

# The Property

Lot 282, The Gardens Estate, Lakelands



Ellis

**\$754,745**

## Property Specifics

**EOI Deposit:** \$3,000

**Land Price:** \$289,000

**Land Size:** 315m<sup>2</sup>

**Land Title:** May REGISTER

**House Price:** \$465,745

**House Size:** 167.594m<sup>2</sup>

**Configuration:**  4  2  2

*Disclaimer: Images are illustrative only. Minor variations may occur. You have a choice of 3 Designer Elevations. Rental Appraisal is an estimate on today's demands and may change at any time*

# Inclusions

- Choice of 3 x Designer Elevations\*\* with Two Tone Acrylic Render
- 20mm Stone bench tops to kitchen
- Split reverse cycle air-conditioning unit to living area (2 x for Dual Living)
- Internal wall painting
- Choice of Hybrid Plank flooring (Builders Standard Range), Vinyl Plank flooring (Builders Standard Range) or 450 x 450 Tiles (Concrete Range), to main floor areas excluding wet areas
- Roller blinds throughout (Excludes wet areas)
- LED Down-lights throughout
- Carpet & Underlay to bedrooms (Builders Standard Range)
- 900mm range-hood, hotplate and oven\* (will be 600mm in Dual Living ancillary) with 5 year warranty.
- Dishwasher (2 x for Dual Living)
- Side gate, fence and fixed panel (where shown)
- Paved driveway (up to 6m), crossover, alfresco & porch (Builders standard range pavers) +
- Clothesline (2 x for Dual Living)
- Letterbox (2 x for Dual Living)
- TV Antenna
- Vinyl sliding robe door to Linen
- Overhang on Island Bench
- Mirrored sliding robe doors to Bedrooms\*

## INSIDE

- Painted metal internal door frames
- Painted flush panel internal doors
- Privacy latches to bathrooms & WC
- Robes with shelf and rail to bedrooms
- Laminated bench tops to bathrooms
- Bank of 4 drawers to kitchen
- 4 x lined shelves to linen and pantry +
- Dual flush toilet
- Chrome mixer taps throughout
- 1520mm bath to bathroom +
- Up to 2m high tiling to shower recesses
- Frame-less mirrors to Ensuite and Bathroom
- Floor tiling to laundry, bathroom & WC
- Flumed exhaust fans to bathrooms & WC
- Hard plaster (white set) to internal
- R4 Ceiling insulation to entire home and garage
- Double power points throughout
- 2 hardwired smoke detectors (4 x for Dual Living)
- 2 digital TV points (Living & Master Suite)
- 1 Data / Phone point
- Additional DGPO to theatre
- Mitered tiling to throughout
- 75mm Cove or Symphony cornice throughout
- Semi frame-less glass shower screen to Bathroom & Ensuities
- 28c Ceilings throughout (Excluding Alfresco, Garage & Porch)
- Soft close drawers and cupboards
- Water tap to fridge recess (x2 for Dual Living)

## OUTSIDE

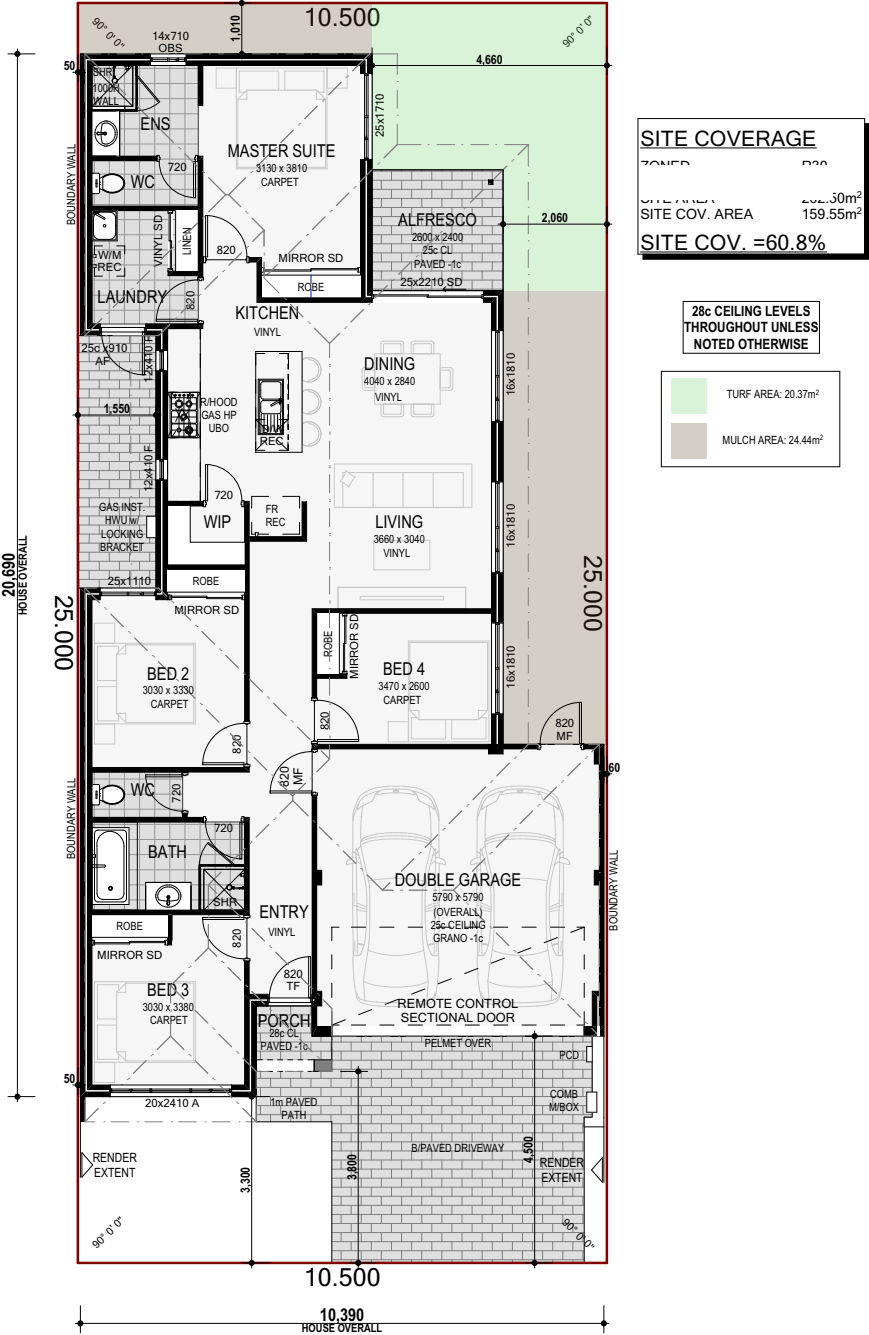
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights to porch & alfresco
- 2x external taps (4 x for Dual Living)
- Instantaneous gas HWS (2 for Dual Living)
- Powder coated aluminum windows & sliders
- Fly-screens to all windows & frames
- 5mm clear glass throughout
- Perimeter termite treatment
- 25 Degree foot pitch
- DGPO to alfresco
- Rear door to garage (where shown)
- Side gate, fence and fixed panel
- Courtyard paving (where shown)
- Sectional garage door with 2 remotes
- Front landscaping prep

## CONSTRUCTION

- N2 Wind Rating
- Retaining Wall Inspection\*
- Traffic-able Lid to sewer\*
- National Construction Code (NCC) 2022 compliant
- BCA Compliant
- HIA Fixed price contract
- Full working drawings
- Full indemnity insurance
- NBN Conduits
- Lifetime structural guarantee
- Firewall to Underside of Roof to suit BCA
- (If required) (Dual Living)
- Water & Gas Sub Meters to
- Ancillary (Dual Living)
- Sub-Combo Meter Box to Ancillary (Dual Living)
- Verge tree protection\*
- BAL Report

\*Where applicable.

# Design



PROPOSED AREAS - TRADITIONAL		
NAME	AREA	PERIMETER
ALFRESCO	6.240	10.000
DOUBLE GARAGE	32.724	23.160
HOUSE	126.164	61.160
PORCH	1.716	5.600
	166.844 m <sup>2</sup>	

# Stage Plan





# Estate Information

## About the Estate

A masterplanned estate incorporating a future primary school at its southern border, The Gardens Lakelands has been designed with a focus on creating vacant land lots that integrate with the indigenous flora and fauna on site, while providing an abundance of reserves and open space within the community that preserve and maintain the natural beauty of the location.

Nestled between the Indian Ocean and the Kwinana Freeway, The Gardens is located approximately 7 minutes from the beach, 5 minutes from the brand new Coastal Lakes College, Lakelands Primary School and Mandurah Baptist College, an hour to Perth city by car and an estimated 45 minutes transit to the Perth CBD by train. Established Lakelands retail and recreational facilities service the estate, including the Lakelands Shopping Centre with Coles and Aldi supermarkets, Lakelands Library and Community Centre and Lakelands North and South District Open Space. The Mandurah city centre is located less than 15 minutes south by car and an estimated 5 minutes from the new Lakelands Train Station.

The estate provides the best Western Australia has to offer, a relaxed regional lifestyle, Indian Ocean coastal amenity and metropolitan connectivity, which can only be enjoyed by living at The Gardens in Lakelands.

### LOCATION

- 3 minutes to the new Lakelands Train Station
- 7 minutes to the beach
- 4 minutes to the Kwinana Freeway
- 5 minutes to primary schools, Coastal Lakes High School and the Lakelands Shopping Centre
- Stages 1 and 2 comprising 144 lots now complete and titled
- Stage 3 now selling "off the plan" with construction underway





# Masterplan





# Aerial View





# Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL



# Rental Appraisal



21/03/2025

RE: **Lakelands**

Thank you for your enquiry to Attree Real Estate regarding your investment property. In the current market the above-mentioned property would expect to obtain a rental price of approximately \$620 per week.

Professional residential property management is totally separate and highly skilled area of real estate that demands well-qualified and experienced personnel with an effective and systematised approach to management.

Attree Real Estate has developed a property management system that ensures effective letting and management to maximise our client's investment returns.

We would appreciate the opportunity to demonstrate the benefits of using Attree Real Estate as your managing agent.

Should you have any queries please do not hesitate to contact me on [bdm@attreerealestate.com.au](mailto:bdm@attreerealestate.com.au) or 0477 651 110.

Kind regards

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Head of Department - Growth

This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figures, we stress that the appraisal is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

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