUSE	51.98 m²
GARAGE	43.54 m²
TOTAL	192.31 m²

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LOT 2, 9, 15 - TYPE B

4 2.5 2





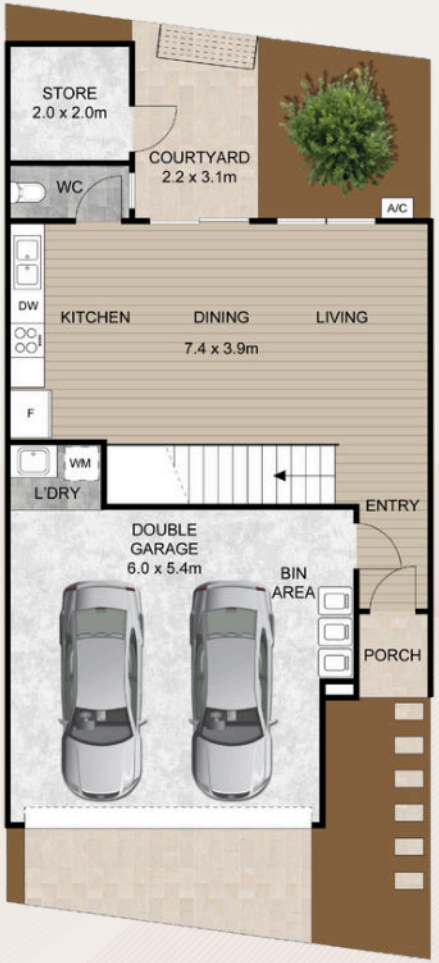


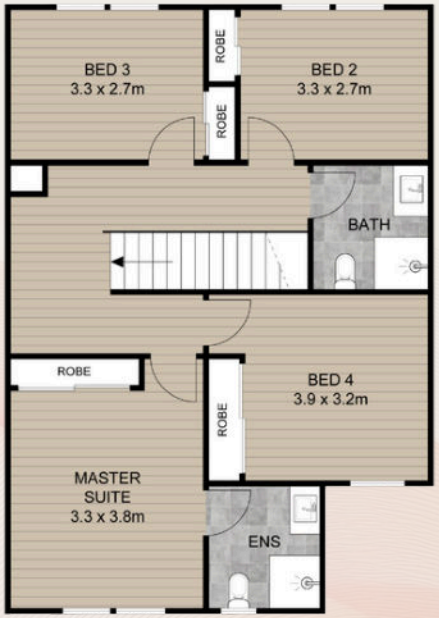
LOCATION	AREA
FIRST FLOOR	
HOUSE	76.26 m²
GROUND FLOOR	
HOUSE	41.16 m²
GARAGE	39.62 m²
PORCH	1.92 m²
TOTAL	158.96 m²

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LOT 3, 10 - TYPE B-1

4 2.5 2







LOCATION	AREA
FIRST FLOOR	
HOUSE	76.26 m²
GROUND FLOOR	
HOUSE	41.16 m²
GARAGE	39.62 m²
PORCH	1.92 m²
TOTAL	158.96 m²

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LOT 4, 11, 18 - TYPE B-A

4 2.5 2



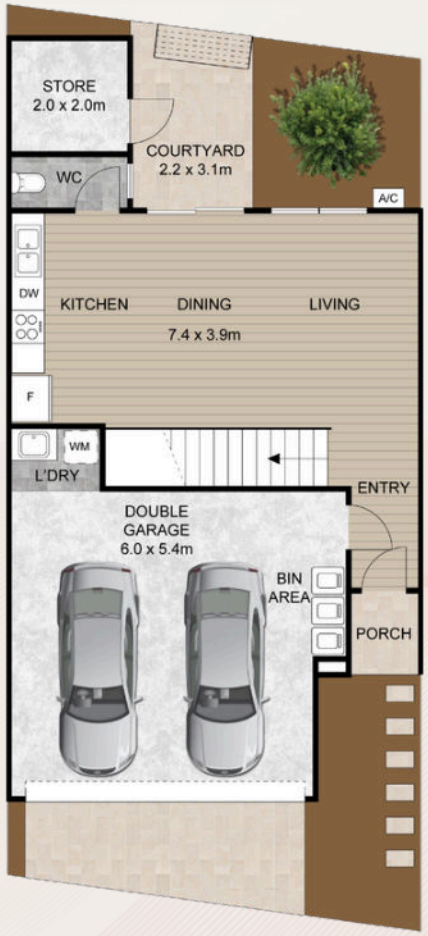


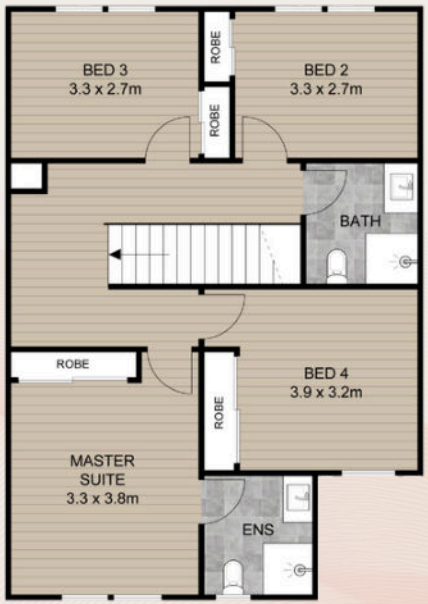
LOCATION	AREA
FIRST FLOOR	
HOUSE	76.43 m²
GROUND FLOOR	
HOUSE	41.16 m²
GARAGE	39.62 m²
PORCH	1.92 m²
TOTAL	159.13 m²

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LOT 5, 12, 17 - TYPE B-A-1

4 2.5 2







LOCATION	AREA
FIRST FLOOR	
HOUSE	76.43 m²
GROUND FLOOR	
HOUSE	41.16 m²
GARAGE	39.62 m²
PORCH	1.92 m²
TOTAL	159.13 m²

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LOT 6 - TYPE C

3 2.5 1





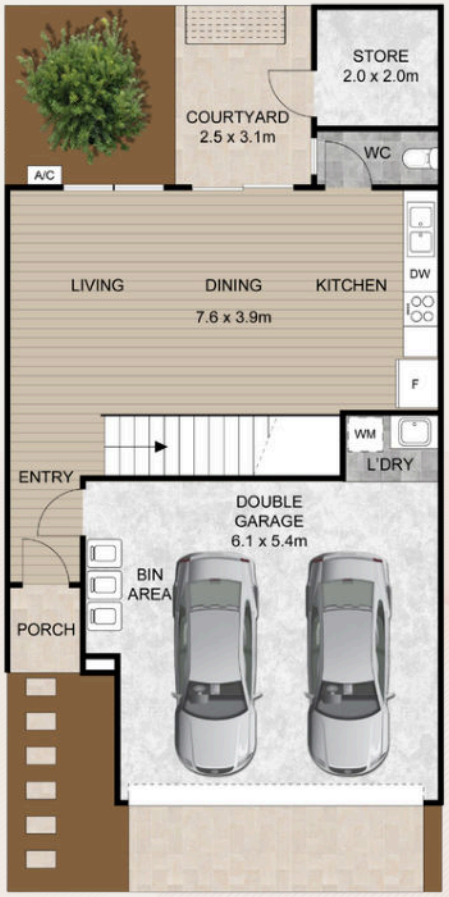


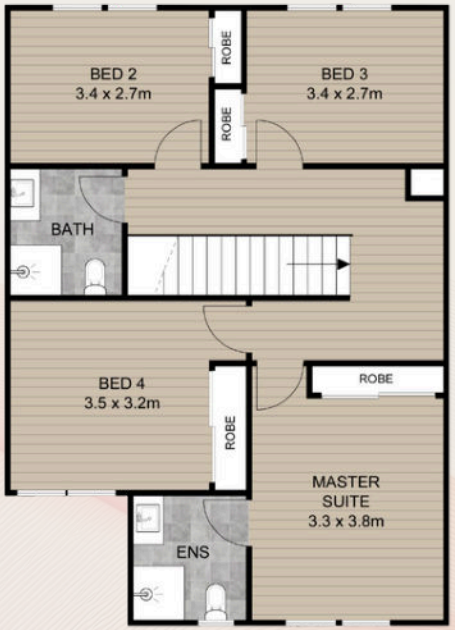
LOCATION	AREA
FIRST FLOOR	
HOUSE	70.54 m²
GROUND FLOOR	
HOUSE	43.56 m²
GARAGE	23.35 m²
PORCH	2.31 m²
TOTAL	139.76 m²

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LOT 7, 13, 20 - TYPE B-B

4 2.5 2







LOCATION	AREA
FIRST FLOOR	
HOUSE	78.74 m²
GROUND FLOOR	
HOUSE	43.01 m²
GARAGE	39.98 m²
PORCH	2.05 m²
TOTAL	**163.78 m²**

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LOT 8, 14, 19, 21 - TYPE B-B-1

4 2.5 2





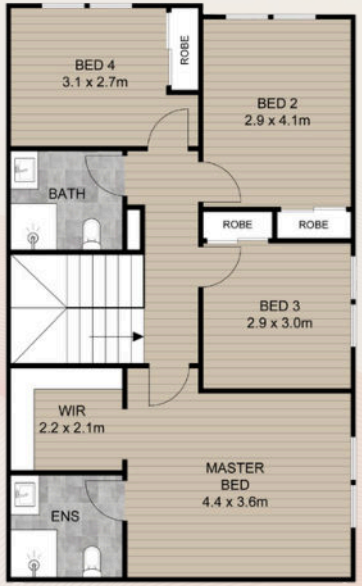
LOCATION	AREA
FIRST FLOOR	
HOUSE	78.74 m²
GROUND FLOOR	
HOUSE	43.01 m²
GARAGE	39.98 m²
PORCH	2.05 m²
TOTAL	163.78 m²

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LOT 16 - TYPE D

4 2.5 1







LOCATION	AREA
FIRST FLOOR	
HOUSE	79.24 m²
GROUND FLOOR	
HOUSE	49.32 m²
GARAGE	26.98 m²
TOTAL	155.54 m²

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Modern Design Meets Everyday Function

Whether you're preparing a family feast or simply reheating leftovers, the premium Westinghouse appliances – featuring a built-in electric oven and gas cooktop – paired with overhead cupboards and thoughtfully positioned LED lighting, create the perfect setting for your everyday culinary moments.



Inclusion

1. Extra Storage with Overhead Cupboards
2. Westinghouse Integrated Rangehood
3. Tile Feature Splashback
4. Westinghouse Cooktop
5. Westinghouse Built-in Electric Oven
6. Stainless Steel Double Bowl Kitchen Sink with Matt Black Stainless Steel Gooseneck Kitchen Sink Mixe

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Finishes That Define Modern Living



FLOORING

BENCHTOP

JOINERY



JOINERY



Inclusion

7 Zero Silica Benchtop in White

8 Laminated Doors with Matt Black Handles

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Your Personal Retreat

Whether you're winding down after a long day or starting fresh in the morning, the bedroom is designed as your private retreat. With generous wardrobe storage, ample natural light, and a thoughtfully considered layout, it creates a calm and restful space you'll love coming home to.



Inclusion

9 Wardrobe with hanging space and shelving

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A Calm and Functional Retreat

Whether you're enjoying a refreshing morning routine or winding down after a long day, the bathroom provides a calm and functional space. With modern fixtures and a practical layout, every detail is designed for comfort and convenience.



TILES



JOINERY

BENCHTOP



Inclusion

12 Frameless Mirror

13 White Inset Basin & Matt Black Stainless Steel Basin Mixer

14 Cupboard Doors with Matt Black Handles

15 Clear Semi-Frameless Shower Screen to Ensuite and Bathroom

16 White Back to Wall Toilet Suite

17 Matt Black Stainless Steel 2-in-1 Shower Head and Rail

18 Toilet Roll Holder and Double Towel Rail to Ensuite and Bathroom

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Standard Inclusion

External design:
- Brick paving for driveway, courtyard & porch
- Colourbond to side/rear fencing
- Black Napoli letterbox
- One tree per lot for landscaping
- Slim fold-down black clothesline
- 2 brass garden taps
- Painted fibre cement board cladding
- Aluminium power coated awning and sliding windows
- Standard sliding door flyscreen
- Aluminium door

Interior finishes:
- Cornices internal walls & ceilings
- Painted hollow-core flush panel door
- Gainsborough Trilock Entry Door
- Gainsborough Adel Entrance set + round deadlock shopper
- Privacy levers to wet areas
- Triple coat standard white ceilings

Kitchen
- Laminated cupboards cabinet
- Soft-close drawers with matt black handles
- 20mm zero silica white benchtop
- Stainless steel double bowl sink
- Matt black gooseneck mixer
- Tiled splashback
- Westinghouse 600mm rangehood, oven & cooktop

Bed rooms & Robe
- Chrome frame with vinyl finish sliding robe doors
- Reverse cycle air conditioning
- 6.5mm SPC hybrid flooring

Bathroom, Ensuite & WC
- 20mm zero silica benchtop
- White inset basin
- White back-to-wall toilet suite
- 2-in-1 rail, matt black stainless shower head
- Matt black stainless mixer taps
- Double towel rail & toilet roll holder
- Clear semi-frameless shower screen
- Frameless mirror
- Full height wall tiling
- One row tiling over vanities
- 900mm tiling behind WC

Electrical
- Internal LED downlights
- External LED wall lights
- Double GPO power points
- Single GPO power points to appliances
- One TV point in living area
- Antenna

Structural
- Concrete slab & footing
- Lightweight steel frame with insulation wall frame
- Standard steel roof with metal roofing sheet & insulation
- Spine staircase
- Aluminium balustrade and handrails

Safety, Compliance & Connection
- Standard termite treatment
- Smoke detectors
- Power supply
- NBN - Ready
- Meter box

Laundry
- Matt black gooseneck sink mixer
- 2 rows over trough, skirting row wall tiling
- 600 x 300 porcelain flooring
- Laminated cabinetry with handles

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VERNA ESTATE
Cockburn Central

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