Lot 836

Allara Estate

Spectrum St, Eglinton

House Price:	$458,030
Land Price:	$255,000
Package Price:	$713,030
Deposit:	$2,000

Land Specifics

- 510sqm
- April 2023 expected titles

Investment Specifics

- $850-$910 rent
- 6.2-6.6% yield

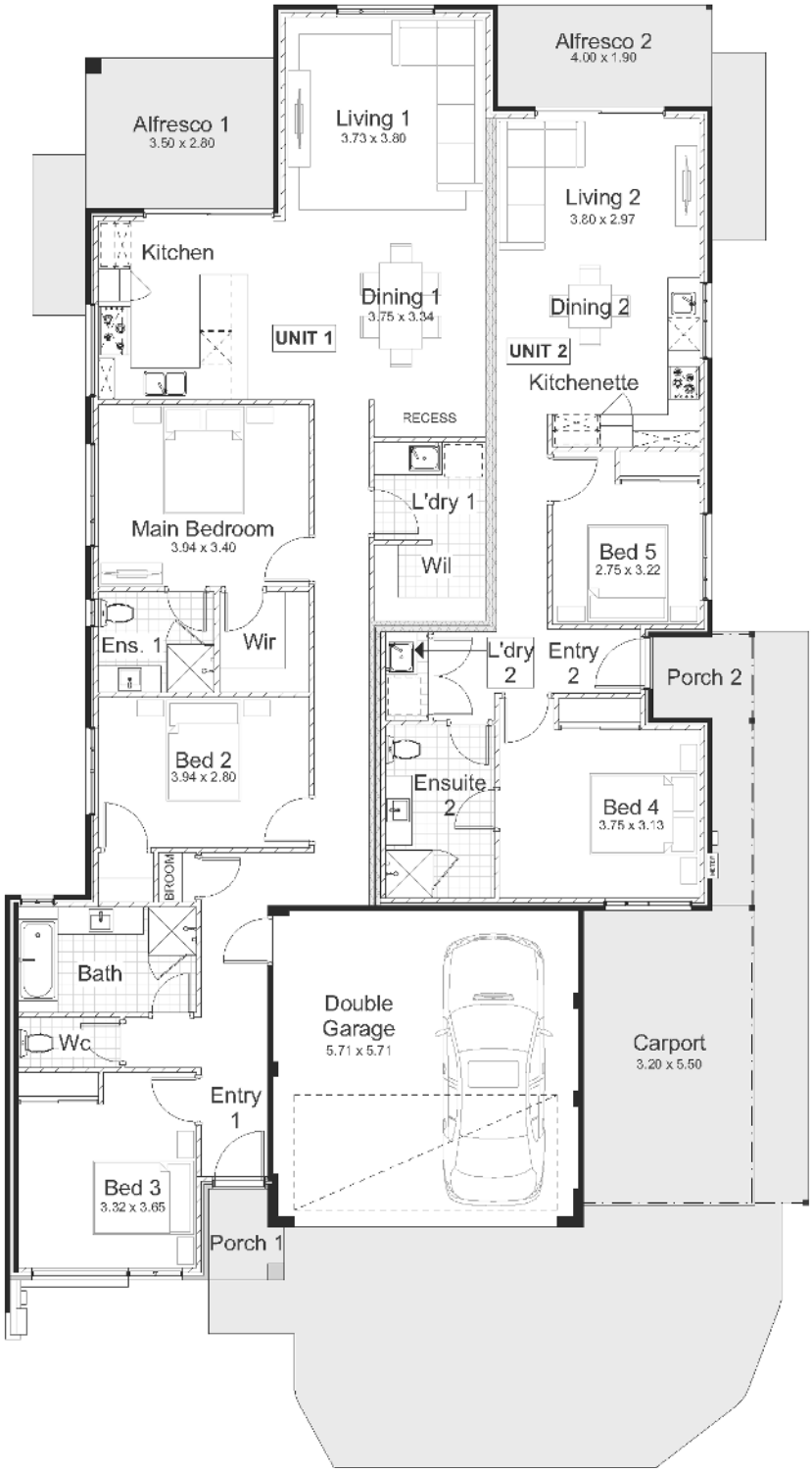
Price valid until 28th February 2023

Disclaimer: Images are for illustrative purposes only. Package is correct at time of publication.

Floor Plan

Design:

Ibiza A



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	Unit 1	Unit 2
Floor Area:	137.73m2	69.97m2
Garage:	34.28m2	17.68m2
Alfresco:	9.80m2	7.60m2
Porch:	2.19m2	5.74m2
Total Area:	**184.01m2**	**100.99m2**

Disclaimer: Images for illustrative purposes only. Furniture is not included. Fencing and landscaping are included. Actual plans will accompany the build contract. Package is correct at time of publication.

Specification | Total Finish

WA

DUAL KEY
BRICK VENEER

Quality Assurance
- WA owned builder with over 50 years experience
- Housing Indemnity Insurance
- Full working drawings
- Fully Certified energy efficient home
- 6 month maintenance period
- 6 year structural warranty (transferrable)
- Engineers site report
- Contour survey & re-peg
- Retaining walls (if applicable)
- Fixed earthworks
- Fixed stormwater
- Engineer designed footings & concrete slab (85mm slab)
- Concrete pump
- Full power connection
- Full sewer and water connection
- Full depreciation schedule

Internal
- 450 x 450 ceramic floor tiling to Living Areas
- Carpets with underlay to Bedrooms and Theatre (if applicable)
- Vertical blinds throughout (excluding wet areas)
- 2636mm high plasterboard ceilings
- Truecore steel internal walls and roof frame
- 75mm cove cornice to ceilings
- Hardiflex ceilings to Garage
- R4.1 insulation batts to ceilings
- Cavity wall insulation with sarking & minimum R2.0 rated batts
- Plasterboard wall lining
- Walk-in or built-in robes in all Bedrooms (as shown on plan)
- Mirrored sliding doors to built-in robes
- Melamine shelving with chrome hanging rail to all robes
- Metal internal door frames with redicote flush panel doors
- Gainsborough satin chrome aluminium lever door handles
- Full internal painting
- Full house clean

Electrical
- Refrigerated ducted air-conditioning throughout
- Clipsal LED downlights throughout
- Clipsal Iconic light switch and double power point covers throughout (where applicable)
- 4 external lights
- Technology package (2 phone point, 2 data point & 3 TV points with coaxial cable)
- NBN ready communication package

Kitchen
- Tiles from Crosby Tiles
- Overhead cupboards
- Melamine cupboards with ABS edging to all cabinet doors, drawers & exposed edges
- Soft close hinges to cupboards & soft close rollers to drawers
- Essastone 20mm stone benchtops
- Stainless steel double bowl sink & drainer to Unit 1
- Stainless steel single bowl sink to Unit 2
- Flick mixer from Alder Tapware
- Dishwasher from Electrolux
- Westinghouse 900mm stainless steel 5 burner gas hot plate to Unit 1
- Westinghouse 900mm stainless steel canopy rangehood to Unit 1
- Westinghouse 900mm stainless steel fan forced oven to Unit 1
- Westinghouse 600mm stainless steel 5 burner gas hot plate to Unit 2
- Westinghouse 600mm stainless steel canopy rangehood to Unit 2
- Westinghouse 600mm stainless steel fan forced oven to Unit 2
- Pantry with 4 melamine shelves
- 200 x 400 ceramic tiled splashback to underside of rangehood with 2 rows everywhere else

Bathrooms & WC
- Vanity cupboards with tiled hobs
- Laminated benchtops
- Soft close hinges to cupboards & drawers
- Frameless vanity length mirrors
- Hobless showers
- 2m high semi-frameless glass screens & pivot door to shower
- 1525mm acrylic bath
- Ceramic china basins
- Dual flush china toilet suite with soft closing lid
- Flumed exhaust fans to Ensuite, Bathroom & WCs
- Flick mixer tap to basins from Alder Tapware
- Flick mixer tap with handheld shower head from Alder Tapware
- Double chrome towel rails
- Chrome toilet roll holders
- 200 x 400 ceramic wall tiling
- 300 x 300 ceramic floor tiling
- One row of tiling above vanity
- 2m high tiling to hobless shower recesses
- Skirting tiles to walls

Laundry
- 45 litre inset stainless steel trough & melamine cupboard with laminated benchtop
- Flick mixer to trough from Alder Tapware
- Automatic washing machine taps hidden in cabinet
- Linen cupboard with 4 white melamine shelves
- 300 x 300 ceramic floor tiling
- 200 x 400 ceramic tiling above benchtop (2 rows)
- 200 x 400 ceramic skirting tiles to walls

External
- Feature elevation (compliant with design guidelines)
- 2 course face bricks
- 25º roof pitch with Colorbond
- Colorbond fascia, downpipes & gutters
- Slotted overflow gutters (excluding boundary walls)
- Hardiflex ceilings
- Draft weather seals to all external doors
- 26c sliding door to Alfresco (if applicable)
- Flyscreens to all opening windows & sliding doors
- Natural grey concrete hardstand to Garage
- Tempered solid garage door (if shown)
- Modern designed Centurion sectional garage door
- 26L continuous flow natural gas instantaneous hot water unit
- External garden taps (as shown on plan)
- 2 letterboxes
- Masterpave brick paving to Driveway, Porch, Alfresco & Clothesline (as shown on plan)
- Reticulation and full landscaping to front and rear (if applicable)
- Gate to side of home (if applicable)
- Painted sand render to front elevation (as shown on plan)
- Full painting to woodwork, eaves, meter box & plumbing
- Full site clean

Safety & Security
- Weather resistant 920mm feature front entry door with aluminium frame & trilock
- Jason Windows keyed aluminium windows & sliding doors
- Obscure glass windows to Ensuite, Bathroom & WCs
- Hard wired smoke detectors (as shown on plan)
- 2 RCD electrical safety switches

Disclaimer: Products and suppliers are subject to change based on availability

Economic Snapshot

Eglinton

Median House Price: $510,000 (4-bedroom)

Median Rent: $505 per week

Vacancy Rate: 0.7%

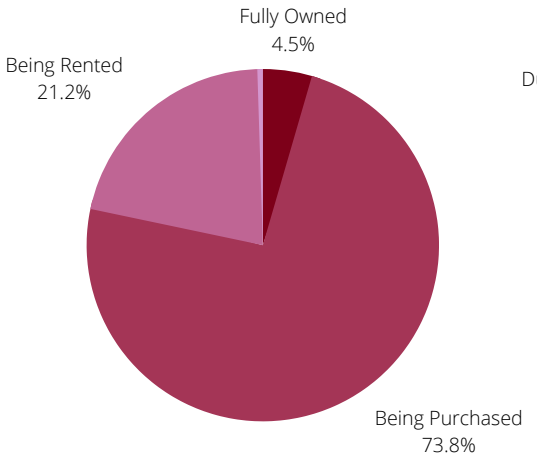
Allara Estate:

- Masterplanned community by Satterley.
- 40 minutes to Perth CBD.
- Five minutes to the beach.
- Walking distance from the new Eglinton train station. The new station will be a 46-minute journey to Perth CBD and include a bus station. Completion is scheduled for 2023.
- Mitchell Freeway extension is underway with completion set for 2022. This will improve accessibility and save up to nine minutes in travel time to Perth CBD.
- Two private secondary schools and two public secondary schools are nearby, including the well-regarded Northshore Christian Grammar.
- Numerous local primary schools are nearby.
- A future secondary school and primary school are planned within walking distance.
- 20 minutes from the regional Lakeside Joondalup Shopping Centre and minutes from Yanchep Central, The Gateway Alkimos and Butler Central shopping centres.

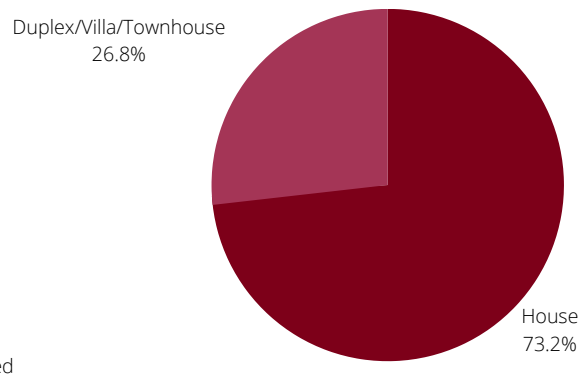
Employment Hubs:
North West: Joondalup, Wangara, Yanchep, Pinjar, Nowergup, Jandabup

Current: 80,000+ Jobs
2050: 224,000+ Jobs

Ownership Breakdown:



Property Breakdown:



Source: realestate.com, SQM Research, Australian Bureau of Statistics, REIWA

7th of September 2022

Weston Property Group

ATTENTION: ANDREW SALISBURY

TO WHOM IT MAY CONCERN

RE: EGLINTON – DUAL OCCUPANCY PROPERTY

Thank you for inviting Rentwest Solutions to conduct a rental appraisal at the above property. We have formed an opinion of the optimum rental price that could be achieved for your property by comparing it to similar properties that have leased or are available for lease, in the same area.

Based on the information available about other rental properties in the area, we believe that the above property could achieve the following weekly rents:

3 BEDROOM 2 BATHROOM $460.00 - $490.00
2 BEDROOM 1 BATHROOM $390.00 - $420.00

Should you have any queries or require further information, please do not hesitate to contact me on (08) 9314 9888 or 0424 158 858.

Yours sincerely

RENTWEST SOLUTIONS

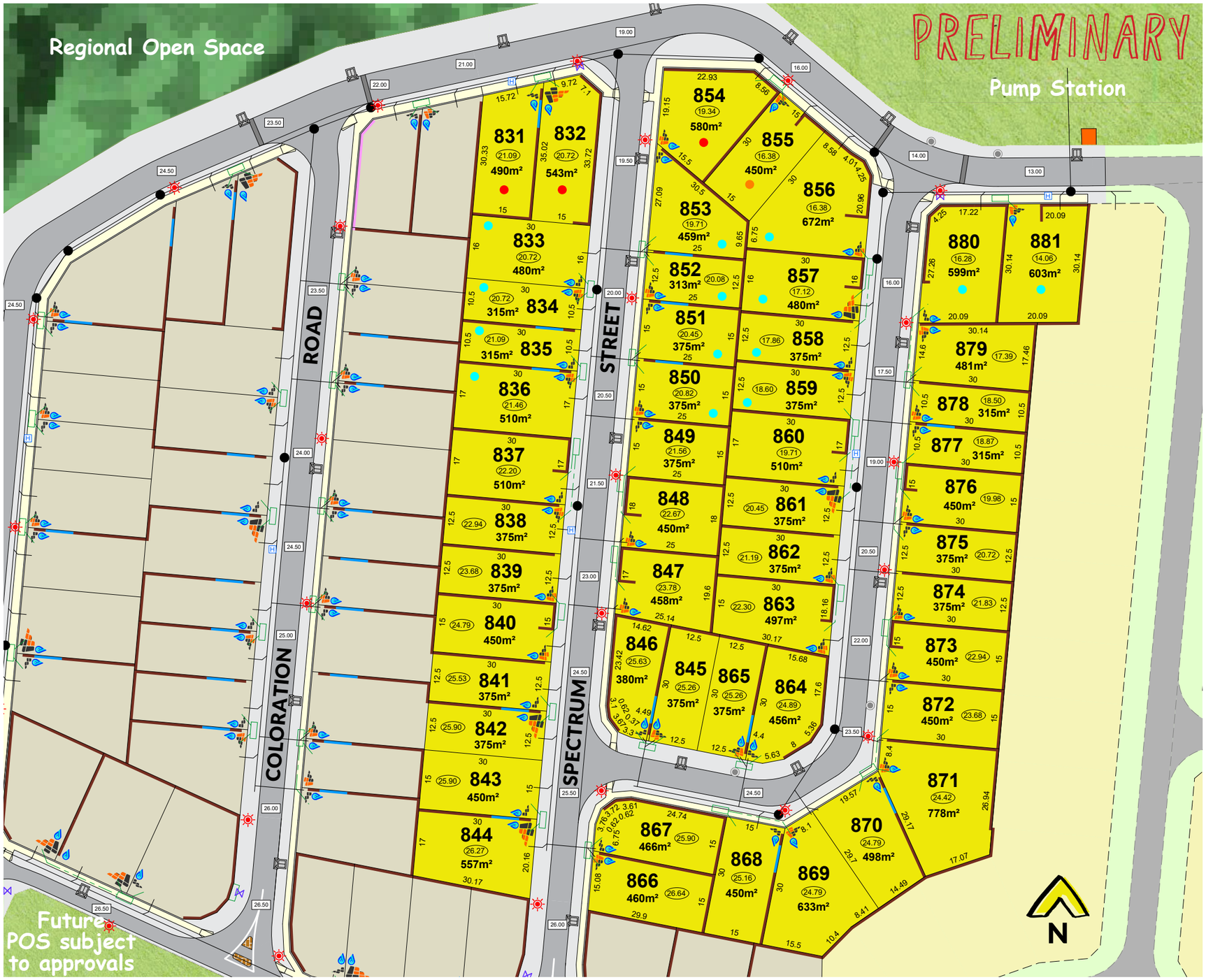
LISA CUTRI
Business Development Manager
lisa@rentwest.com.au

Disclaimer: This rental estimate is based on our assessment of the property and/or project and takes into account our expectation of rentals that should be reasonably achieved by those properties. There are numerous factors outside our control (both economic and market related) which can influence the ultimate rental price achieved for any given property, therefore these are estimates only and in no way constitute any form of rental guarantee whatsoever. At the time of leasing each property, the ultimate rental price achieved will be dependent on numerous combinations of other factors in existence at that time. Rentwest Solutions, its Directors or Employees do not give any warranty or guarantees as to the accuracy or reliability of any financial information contained in these projections. Rentwest Solutions recommends that you seek advice from your own financial, taxation &/or legal advisers prior to entering into any financial or other transaction.

STAGE 13

ALLARA

ANNEXURE 6



LEGEND

- **STAGE 13**
- **FUTURE RESIDENTIAL**
- **EXISTING RESIDENTIAL**
- **PROPOSED SCHOOL SITE**
- **FUTURE NEIGHBOURHOOD CENTRE**

SYMBOLS

- Brick Paving
- Drainage manhole
- Side Entry Pit
- Drainage Grate
- Water Connection
- Water Valve
- Water Hydrant
- Lot Level (39.82)
- Sewer Housing Connection/Manhole
- Power Dome & Connection
- Universal Pillar
- Western Power Padmount Site
- Street Light/ 1m x 1m Street Light Road Widening
- Footpath
- Retaining Wall
- 1c Wall
- Cantilevered Wall
- Road Level (40.50)
- Fibre Optic Connection

Bushfire Management Plan

"Subject to certification on completion of development"

BAL-12.5 BAL-19 BAL-29

LOCATION PLAN

Engineering and Cadastral design are still to be finalised and subject to change.

This plan is intended to be indicative only and may not accurately or fully depict the actual or final development at present or in the future.It is not, and may not be taken as being, a representation in any respect by LandCorp, Satterley Property Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers or anybody else.

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TO FIND IT ALL, CONTACT (08) 7905 4959 OR GO TO WWW.ALLARAESTATE.COM.AU

SATTERLEY DevelopmentWA

MASTER PLAN

ALLARA

PRELIMINARY

Yanchep 5min

Beach 2km

Joondalup 20min

BUSHLAND

IMPRESSIONS DRIVE

MARMION AVENUE

REVOLUTION AVENUE

600m to train

PIPIDINNY ROAD

N

PROPOSED FUTURE AMENITIES:

- HIGH SCHOOL
- PRIMARY SCHOOL
- INDOOR RECREATION CENTRE
- COMMERCIAL/RETAIL OR NEIGHBOURHOOD CENTRE
- MIXED USE SITE
- DISTRICT OPEN SPACE
- EGLINTON TRAIN STATION
- METRONET RAIL
- MITCHELL FREEWAY LINK

ALREADY OPEN:

- KINKUNA PARK

- FUTURE DEVELOPMENT
- LAND AND SALES INFORMATION OFFICE
- PROPOSED FUTURE FREEWAY
- PROPOSED FUTURE RAILLINK

*Plan reflects current planning but is subject to change.
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ALLARA

WANNEROO ROAD

ALKIMOS TRAIN STATION

ALKIMOS CENTRAL CITYCENTRE

BUTLER & BRIGHTON TRAIN STATION & SHOPS (8 mins)

JOONDALUP CITY CENTRE (20 mins)

PERTH CBD (44 mins)

GATEWAY RETAIL PRECINCT (4 mins)

JINDALEE MEDICAL CENTRE (7 mins)

JINDALEE BEACH (10 mins)

ALKIMOS BEACH (8 mins)

BEACH (6 mins)

ST JAMES ANGLICAN SCHOOL (5 mins)

PROPOSED FREEWAY EXTENSION

FUTURE EGLINTON DISTRICT CENTRE (1 min)

FUTURE EGLINTON TRAIN STATION

PROPOSED PRIMARY & HIGH SCHOOLS

LARGE PLAYING FIELDS

FUTURE RAILWAY

PROPOSED NEIGHBOURHOOD CENTRE

REGIONAL OPEN SPACE

PRE-PRIMARY & HIGH SCHOOL (4 mins)

PROPOSED INDOOR RECREATION CENTRE

KINKUNA PARK

SALES OFFICE

PIPIDINNY ROAD

MARMION AVENUE

MEDICAL CENTRE & SHOPPING CENTRE (4 mins)

Allara is nestled in the growing suburb of Eglinton, just north of Alkimos and a 20 minute drive from Joondalup. Only 600m from the future Eglinton Train Station and close to Brighton Town Centre, Allara is surrounded by regional open space and just a hop, skip and a jump from perfect beaches.

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Visit satterley.com.au/copyright-and-disclaimer
or enquire for more information.

METRONET

BUILDING FOR TOMORROW.

Eglinton Station

Approximately 46 minutes from Perth by train, Eglinton Station will be built in a cutting at the edge of the future Eglinton District Centre.

Eglinton Station will be built south of Pipidinny Road, east of Marmion Avenue and west of Wanneroo Road, and is designed to support a localised community.

Accessed via a station building at ground-level, the station will have two platforms located in a cutting with at least 50 per cent coverage.

Station features

- Two 150m long platforms with 50 per cent coverage to provide weather protection for passengers.
- 400 passenger parking bays and dedicated passenger drop-off area.
- Shared path connection to Marmion Avenue.
- Two secure bicycle parking shelters, bike u-rails and the ability to add more as cycling path demand increases.
- Eight bus stands with weather protection, seating and information facilities.
- Passenger ticketing/information, storage/cleaning and operational facilities.

Station design

Embracing the principle of ‘openness’ through the its entry areas, Eglinton Station will focus on using natural light to welcome passengers.

This design supports the station’s position as the centrepiece of the planned neighbourhood precinct, which will cater for passengers from day one of operations.

The station’s forecourt will include feature paving, seating walls, planting, and shade trees where possible. A variety of native species will also be used in the landscaping of the station’s car park.

Artist’s impression. Design subject to change.

Station architecture

Early investigations conducted with METRONET’s Noongar Reference Group to identify important local flora species, such as ***Eucalyptus Globulus*** woodlands and ***Grevillea Preissii***, has influenced Eglinton Station’s architecture.

Noongar people often called flowering shrubs, such as grevilleas, Berrung. Grevillea nectar was an important source of sweetness in Noongar food. Nectar could be sucked directly from the flowers themselves, or sweet drinks could be made by soaking the flowers in water. Grevillea Preissii is widely used in landscaping today for its low water requirements and bird-attracting qualities.

Station access

A number of new roads will be built to provide vehicle access, with the car park and drop-off area located northwest of Eglinton Station.

A shared path will connect to Eglinton Station via Pipidinny Road. Bicycle storage facilities will be conveniently located within the Station precinct.

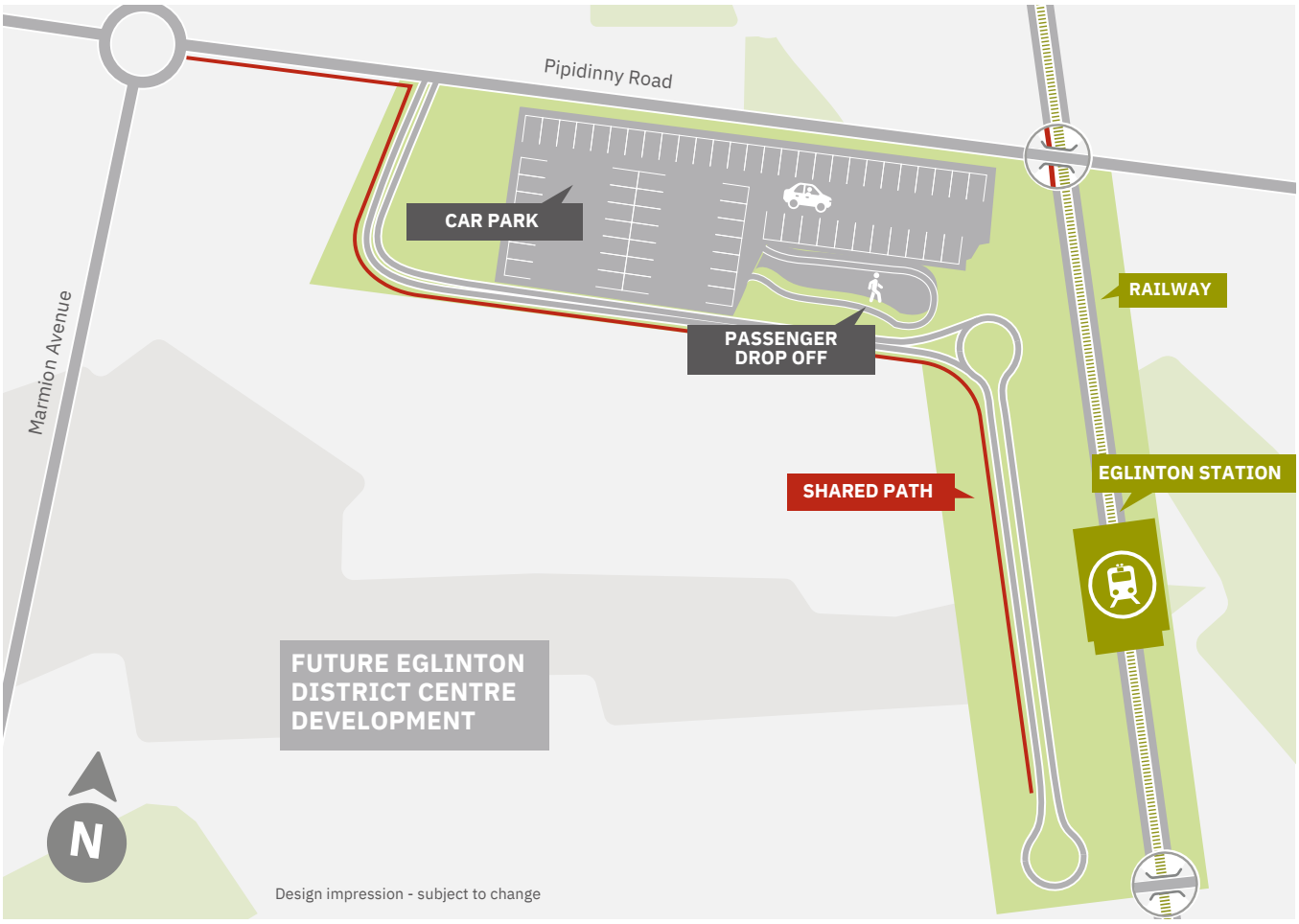
Lifts will be located outside the flow of foot traffic, and the station will incorporate audio loops in areas adjacent to passenger facilities to assist the hearing impaired. The station will be fully compliant with the Disability Discrimination Act 1992 as the project team continues to consult with the METRONET Access and Inclusion Reference Group.

Precinct development

Eglinton Station is located within the Eglinton District Centre, a development of privately-owned, unused land, which is planned to support a predominately residential community with services, facilities and jobs that reflect the immediate needs of the local area.

To create a comfortable, safe and active pedestrian environment in and Eglinton Station, 'main street' prinicples will be applied.

Landowner consultation will continue to ensure the plan and proposed station design supports and responds to the State Government and landowner's vision for the area.



Take a tour of Eglinton Station

You can now use your phone to 'visit' inside the future Eglinton Station by following these simple steps:

1. If you have an Apple iPhone, simply open your camera app and point at the QR code to scan. If you're an Android user, you will need to download a QR code reader app first.

2. Once the virtual reality has loaded, move your phone around to explore.

Station Entrance 360° Experience

Platform 360° Experience

3. If you would prefer to 'visit' the station using a computer, please visit:

Eglinton Station - entrance Eglinton Station - platform
https://bit.ly/33fbxn1https://bit.ly/31yvrZj

About the project

METRONET's Yanchep Rail Extension will extend the Joondalup Line 14.5 kilometres north with new stations at Alkimos, Eglinton and Yanchep.

The project will deliver nine road-over-rail bridges, three green bridges and an underpass for animals to safely cross the rail corridor. The project is a catalyst for progressive mixed use development around each station that will provide local amenity, services and employment.

The extension will give more than 150,000 future Yanchep-Two Rocks residents another transport option to travel around Perth.With stations planned at Alkimos, Eglinton and Yanchep, early designs show how stations will fit within the planned development areas and cater for passengers on day one of operations.

Find us in your Facebook feed

Our Facebook community group continues to welcome new members! Thanks to every member of the community that has joined the group to keep up to date with the project.

The group keeps the local community updated on project milestones, construction impacts, and general project updates.

To join, simply search 'METRONET Yanchep Rail Extension community group' in the Facebook search bar or type this URL into your browser: *www.facebook.com/groups/yancheprailextension/*

MORE INFORMATION

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twitter.com/metronetperth
facebook.com/perthmetronet
facebook.com/groups/yancheprailextension

Funding Partners:

Australian Government
BUILDING OUR FUTURE

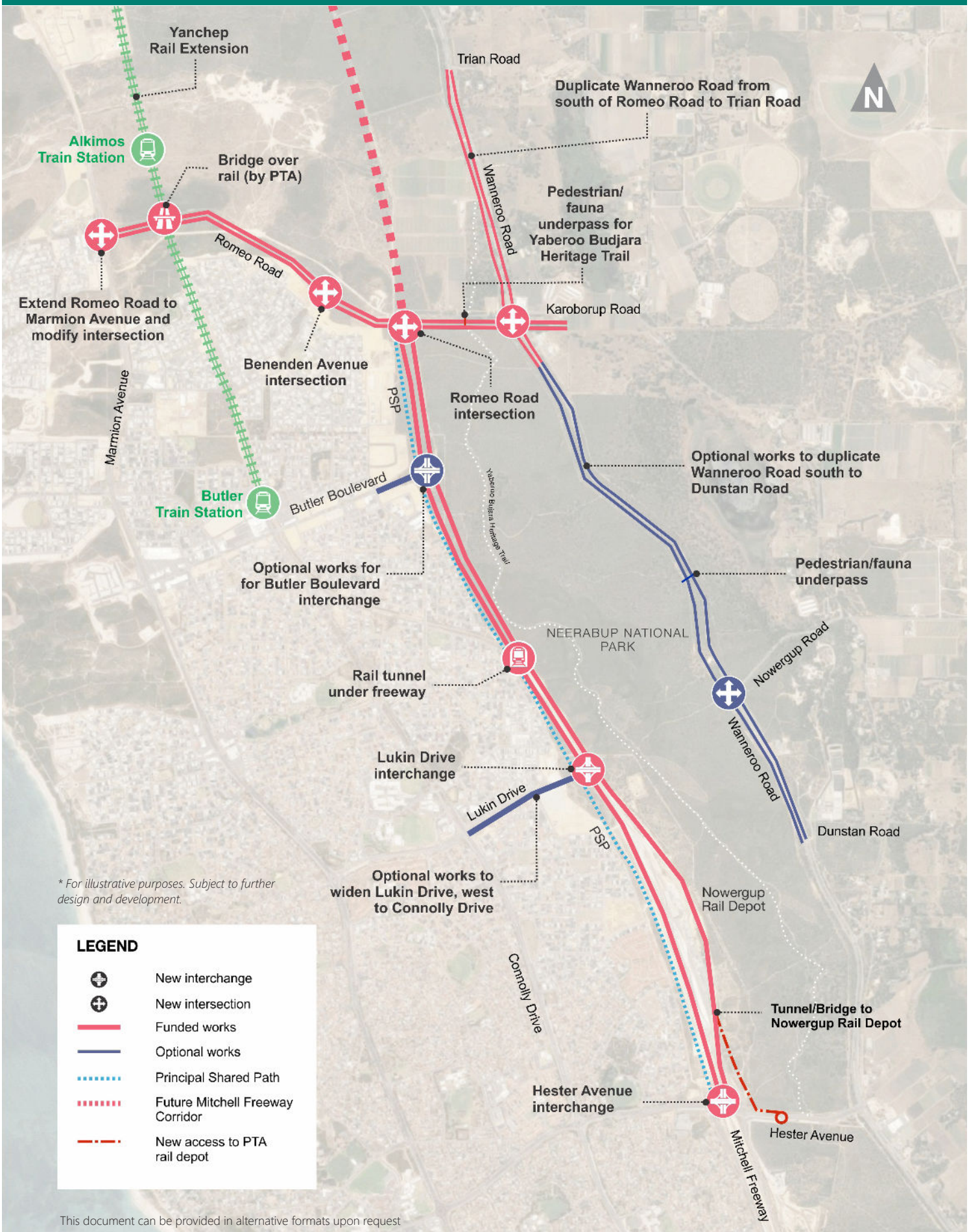
GOVERNMENT OF WESTERN AUSTRALIA

Delivery Partner:

Public Transport Authority

August 2021

MITCHELL FREEWAY EXTENSION - Hester Avenue to Romeo Road



** For illustrative purposes. Subject to further design and development.*

LEGEND

- New interchange
- New intersection
- Funded works
- Optional works
- Principal Shared Path
- Future Mitchell Freeway Corridor
- New access to PTA rail depot

This document can be provided in alternative formats upon request

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