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## Stockland launches new \$171 million community in Perth's north

[Link to images and renders](#)

Stockland – one of Australia's largest diversified property groups – has launched Stockland Illyarrie, a new \$171 million residential community in Perth's northern suburbs.

Located off Wanneroo Road, 26 kilometres north of Perth's CBD, Stockland Illyarrie in Sinagra will be home to around 1,500 residents when completed. There will be 472 residential lots available ranging 150 square metres to 510 square metres, offering customers a diverse range of housing options including elevated views of Lake Joondalup.

A Stockland Halcyon community has also been proposed as part of the new estate, including 152 homes targeted at active seniors, as well as the future Sinagra Primary School and proposed childcare to help meet the needs of families in the growing community.

The heart of the new community will include four hectares of open space including parks, a destination playground, and walking trails, encouraging an active outdoor lifestyle.

Stockland General Manager, WA Residential, Col Dutton said Illyarrie is Stockland's fifth residential community in Perth's north.

"We're delighted to announce our plans for Stockland Illyarrie, which will provide much-needed quality housing in this high-demand northern growth corridor," Mr Dutton said.

"With its central location that is close to jobs, transport and recreational facilities, Stockland Illyarrie will appeal to a range of buyers from first homeowners to growing families.

"Importantly, Stockland Illyarrie is in an established area, in line with Stockland's strategy to contribute to the development of quality urban infill housing across the Perth metropolitan area. The community is surrounded by an established town centre less than a kilometre away, six local primary schools, four local high schools, and a university nearby."

Stockland Illyarrie is conveniently located near Wanneroo Central Shopping Centre, which includes major retailers Coles, Kmart and ALDI.

The development is also close to major transport links, including Wanneroo Road, the Mitchell Freeway and Edgewater Train Station.

Stockland communities are leading the way in sustainability and liveability. There is now a growing trend towards all-electric homes, which can reduce utilities bills, as well as the homeowner's environmental footprint.

“Stockland is encouraging homeowners and building partners to consider constructing all-electric homes. We’re keen to see the community to move towards renewable energy sources and more energy-efficient homes,” Mr Dutton added.

“Following the recent launch of our first all-electric community Wildflower in Piara Waters, Illyarrie is another significant step in Stockland’s journey as we explore how we can further boost ours and our residents’ own paths to decarbonisation.”

Given the historically low supply of titled lots in the area, Stockland anticipates strong demand for the new community.

The launch of Stockland Illyarrie forms part of Stockland's strategy to deliver more than 14,700 lots across six active communities in the Perth and Peel regions. This new supply will assist in addressing the critical undersupply of titled lots available to meet Western Australia’s continuing population growth.

Stockland has an additional 4,000 lots in Mariginiup, located 5 kilometres north (7-minute drive) from Illyarrie, including a land lease community (Stockland Halcyon). The first lots are due to be released in late 2025.

The Stockland Illyarrie sales office is now opened at Wanneroo Central, Shop 44/950 Wanneroo Rd, Wanneroo.

## Media enquiries

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### Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.