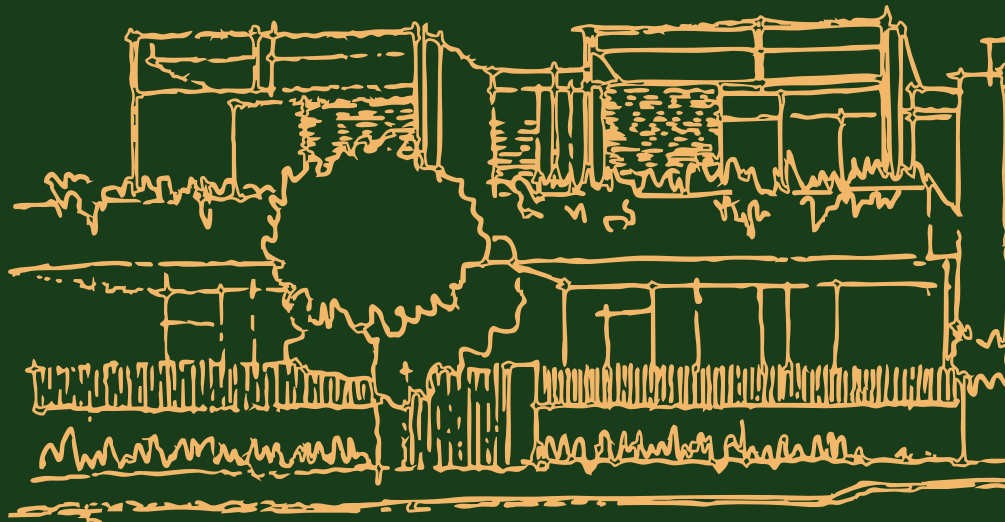
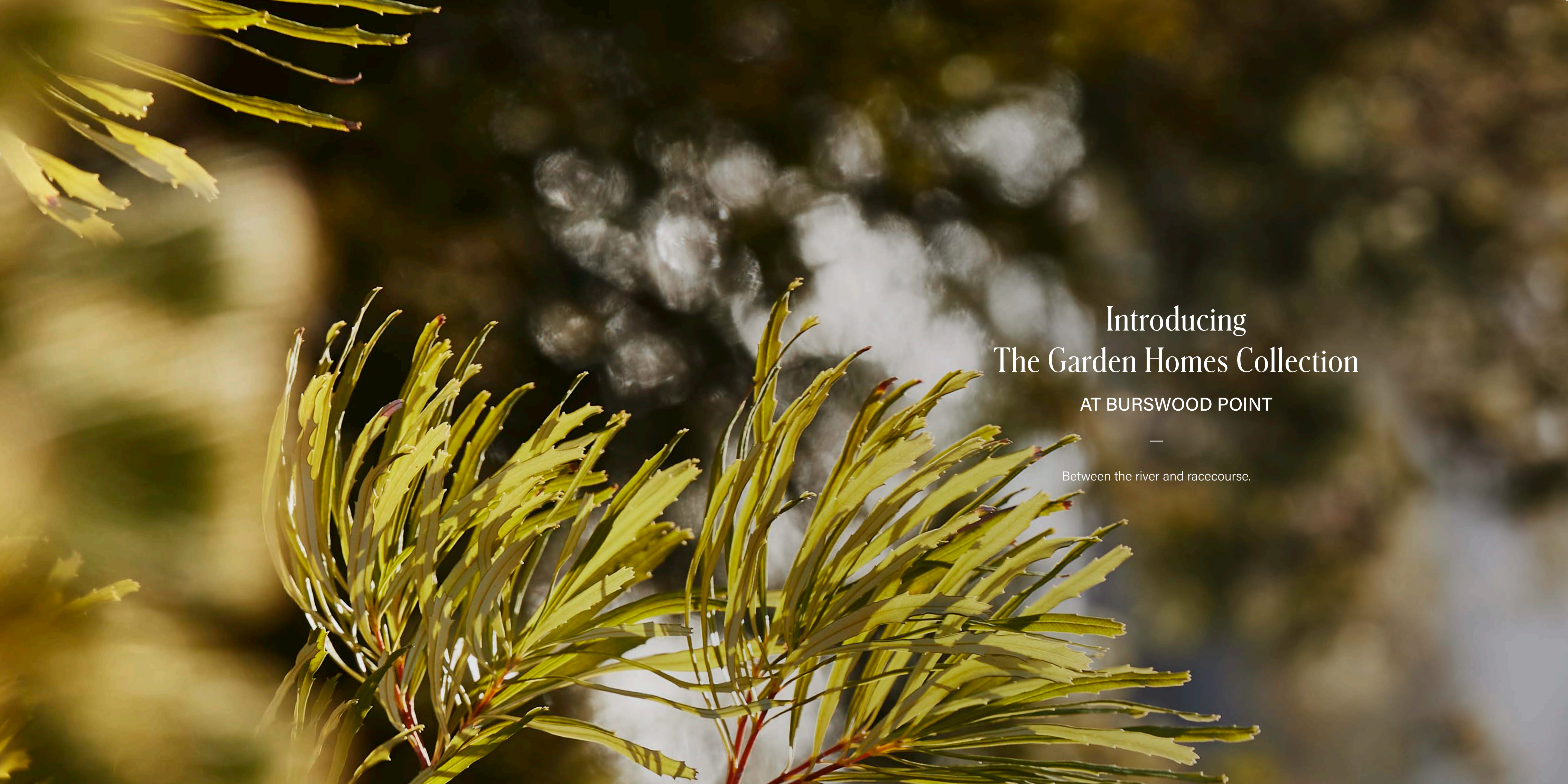


BURSWOOD POINT



GARDEN HOMES



Introducing The Garden Homes Collection

AT BURSWOOD POINT

Between the river and racecourse.

Burswood Point

PERTH'S UNDISCOVERED
RIVERFRONT PRECINCT

Burswood Point is located on the banks of the Swan River, hugging the perimeter of the iconic Belmont Park Racecourse.

Residents will enjoy a life surrounded by nature, and a short walk from the plethora of curated retail, dining, entertainment and recreational amenity planned for this stunning new neighbourhood.

38ha

OF LAND

2.5km

OF FORESHORE

110,000m²

OF PARKLANDS

4,500

NEW RESIDENCES

91,000m²

RETAIL & COMMERCIAL SPACES

3.5km

FROM PERTH CBD





Steps from the river.

Positioned at the tranquil tip of the Burswood Point peninsula, this collection of green-title Garden Homes responds to the proximity of the river and racecourse, just moments from your front door.

GARDEN HOMES

Live better, wander further.

The river acts as a siren call for a healthy and happy lifestyle. Start your day with early morning walks or a ride along the riverfront trail, breaking the mist as it rises over the foreshore or sit in quiet contemplation as you watch birds take flight over the water.

On balmy summer evenings, you might be drawn to one of the sidewalk restaurants, or find the perfect vantage point in the park for a picnic as the sun sets. Garden Homes put you in the centre of it all.



FUTURE PARKS AND OPEN SPACES AT BURSWOOD POINT



GARDEN HOME | EXTERIOR

Inspired by verdant surrounds.

Designed by industry leading architecture firm, Space Collective Architects (SCA) and delivered by boutique home builder C U Building Group, Garden Homes are a collection of two-storey, four-bedroom residences, with the option to tailor your design to include a rooftop terrace.

Each design embraces a contemporary aesthetic, grounded in the natural textures and tones, to create a unique sense of place that fosters quality living.



Between the river and endless green.

Inspired by its proximity to the expansive foreshore and the verdant racecourse beyond, landscaped terraces, courtyards and optional rooftop entertaining areas are abundant with cascading greenery.

The botanic theme continues outside your home, where connection to the river is enhanced by a series of innovative garden spines. These architecturally designed spines are integral in linking your home with all the riverfront amenity of the Burswood Point community.





OUTDOOR TERRACE

Year-round entertaining.

Perfectly suited to Perth's relaxed, sun-drenched lifestyle, the Garden Homes feature spacious living areas that welcome time spent with friends and family.

Inviting outdoor areas, operable windows, full-height sliding doors and a coveted dual frontage invites the winter sun and cooling summer breezes, allowing every season to be enjoyed from the comfort of home.

For those who cherish snatched moments of solitude, the courtyards exude quiet and calm amongst nature and an optional rooftop terrace is perfect for family barbecues on the weekend.

Flexible family living.

—

Designed for modern family living, the Garden Homes provide exceptional opportunities for togetherness.

Soaring 2.8 metre ceilings create an immediate impression of luxury and open-plan living while the dining spaces and outdoor entertaining areas are designed for people to gather, celebrate, and connect.



TYPE L | LIVING ROOM



COURTYARD

Thoughtful bedroom and living separation ensures comfort and independence for every member of your family and guests, who can enjoy their own ground floor retreat with a private ensuite and access to the courtyard.

Made for gathering.

The kitchens are anchored by a substantial island bench - the focal point for everyday living, casual dining and entertaining.

A premium suite of integrated Gaggenau appliances - including an induction cooktop, rangehood, dishwasher, combi-microwave oven, warming drawer and oven - sets the tone for quality.

Integrated strip lighting highlights the richness of the material palette, where designer tapware, custom timber laminate joinery and reconstituted stone surfaces combine to create depth, texture, and warmth.

A generous scullery maximises storage, while a secondary sink, and a Fisher & Paykel fridge/freezer, make entertaining effortless, keeping the main kitchen uncluttered and welcoming for guests.



TYPE L | KITCHEN WITH WINE FRIDGE UPGRADE



Wellness and wellbeing.

The master retreat is a place designed for rest, renewal, and quiet indulgence.

The private balcony, interconnected sitting area, and expansive walk-in robe feels more akin to a luxury resort than a traditional bedroom.

The ensuite has been carefully considered to elevate every private moment. The decadent free-standing bathtub that looks over the leafy canopy below, rainforest showerhead, dual vanities and separate toilet combine functionality with elegant design.

Other finishes that add a touch of glamour include, mirrored custom joinery with integrated lighting, reconstituted stone surfaces, full-height tiling, and designer tapware.

The Golden Standard.

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The Golden Standard reflects our commitment to design excellence, craftsmanship and creating homes that stand the test of time.

Beyond the premium specifications, The Golden Standard provides you the opportunity to create a home that feels uniquely yours with the choice of two distinctive interior schemes
- Resort and Retreat.





Resort Scheme.

Inspired by the iconic dune-fringed coastline where the Swan River meets the Indian Ocean, the Resort Scheme draws on the relaxed elegance of Western Australia's coastal landscape.

A refined palette embracing soft oak and cinnamon tones, flows through the engineered timber flooring, reconstituted stone benchtops and splashbacks, bespoke cabinetry, and satin gold tapware.

Layered textures and subtle contrasts evoke the character of Perth's shoreline, resulting in a light, calm and sophisticated living environment.



Resort Scheme.



Retreat Scheme.

—

Drawing inspiration from the rich landscape of the Swan Valley, the Retreat Scheme embraces deeper tones, layered textures, and timeless materials.

Rich timber finishes in walnut tones are complemented by gunmetal fixtures and reconstituted stone surfaces, creating interiors that feel warm, grounded, and enduring, and reflecting the character of Western Australia's oldest wine region while maintaining a contemporary architectural edge.



Retreat Scheme.

BURSWOOD POINT HOMES

LEGEND

CURRENT RELEASE

FUTURE RELEASE

OTHER GREEN-TITLED HOMES

N



The map illustrates the layout of Burswood Point Homes. It features several large, light-colored rectangular blocks representing 'Other Green-Titled Homes'. A central cluster of 12 numbered plots (1-12) is highlighted in yellow, indicating 'Current Release'. Two adjacent plots within this cluster are shaded dark green, indicating 'Future Release'. The development is surrounded by green spaces with numerous small tree icons. To the right, a blue area represents a body of water. At the bottom, a green strip is labeled 'RACECOURSE'. A legend in the top right corner defines the color coding: yellow for 'CURRENT RELEASE', dark green for 'FUTURE RELEASE', and light grey for 'OTHER GREEN-TITLED HOMES'. A north arrow is also present in the legend.

Plot Number	Area (m²)	Width (m)	Depth (m)
1	279m²	33.5	8.5
2	285m²	33.5	8.5
3	285m²	33.5	8.5
4	285m²	33.5	8.5
5	285m²	33.5	8.5
6	284m²	32	8.5
7	285m²	33.5	8.5
8	251m²	33.5	7.5
9	251m²	33.5	7.5
10	251m²	33.5	7.5
11	251m²	33.5	7.5
12	285m²	33.5	8.5

RACECOURSE



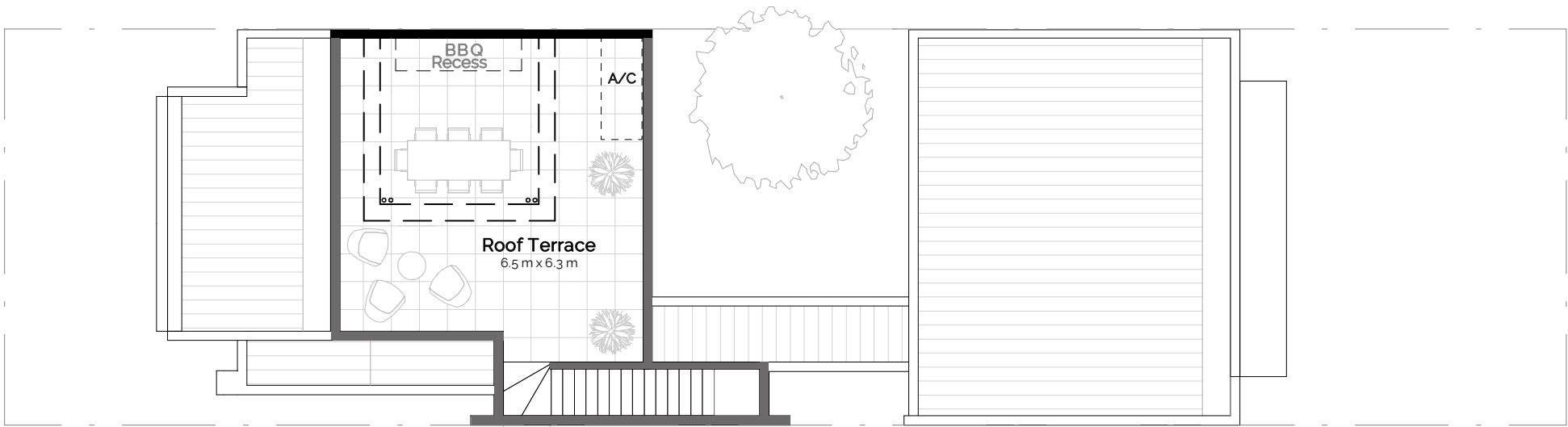
TYPE H | EXTERIOR

Contemporary yet classic.

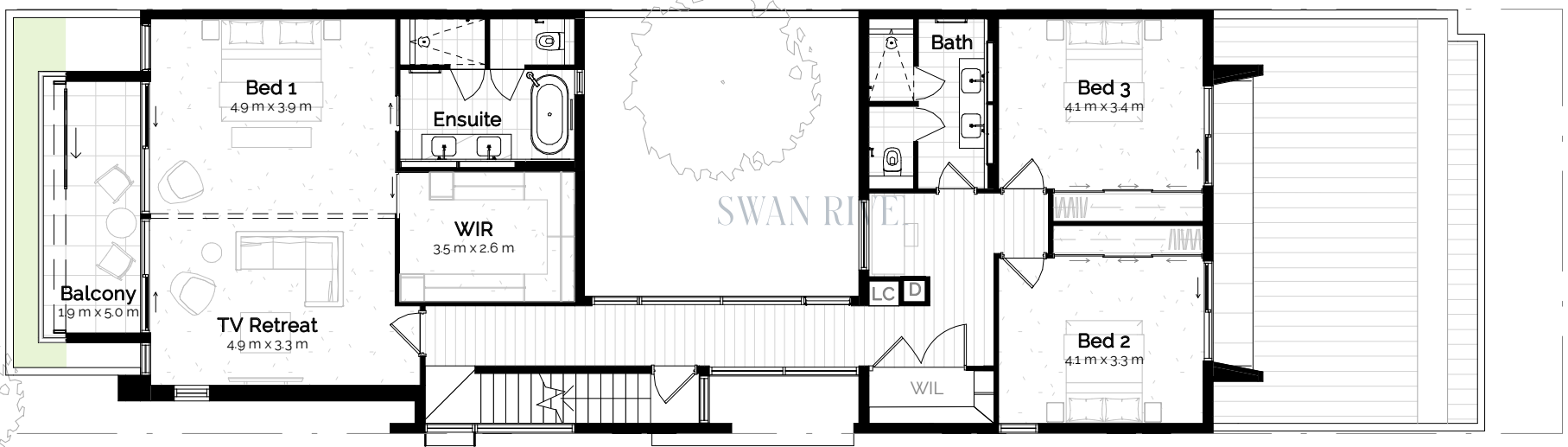
The architecture of the Garden Homes strikes a balance between contemporary style and timeless elegance. Featuring textural concrete and statement steel elements, the facade materiality is designed to complement the natural landscape while achieving a sophisticated aesthetic.

Each two-storey home is complete with both a balcony and terrace, encouraging outdoor living and entertaining. At the centre of the home, an expansive courtyard cultivates an atmosphere of tranquillity.

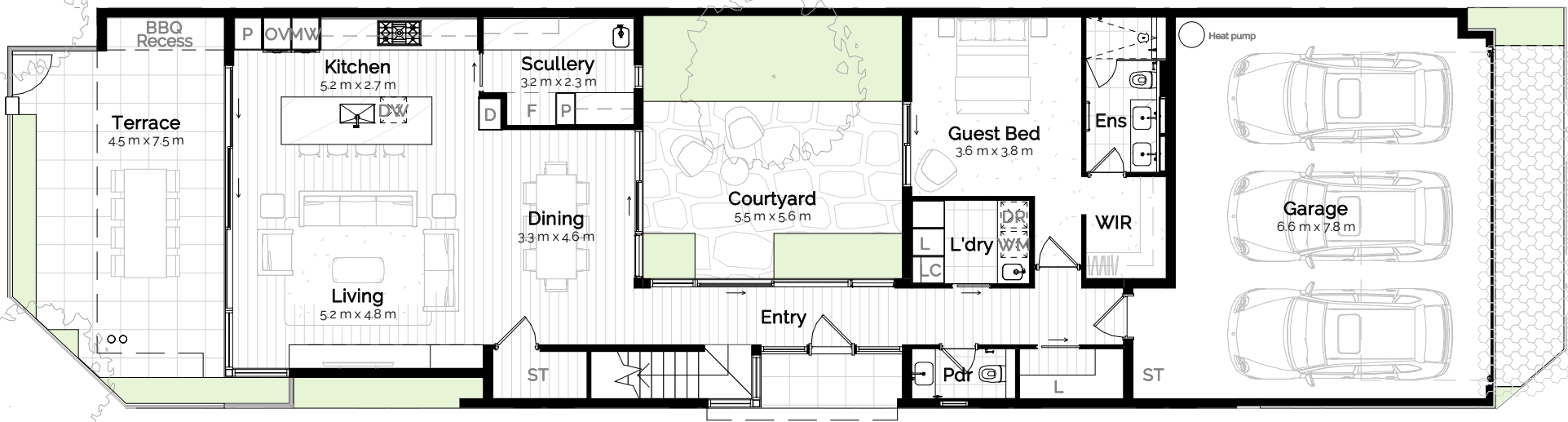




ROOFTOP TERRACE



FIRST FLOOR



GROUND FLOOR

Bl

2

GAR

ROOFTC

Rooftop

FIRST FL

Internal

Balcony

GROUND

Internal

Entry

Terrace

Courtyar

Garage

TOTAL



0 1

Loose furnit
of living ar
columns, ai
from those il
building are



TYPE L | EXTERIOR

GARDEN HOME TYPE L

4 🛏 | 3.5 🚿 | 3 🚗

HOMES: GH 1, 6, 7 & 12

ROOFTOP TERRACE

Rooftop 57m²

FIRST FLOOR

Internal 146m²

Balcony 15m²

GROUND FLOOR

Internal 131m²

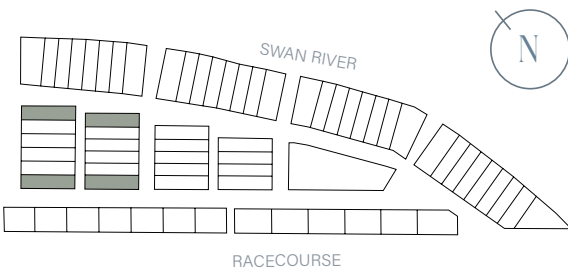
Entry 3m²

Terrace 20m²

Courtyard 29m²

Garage 61m²

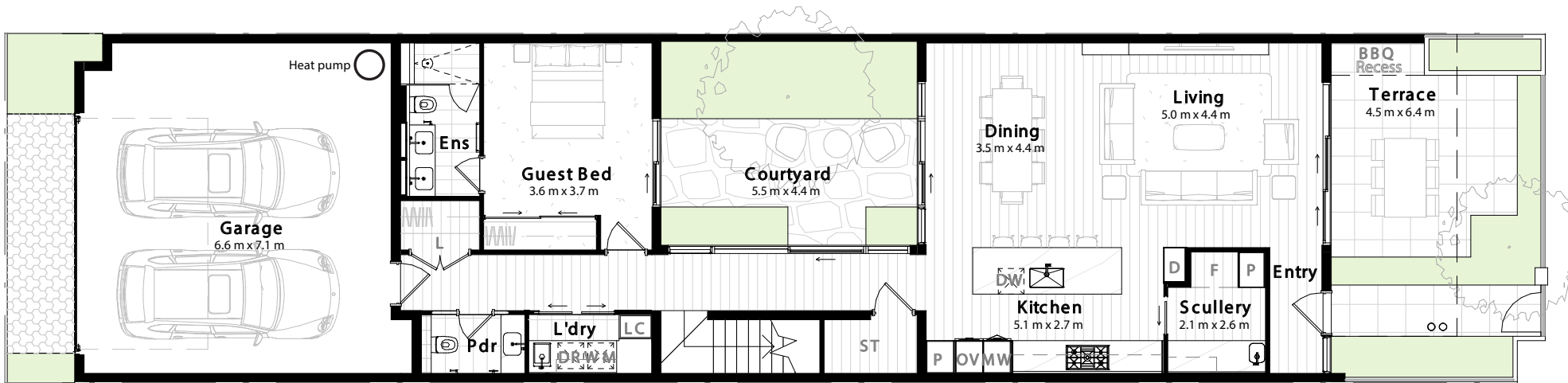
TOTAL 462m²



0 1 2 3 4 5 10



FIRST FLOOR



GROUND FLOOR



GARDEN HOME TYPE H

4 | 3.5 | 2

HOMES: GH8, 9, 10 & 11

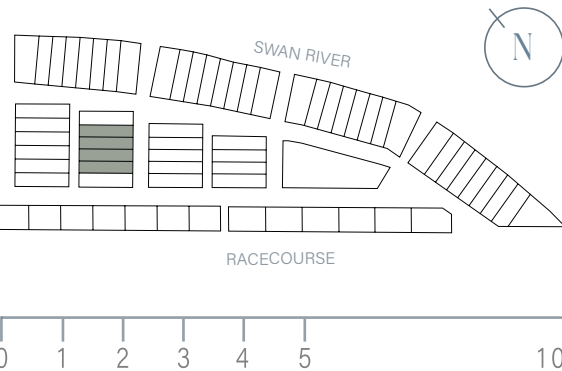
FIRST FLOOR

Internal	136m ²
Balcony	13m ²

GROUND FLOOR

Internal	125m ²
Terrace	17m ²
Courtyard	25m ²
Garage	51m ²

TOTAL 367m²



Meet the team.

DEVELOPED BY

GOLDEN SEDAYU

Golden Sedayu is a partnership between Perth's Golden Group and Indonesia's Agung Sedayu Group. Golden Group has over 30 years' experience and is currently delivering more than 11,000 homes across Australia, with a property portfolio exceeding \$5 billion. The company is recognised for creating high-quality residential communities and commercial developments.

Agung Sedayu Group is one of Indonesia's leading property developers, renowned for landmark projects including Pantai Indah Kapuk (PIK), District 8 and Sedayu City. The group has also delivered some of Indonesia's largest commercial developments, shopping centres and luxury hotels, including the five-star Langham Hotel and Swissôtel Jakarta.



BUILT BY



C U Building Group is a boutique Perth builder recognised for delivering high-quality, architecturally designed projects across Western Australia. Their focus on timeless design and precise craftsmanship ensures every Garden Home is built with care, quality and an exceptional level of finish.



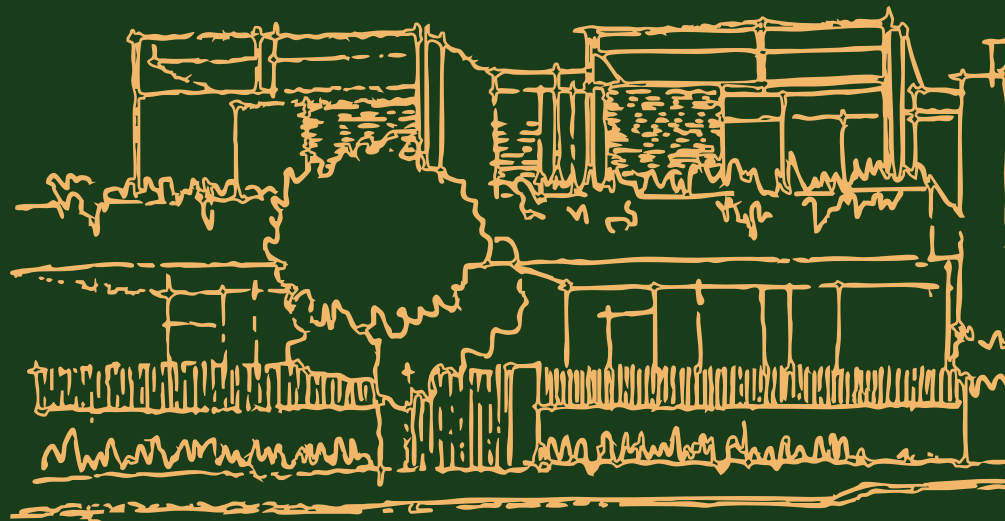
DESIGNED BY



Space Collective Architects has designed the Garden Homes for modern family living.

The collection has a distinctive identity, borne out of consideration for the Burswood Point vision for as a socially and culturally connected, nature-led community.





burswoodpoint.com.au



**GOLDEN
SEDAYU**

Disclaimer: The information and artist's impressions in this brochure are conceptual only based on Golden Group's vision for this transformative new development. The design, specifications, amenities and inclusions for each home and the broader development detailed in this brochure are subject to change and Golden Group, Golden Sedayu and Burswood Point Homes reserves their rights to amend the design, specifications, amenities and inclusions at any time. Whilst Golden Group, Golden Sedayu and Burswood Point Homes have made every reasonable effort to ensure that the information contained in the brochure is indicative of the types of homes which will be constructed and the broader development, Golden Group, Golden Sedayu and Burswood Point Homes makes no representation and gives no warranty that the homes and development, when completed, will be the same as, or substantially similar to the homes and development depicted in the brochure. Prospective buyers should refer to, and rely upon, the terms of the Contract of Sale which they will be required to sign when buying a home in the development. 02.10.26