

**T**  
**TAYLOR**  
PRIVATE ESTATE

CAVERSHAM  
The best in the valley







# T TAYLOR PRIVATE ESTATE

*The Swan Valley's most eagerly awaited community has become a stunning reality.*

*Created with the highest level of detail, Taylor Private Estate  
is in the heart of the Valley, just 15km from the City and only minutes from the  
Swan Valley, Midland and Guildford.*

*Be among the lucky few to taste the good life in Caversham, part of the  
Swan Valley growth corridor...at Taylor Private Estate.*

*Taylor Private Estate - the best in the valley.*





# AN HISTORIC NEW DEVELOPMENT

# West Sandalford Estate

**only**  
**Two (2) Miles**  
**from Guildford**  
**West Guildford**  
**Railway Stations**



**T. TAYLOR**  
PRIVATE ESTATE

**State School on Estate.**

**Blocks from 4 acres upwards.**

**Suitable for** Orchards, Vineyards,  
Currant & Raisin Growing,  
Market Gardens,  
Pig & Poultry Farms.

**Made Road to Estate.**

**AT 7.30 P.M. BY T. TATE & Co., Auctioneers.**

**AT THE ROOMS 713 HAY ST. PERTH**

**TERMS** **10% Deposit,**  
**Balance, over 7 Years,**  
**Half yearly payments at 6%**

*Subject to Deposited Plan.*



**Crossland & Hardy** Licd. Surveyors  
57 Geo. Ter. Perth.

Harold L. Ho, Perth

Our history is the history of settlement in the Swan Valley. Become part of the established history of the Valley.  
(Plan provided courtesy of the Taylor Family).





# T TAYLOR PRIVATE ESTATE

Taylor Private Estate has its origins established through the early settlers of the Septimus Roe family. Western Australia's first Surveyor General, John Septimus Roe founded the then 3,100 hectare estate known as "Sandalford" in 1840. His land holdings extended well beyond the present day boundaries of Taylor Private Estate in Caversham.

The land to the west of West Swan Road was subdivided in the early 1900's and one of the buyers was Louis Taylor. Arriving from South Australia in the late 1890's, Louis saw the Swan Valley as an ideal location to establish a viable working vineyard. He produced table grapes, dried currants, sultanas and raisins, as well as shiraz, pedro ximenez and muscat grape varieties.

William Taylor and then his son Richard continued to operate a viable vineyard until recently. This continuous link to the land and the reputation of the Taylor name has provided the foundation for 'Taylor Private Estate'. A new estate recognising its ties to the past and looking forward to a prosperous future.

CAVERSHAM

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## AN OPPORTUNITY FOR...

It's a statement we don't make lightly. When you visit us you'll see that Taylor Private Estate has all of the services and facilities you would expect to find in the region's most prestigious development. You'll discover it's the closest of any new land release in the Swan Growth Corridor to the Perth CBD, offering within the community:

- *Future Primary School and Kindergarten*
- *Community Shopping Centre*
- *Civic Community Centre*
- *Parklands and sporting facilities*
- *Retention of the regions natural setting*

When you choose Taylor Private Estate, you'll also have the best in the valley at your fingertips.

- *Amazing wineries and vineyards*
- *Fashionable restaurants and breweries*
  - *Historic Guildford*
  - *Whiteman Park*
  - *Lilac Hill*
- *The Vines Resort*
- *Gourmet produce*

There are many other attractions in the area to suit your lifestyle needs.





## ...A BETTER LIFESTYLE

And your family are well catered for with the best education and shopping in the region only minutes away.

- *Guildford Grammar School*
- *Caversham Primary School*
- *Good Shepherd Catholic Primary*
  - *Swan Christian College*
- *Midland Gate Shopping Centre*
  - *Guildford Town Centre*
  - *Centro Galleria Morley*
- *Future Taylor Village Shopping*

With easy access to major transport routes, journeys to work or lifestyle destinations will be less demanding. And there couldn't be a better place to spend your leisure time. The Swan Valley is the oldest wine growing region in the country, so there are many adventures to discover right at your doorstep. Living at Taylor Private Estate will be a pleasure for all ages.

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*The best in the valley*







## GATEWAY TO THE SWAN VALLEY

Taylor Private Estate is located just 1.5km from the City and only minutes from Morley, Guildford and Midland. Located close to both Reid Highway and West Swan Road, the estate is only 15 minutes from Perth International and Domestic Airports and at the gateway to the wonderful lifestyle offered by the Swan Valley.

Within walking distance from the Estate is the acclaimed Sandalford winery and vineyard, with many others only a short drive. Apart from world class wineries and boutique breweries, residents at Taylor Private Estate can also enjoy the many attractions such as Whiteman Park, golf, river based recreation and local shopping facilities.

Life can be as simple and uncluttered or as busy and cosmopolitan as you like at Taylor Private Estate, we put the choice in your hands.

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## A MASTERPLANNED VALLEY COMMUNITY

Taylor Private Estate offers an outstanding quality of life for you and your family. When you choose your block, you'll become part of a likeminded community and have the benefit of a semi rural yet cosmopolitan way of life.

At Taylor Private Estate, we know that any purchaser of a new block will consider whether they are getting good value for money. Will the investment they make grow over time? While there's never any guarantee, as an estate being delivered with design guidelines and covenants to encourage quality homes, Taylor Private Estate has already been experiencing strong growth. Quality homes, low turnover of purchasers, and a high degree of owner occupied properties all point to a strong commitment by residents to Taylor Private Estate.

At Taylor Private Estate, we know you want to stay and enjoy the community feel and Swan Valley lifestyle, but be assured we are investing in the estate to ensure an upmarket village centre, landscaped parklands and neighbourhood oval are among the many features that will make it a worthwhile purchase for you and your family.

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## YOUR NEW HOME

Taylor Private Estate has been designed to encompass the latest environmentally sustainable features found in modern planning.

- *Fantastic streetscape and parkland design,*
- *Sensitive environmental impact,*
- *Recreation facilities for all generations including sporting, leisure and seniors,*
- *Your Choice of Cottage, Traditional and Lifestyle lots.*

Technology is at your fingertips with :

- *High-speed broadband*
- *Digital free-to-air TV services*
- *Access to pay-TV services*





At Taylor Private Estate we have developed Design Guidelines and Restrictive Covenants to help you design your home making the best use of the orientation and opportunities afforded to each property.

Inviting Landscape and Fencing packages are also available.

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# CONTACTS

## SALES

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## PROJECT MANAGER

**Western Corporate**

Office 08 9227 9429

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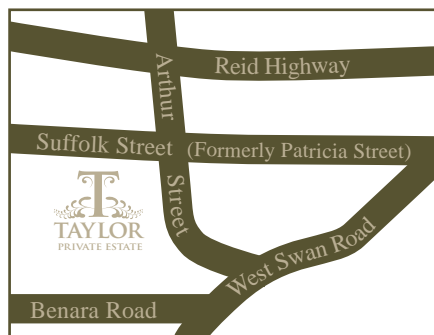
Sales Office

Corner Suffolk Street & Arthur Street, Caversham

Opening Hours

1pm-5pm Wednesday, Saturday & Sunday

[www.taylorprivateestate.com.au](http://www.taylorprivateestate.com.au)



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