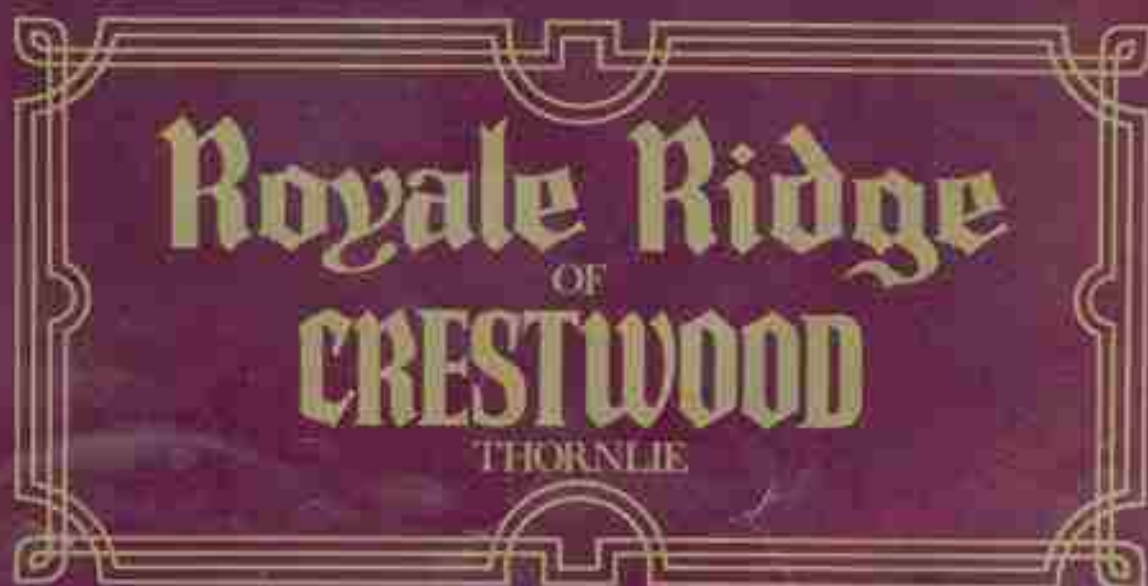


PRESENTS

A WAY OF LIFE

IN





In a sincere endeavour to bring to Western Australia a suburban development superior to anything existing in the world today

### CRESTWOOD ESTATES

sent forth its manager and an architect planner to seek out the very best features of the finest developments in twenty countries of the Western World.

Travelling over 20,000 miles across America, Scandinavia and Europe many hundreds of the most wonderful projects were visited—and out of this intensive investigation, and a desire to contribute to the permanent welfare of Western Australian families, has come exciting advances not yet achieved elsewhere—bringing into expression a wonderfully thoughtful and farsighted concept that in this day and age does not take—but gives—to the alert, intelligent people who can appreciate its practical imaginativeness and essential goodness, a safe place to live, in the peace and security that enriches family life from every aspect—in short—it gives

~ A RICHER WAY OF LIFE.

REVOLUTIONIZING THE COMING SUBURBIAS—CRESTWOOD IS A TRENDSETTER

Actual highlights of places visited and ideas now incorporated at Crestwood. Showing that this concept has truly stood the only real test—the test of time.



The Radburn Technique is SEPARATION OF MAN AND MOTOR. Providing Peace, Safety and Security.

Parks where children can play—can visit any one of their friends without crossing a street—just by walking the lanes and going through the parks. The road system within Radburn Developments meets the home, not on the front, but on the street side, while the other side of the home becomes the main frontage—opening on to parks and a pathway system both of which keep children from playing on the streets and allows children and adults alike to move and play freely throughout the entire area including to and from school without ever crossing a roadway.



*Pittsburgh's Radburn. It was in this park that the idea to attempt to provide at Crestwood a personal park for every 18 families was born. The result is a major breakthrough in planning and livability not yet achieved elsewhere in the world today.*



*Radburn, New Jersey, where it all began. A community created in 1928 well ahead of its time.*



*For under passes like this one in California, will naturally guide the people of Crestwood to their destinations with no temptation ever arising to impulsively run across open roadways.*



*Adjoining the swimming pools in each village there will be skillfully designed meeting and child-minding centres as attractive as Wildwood's near Los Angeles, where no overhead wires destroy the grace and charm of the development.*



*And these delightful under passes, providing interesting pathways under the roadways actually eliminate the possibility of level crossing accidents, providing obvious peace of mind for everyone.*



*Leisurely living abounds around this swimming pool as people splash in obvious contentment amidst the dreamy sunlit waters of these pools for all ages.*



*A truly majestic country club similar to this one in San Jose will become the central recreational complex for the eight Crestwood villages.*

From a deep sense of community responsibility the developers have created an area of great real worth to the residents fortunate to live here, with extensive recreational



facilities solely for the benefit of families genuinely intent on realizing the full potential thoughtfully created for purposeful living.



During those vital family years mothers have longed for safety for their children, [redacted] and at CRESTWOOD ESTATE all these can become a reality. In providing for their family, fathers have always felt that proper road systems markedly reduce accidents, tensions

are lessened when mothers get childminding relief, periods of play with children are rewarding, constructive independence is of great value to teenagers, increasing leisure and a fine home and garden can be achieved together and at CRESTWOOD ESTATE all these can become a reality.

## ORDINARY BLOCK PRICES TODAY AT CRESTWOOD

	\$6250	
\$6260	\$6550	\$6675
	\$6950	

## NOW WITH ALL THESE ADVANTAGES

FROM ONLY

# \$6950

## CRESTWOOD ESTATES

PROVIDES THESE EXCITING FEATURES FREE OF CAPITAL COST TO FUTURE HOME OWNERS

- COMPLETE SAFETY FOR CHILDREN AND PARENTS.** No child or parent has to cross a road—from any one of the 1,200 homes to schools, recreation centre and visiting friends, all can walk or cycle leisurely and in complete safety on well lit internal pathway systems through underpasses under roadways. Crestwood Estate has been intimately planned to assist families to live and grow up together in a healthy atmosphere for mind and body, away from the tension and destruction of the motor car era.
- A PERSONAL LANDSCAPED PARK FOR EVERY 18 HOMES.** Eminent landscape architects have ensured that every home adjoins a lovely fully landscaped and lawned park away from roadways and fully reticulated to provide automatic watering while residents sleep. Here children and parents can play safely and walk peacefully along the meandering pathways linking all the parks and flowing naturally to destinations.
- WIDE FRONTAGE LOTS TO EITHER PARKS OR STREETS.** The unique layout of this lovely area provides wide frontages facing either park or street elevations to suit individual choice.
- SAFE 26 FT. WIDE KERBED ROADWAYS.** All roadways in Crestwood have been designed to the highest world standards to achieve maximum safety. No through traffic will clutter the graceful loops and cul de sacs, as only the persons who live in these streets and their visitors will use them. The 26 ft. allows both parking and traffic flow and is wider than many main suburban roads that presently carry thousands of vehicles each day.
- AN AUSTRALIA WIDE ARCHITECTURAL COMPETITION.** The Royal Australian Institute of Architects acknowledged the unique land layouts and total community concepts and standards proposed for Crestwood by approving for participation by its members a National Architectural Competition. The competition was conceived to seek residential design solutions as a natural extension of the considerable strides made in subdivisional layout so that future residents can truly benefit from a community thoughtfully planned by the foremost talents right through from raw land to operating community.
- UNDERGROUND POWER LINES.** Crestwood Estate is the first development in Western Australia to include underground power thereby eliminating unsightly overhead wires and timber light poles. The developers are absorbing approximately \$500 per lot to bring about this fine benefit which is reflected in unimpaired roadway and park landscape.
- SWIMMING POOLS—TENNIS COURTS—BOWLING GREENS—SQUASH COURTS—BASKET BALL COURTS.** Progressively and keeping pace with actual development these wonderful facilities will be constructed in the centre of the development and leisure style swimming pools will be built (the first is now under way) one to each of the eight villages. This way a game of tennis or bowls and a refreshing swim is immediately available to the whole family.
- DEEP SEWER RETICULATION.** Every home owner in the Crestwood villages will enjoy from the very outset the provision of deep sewer instead of having to provide it later themselves at in the region of \$800 per lot. It can be readily seen from the prices of blocks now selling in the immediately adjoining area (see above) that this cost is also being fully absorbed by the developer.
- COMPLETE DRAINAGE SYSTEM.** There is no chance of flooding at Crestwood, as a fully engineered drainage system approved to the rigid standards of Governmental Authorities is installed.
- CONVENANTS ON AND CONTINUING WITH THE LAND.** To ensure all properties are initially created and continually maintained to a very high standard, [redacted] covenants have been registered on the land [redacted] and the community democratically controls itself through its own association of homeowners to ensure these legal covenants are kept.

## Future home owners must carefully read the covenants and understand the full benefits and responsibilities of living a full and rich life in the ROYALE RIDGE of CRESTWOOD

- A home to the standard set out in the covenants and as approved by the Crestwood Architectural Committee [redacted] swimming club, together with all parks watered, mown and cared for to a very high standard. The fares saved by having both primary and high schools right in the development almost covers this weekly cost for an average family, and swimming fees are expensive elsewhere for each individual, while in Crestwood the whole family enjoys all the facilities for this one cost.
- At Crestwood you receive a clear fee simple title to your own home site plus an equal use with others of the picturesque groves, interspersed with woods and pools, and suggesting countless opportunities for additional leisure time activities.
- Every purchaser of a lot in Royale Ridge of Crestwood does automatically become a member of the home owners association with an effective voice in its control and operation.
- By deed covenants it is fully provided that residents through their home owners association will actually control the parkland acreage standards, and also the fine recreational and leisure facilities which will be transferred to them fully developed and absolutely free of any capital cost. Residents will only be required to provide annual fees to maintain these lovely surroundings to their original standard.
- A commencing fee of [redacted] per week over the first three years and adjusted thereafter if necessary by their own democratic vote is all that each full family pays to enjoy the
- In other countries association owned common properties, association administered architectural controls, and other association activities and services have preserved neighbourhood amenities and sustained property values strikingly in contrast to the deterioration of other housing of comparable age and location. By these deed covenants the whole development is constantly maintained to a superior standard thereby fully protecting your initial investment and long term security.
- The Architectural control committee maintains a watching brief to ensure the highest standards of individual and overall design and construction of residences and landscaping are constantly achieved, with an overall architectural and landscaping plan in clear focus, the home will present a composite picture of harmony in variety.
- Crestwood by the careful employment of its deed covenants is destined to maintain its mellow, ageless charm forever.

### YOUR SOLICITOR

will be able to investigate this project with his usual thoroughness and experience and advise you that here at last is an honest proposal brimming with features of considerable substance for ordinary prices. A heartening attempt to put back into the land and the community real value at the developers' cost, expressing a true sense of responsibility and fairness in spite of the high standard of the area.

### YOUR BANKER

knows real value and can readily assess this project against the host of others that require his judgement daily. He will also be well aware that homebuyers who are interested in this project are people prepared to consider detail in maintaining all aspects of their property—as well as doing all in their power to build in to the lives of their families that stability so vital in any financier's assessment.

### YOUR MORTGAGE LENDER

is well aware that he starts off with his security over a new home in good condition, at Crestwood he also has a set of legal circumstances that ensure him that not only will the particular home be kept to a high standard but so will the homes and gardens around every neighbour's home, and so will the whole community parks and recreation facilities. With all this an enforceable requirement, the mortgage lender realises a safe even at short notice will always benefit from such a total environment and keep his mortgage as top security.

### YOUR ACCOUNTANT

can draw from his wide range of knowledge and experience to guide you in all financial aspects of this land purchase with its definite home finance and erection obligations to continue to enjoy the special benefits of this unique development. Crestwood Estates do not want to see any persons over commit themselves and urge any prospective purchasers to consider fully their ability to finance the complete requirements of purchase.

IN AN ERA OF WORRYING LAND PRICES CRESTWOOD MAKES A DRAMATIC CONTRIBUTION TO STABILITY AND THEREBY PROVIDES BUYERS WITH BUILT IN VALUES WELL IN EXCESS OF ANYTHING EVER BEFORE OFFERED IN THIS COUNTRY.

The serenity of Crestwood will contribute to unflustered tension-free living



## Royale Ridge of CRESTWOOD

When you invest in a site for your home in Crestwood you are buying into a totally new concept of family living—something exciting—much more than just shelter—

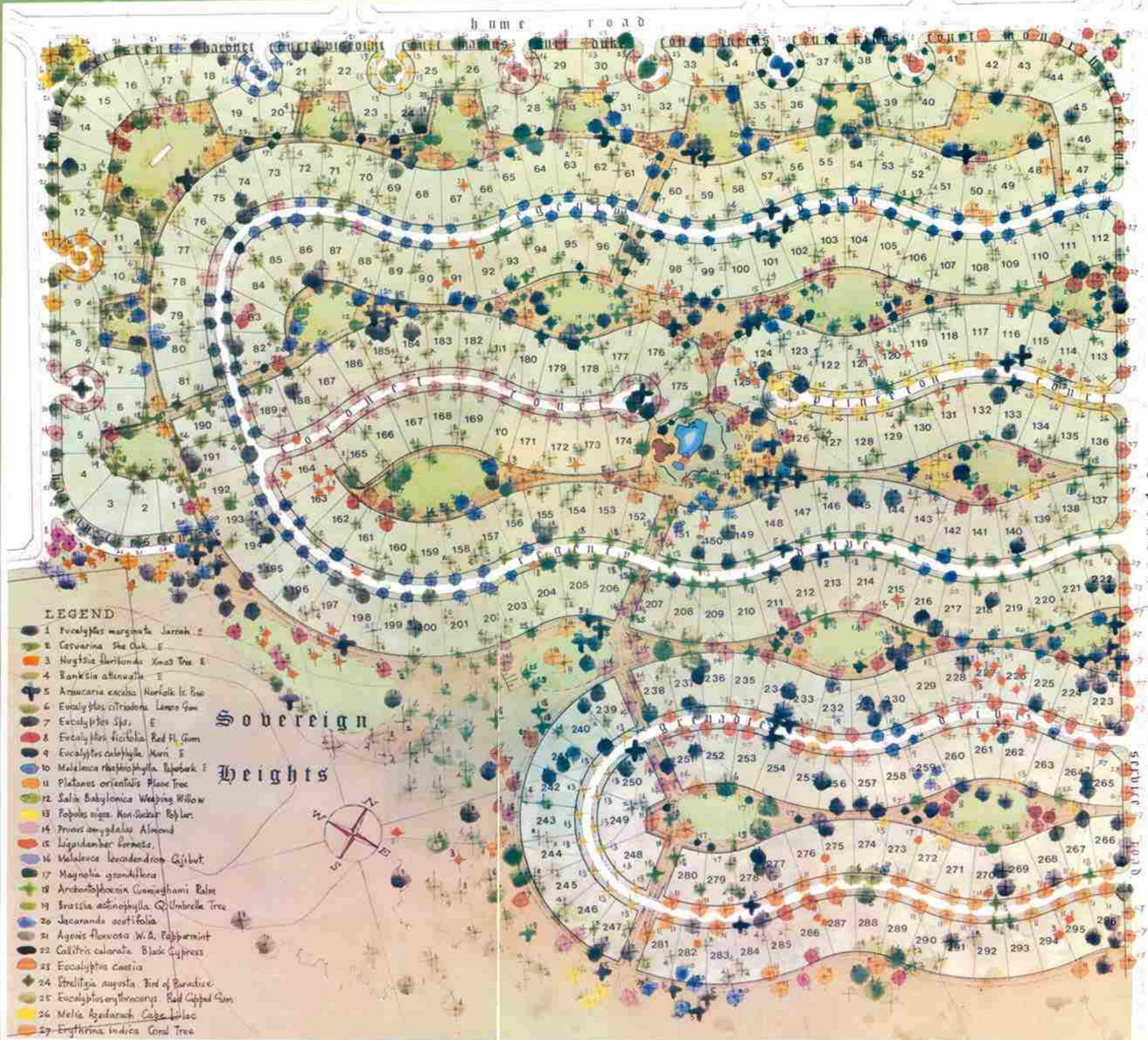
The mature scenery of this fine community will soon become the developer's mission upon the retention of the natural flora and land formations—achieving the finest natural splendor and supplementing it wherever required.



This is a wonderful subdivision for children. They can go anywhere they like, whether visiting their friends or off to school, without ever crossing a road—just by walking along the paths and going through the parks. It is a whole new atmosphere of safe untroubled living.

Crestwood is obviously planned to become a place where you will meet the most interesting people who know how to enjoy the really good life—an integral part of a home in Crestwood. You will be with people of taste and discrimination—people who, as yourselves have come to recognize the prime requisites of fine family living—a lovely home set in a safe and beautiful total environment.

Crestwood is a magnet for discriminating home buyers who can sense the fuller import of these future trends and appreciate them—seeing in them greater stability as well as a gift edged investment.



### LEGEND

- 1 Eucalyptus marginata Jarrah E
- 2 Casuarina She Oak E
- 3 Nuytsia floribunda Knox Tree E
- 4 Banksia attenuata E
- 5 Araucaria excelsa Norfolk Is. Bee
- 6 Eucalyptus citradona Lemon Gum
- 7 Eucalyptus Sps. E
- 8 Eucalyptus ficifolia Red Fl. Gum
- 9 Eucalyptus calophylla Mann E
- 10 Melaleuca rostrata Phyllanthus E
- 11 Platanus orientalis Plane Tree
- 12 Salix Babylonica Weeping Willow
- 13 Populus nigra Non-Sucker Poplar
- 14 Prunus amygdalus Almond
- 15 Ligustrum formosum
- 16 Melaleuca leucodendron Gijibut
- 17 Magnolia grandiflora
- 18 Archontophoenix Cunninghamii Palm
- 19 Brassia acinophylla Umbrella Tree
- 20 Jacaranda acutifolia
- 21 Agonis flexuosa W.A. Peppermint
- 22 Callitris calanota Black Cypress
- 23 Eucalyptus caesia
- 24 Streitzia augusta Bird of Paradise
- 25 Eucalyptus erythronyx Red Capped Gum
- 26 Melia Azadirach Cape Lilac
- 27 Erythrina indica Cond Tree

## WHY IS CRESTWOOD

Above all  
else

FOR MY FAMILY ?

### IT'S REAL VALUE

It gives a standard of living that just is not available anywhere else because it has to be "designed in" from the very beginning, and Crestwood management combed the world to find the very best features—improved on them, and incorporated them all.

### IT'S CLOSE TO

<b>SCHOOL</b>	A high school as well as a primary school will be operative right inside the area—all within walking distance from every home without crossing a road.
<b>TECHNOLOGY</b>	The Institute of Technology is at Callier, between Crestwood Estate and the city—only 15 minutes drive.
<b>SHOPS &amp; HOTELS</b>	Adjacent to Crestwood Estate is the Thorville Hotel, Perth's newest and most modern hotel. Under construction nearby is one of W.A.'s most comprehensive shopping centres embodying the largest suburban supermarket in Western Australia and 28 supplementary stores.
<b>EMPLOYMENT</b>	Perth only 20 minutes drive along Albany Highway. Fremantle only 20 minutes drive along High Road. Wedgepool only 10 minutes drive along Albany Highway. Maddington only 5 minutes drive along Spencer Road. Kwinana only 20 minutes drive along Nicholson Road.
<b>RAILWAYS</b>	The new standard gauge railway is only one mile to the north of the development.
<b>BUSES</b>	Direct from Crestwood Estate to the city.
<b>FREeways</b>	Fremantle to Midland Junction. (Its proposed freeway will pass within two miles to the north of Crestwood Estate, Perth to Armadale—this proposed freeway will pass right alongside Crestwood Estate's western fringe. No time schedule is available for construction of these freeways.)
<b>GOLF CLUBS</b>	There are two 9-hole par 3 courses and an 18-hole course all in close proximity to Crestwood Estate.

## IT'S REALLY SAFE — AS SAFE AS THE FOREMOST WORLD KNOWLEDGE TODAY CAN MAKE IT!

### ITS STREET VISTAS

### ITS SPORTING FACILITIES

### ITS OPEN SPACES AND RECREATION

### ITS OPEN AIR PLAYING FACILITIES

### ITS NEIGHBOURS

### ITS FAMILIES

<b>FIRSTLY</b>	The use of loop streets and cul-de-sacs ensures all traffic just passing through Crestwood must use the main artery only, resulting in only a fraction of the cars and trucks that pass your present home ever passing a Crestwood residence. More peaceful rest at night and much less noisy intrusion during daytime.
<b>SECONDLY</b>	Twenty-six foot wide streets will pass all Crestwood residences providing abundant parking and free flowing traffic superior to many main suburban by-pass roads carrying thousands of vehicles each day.
<b>THIRDLY</b>	Loops and cul-de-sacs will completely influence drivers to lower speeds.
<b>FOURTHLY</b>	By having spacious usable fully landscaped and fenced parks adjoining every home, children at long last can play close to home in constant range of mothers call and supervision but without the tension of cricket balls or footballs breaking neighbours' windows.
<b>FIFTHLY</b>	All footpaths and cycle tracks are through the parks and under the roadways to and from schools and all recreational facilities.

Will have no ugly wires of timber lamp-posts, as power lines will all be safely placed underground giving street vistas that are free from all hot nature's garden setting.

Provide every possible opportunity for the whole family to enjoy healthy activities for all ages—to live and play individually or as a family.



Will be people who are aware of the extensive benefits of an area like Crestwood Estate and can realise the wonderful atmosphere created when strolling or playing in lovely landscaped parks—and that money spent in this direction has both present and lasting benefits for all the family.

Will have the greatest opportunity to live a contented life.

NOWHERE ELSE CAN YOU FIND ALL THESE FEATURES AND FACILITIES PROVIDED IN CRESTWOOD'S COMPLETE COMMUNITY —ASSESS THE COST YOU PAY NOW FOR ONLY SOME OF THESE—YOU CAN HAVE THEM ALL FOR LESS AT CRESTWOOD.



## Chain of Title from the Queen of England



Original Grant 27th Day of December, One Thousand Eight Hundred and Thirty Seven.  
Victoria by the Grace of God  
of the United Kingdom of Great Britain and Ireland  
Queen Defender of the Faith  
Know ye that we of our especial Grace have given and granted to  
Captain Thomas Hannister  
Our Letters patent-bene to the satisfaction of our Sovereign all that piece of land containing 2000 acres situated on the left bank of the  
Canning River in our Colony of Western Australia, known by the name of Westlands and described in the maps and books of our Surveyor  
General as Canning Karatena 17. In witness whereof we have caused our Great Seal and our Letters  
Under the Great Seal of Great Britain to be hereunto signed and sealed at St James's Palace, London, the 17th Day of December, 1837.  
We Queen Victoria and Governor in Chief of our said colony to their respective Public Seal of our said colony.

**Captain Thomas Hannister**  
who arrived in the colony by the ship Strath on the 19th October, 1828, was appointed to the office of first Government Resident for  
the town of Fremantle on the 20th August, 1830. In December 1830 he took the first overland expedition from Perth to Albany through  
roughly unexplored and uncharted territory. His great services to the Colony were rewarded by the Queen of England who granted him the title  
of Esquire, 1833 after a business success. His estate was sold to the Government in 1834 and the title of Esquire was granted to him.  
Thomas Hannister died in Perth, England on the 28th Day of December, 1874 and bequeathed the Property to his wife King Hannister.

**William Henry Leigh Green**  
of "The Ashes," Grove Hill, Surrey, England—Esquire—bequeathed the Property from King Hannister during 1873.

**Walter Hadbury**  
of the City of Perth—Merchant, became sole proprietor on the 20th Day of March, 1887. Many years earlier he had arrived in the  
Colony with his father who died a few months later, leaving Walter, an impoverished young lad of only nine years of age completely alone  
in this rough new land. Walter believed that having been thrown into early life, alone and alone, whatever latent powers he had  
were bound to be developed, and attributed his success more to this new fact than anything else. He later gave Walter Hadbury and  
described as possessing an extraordinary individuality and force of character which would have brought him to the fore front in any part  
of the world. In his own words he "ploughed" his path to success in a position he held for six months and the rest of the family to come and  
join him in the colony. During the lifetime of his first young son, Walter's property was divided into three parts—George H., William H., Queen Victoria  
and Edward H. He died on the 18th April, 1887 and the property remained under the Executor until 1922.

**Lucy Emma Senior Hope**  
was owner from the 12th Day of January, 1922 until the property until 1942. During 1928 and 1940 her areas were excised and sold  
to Albert Edward Lovison and Keith Edwin Graham respectively.

**Nathaniel White Harper**  
who became the trustee for the property in the Legislative Assembly acquired the large remaining portion of the land. Born in 1863 in Fremantle  
he arrived in New Zealand at the age of 16, where the areas in New Zealand, New South Wales, Queensland and finally arriving in Western  
Australia in 1887, he succeeded rapidly in his business and many ventures. In 1916 Mr. Harper became a politician but still maintained  
large interests in the mining and farming industries and financial institutions. He showed considerable interest in the development of the city  
of Perth having created the handsome suburbs known as the Esplanade, Water and Warcup districts, and together with Mr. W. A. West  
founded the Perth Municipal Waterworks. His name was connected with investigations resulting in the origin of the Goldfields Water Supply  
Scheme. Mr. Harper died at the age of 80 years on the 29th Day of January, 1934.

**Percival Wynyard Markham**  
purchased the property from Mr. Harper's executor on the 26th Day of March, 1934 and progressively developed and sold small rural  
holdings until he disposed of the balance of the land in August, 1940.

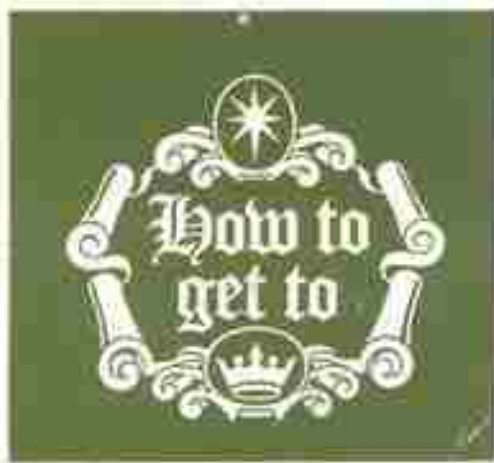
**Sloan James (W.A.) Pty. Ltd.**  
became owner on the 13th Day of August, 1940 and eventually transferred the land to Crestwood Estates, a partnership in which all other  
companies at the time were its members.

**Crestwood Estates**  
which began development in the land surrounding the area and considerably increasing the status and standards, and continuing to assist  
in the various schemes, amenities, hospitals and facilities that no longer provide simply blocks of land—but a total environment.

And now:  
Let us give some one else this blessed life—bearing the brand link in this form of providing—

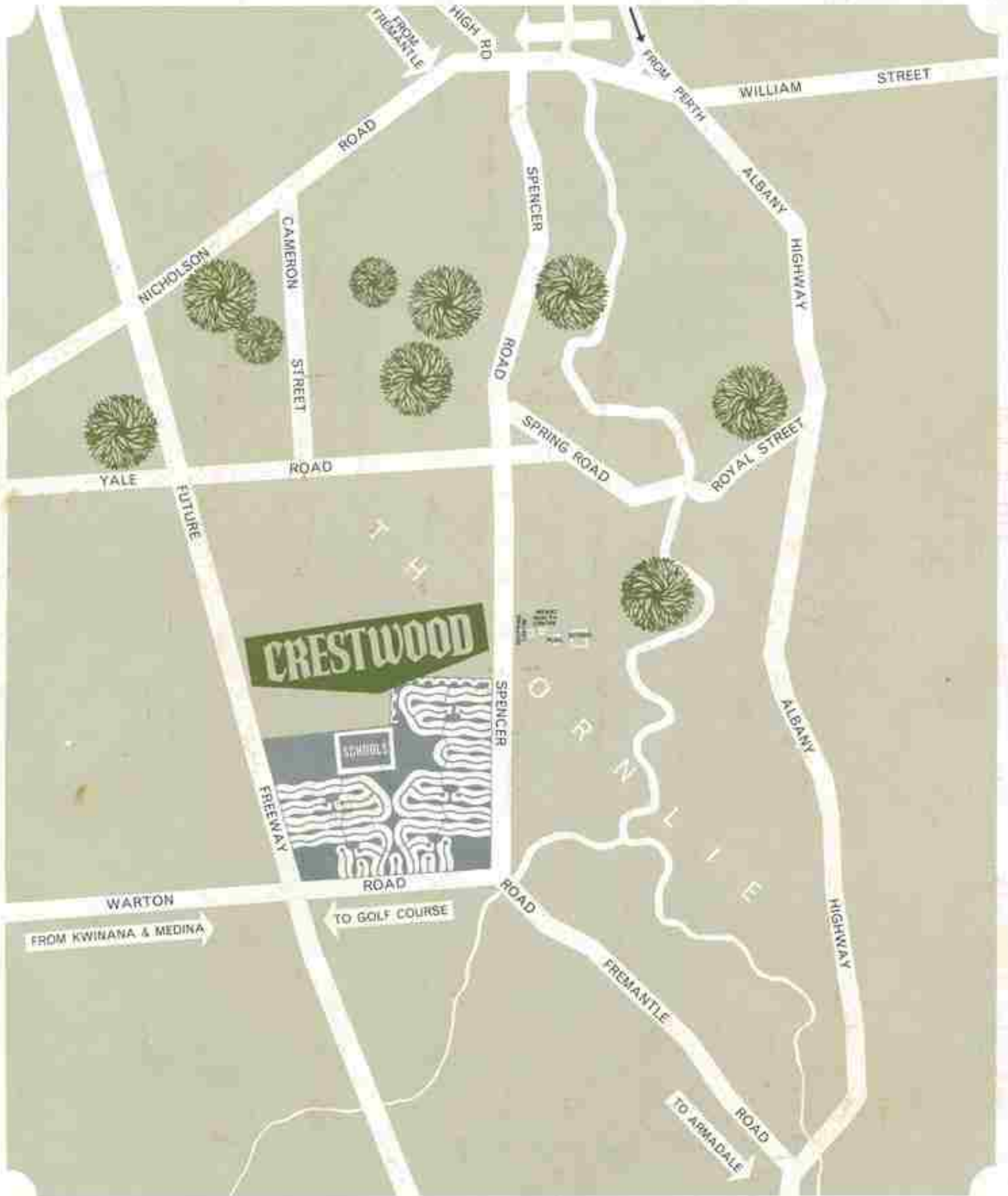
✱ ✱ ✱ A way of life for you at **CRESTWOOD**  
ESTATE

CRESTWOOD ENGENDERS A LEGEND OF QUALITY IN EVERY FACET OF ITS THOUGHTFUL CREATION



5

# CRESTWOOD ESTATES



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