

House & Land Package

Lot 37 Rosacea Way, Mundijong
TAYLOR SPRINGS ESTATE

Land Details:

ESTATE: Taylor Springs
LAND SIZE: 344m2
LAND PRICE: $335,000
LAND DEPOSIT: $5,000
TITLED DATE: December 2026
SUBURB: Mundijong

Build Details:

BUILD SIZE: 174.63m2
BUILD PRICE: $590,200
BUILD DEPOSIT (Pre-works): $3,500
ESTIMATED BUILD TIME: 10 Months
HOUSE DESIGN: Dual Key Stuart
RENTAL ESTIMATE: Upto $1,200 a week
RENTAL YIELD: Upto 6.74%

Package Price:

$925,200

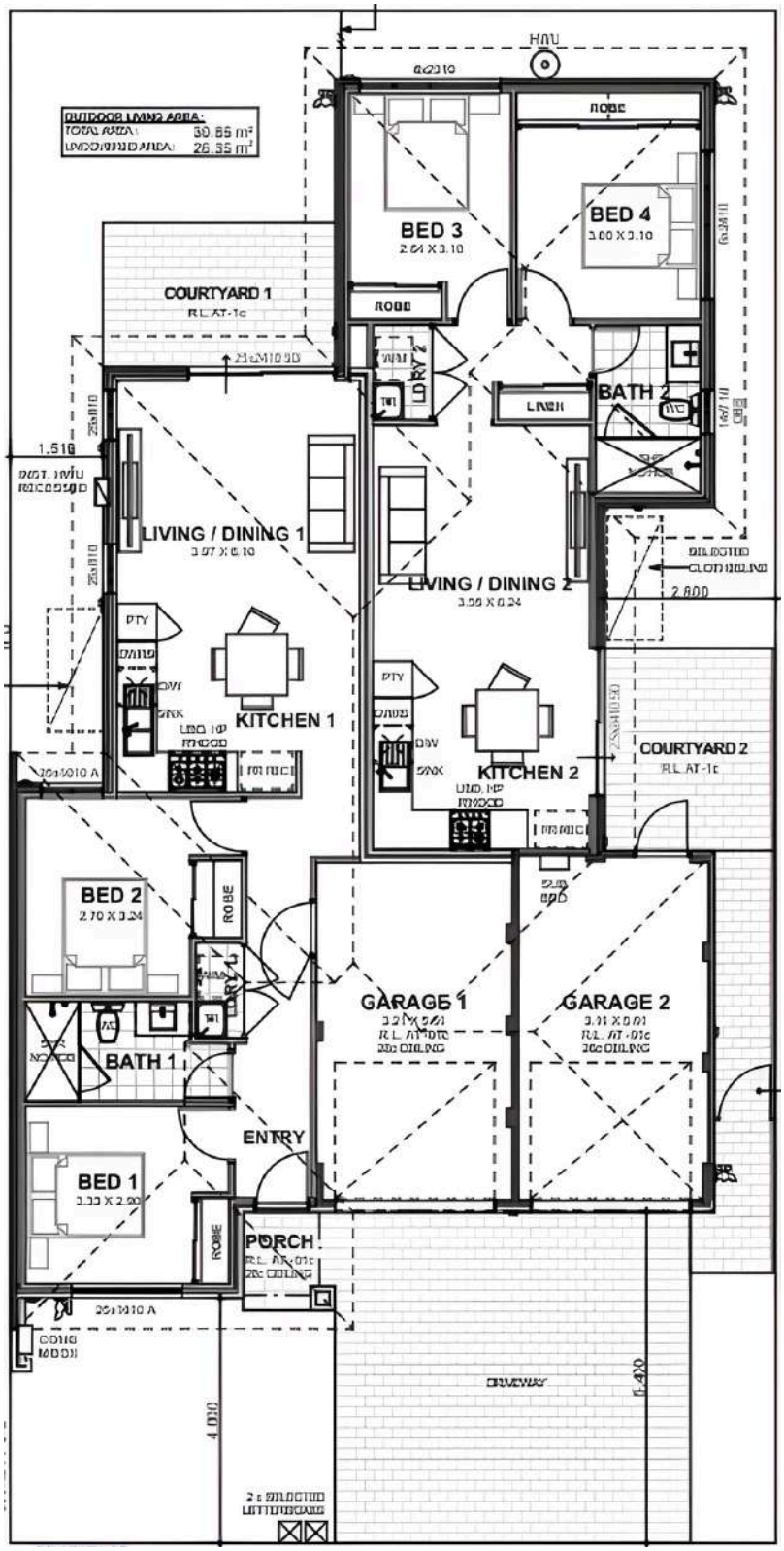


LBP
LET'S BUY PROPERTY

SAM PATEL 1300 105 049|0411 072 012

Design Features

DUAL KEY CONCEPT



- Reverse cycle split system air con
- Stone bench tops throughout
- 600 x 600 tiles to living areas
- 900mm appliances
- internal wall paint
- rear landscaping

HOUSE AREA	134.98 m2
GARAGE 1	18.30 m2
GARAGE 2	19.01 m2
PORCH	2.34 m2

4 2 2



Disclaimer: Full turnkey package (ready for occupation) including siteworks and landscaping. Concept sketch subject to surveyor's analysis, developers & shire approval. Multiple Tenancy dwellings may require Owner to connect electrical bills depending on Property Management policies, tenants pay pro-rated usage. Any furniture & softscaping is indicative only and not included in the Build Contract. Working Drawings may vary from sales sketch due to construction form dimensions, building codes and site requirements. Whilst every care is taken to ensure accuracy of the information contained in this document, all dimensions, measurements, areas, anticipated returns and images are approximate, not to scale and for illustrative purposes only. Buyers must make their own enquiries as to the suitability of this product with regards to their own personal financial situation.

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

Standard Inclusions



External Features

Paving to Driveway, Path, & Porch
25 Degree Pitched Colorbond Roof
Jason Windows Aluminium Windows & Sliding Doors
Flyscreens to all Opening Windows & Sliding Doors
Termite Protection
Double Garage with 3 Remote Controllers
R4.1 Ceiling Insulation Batts
Quality Architectural External and Internal Door Handles (Privacy Latch to Bathroom & WC)
Weather Seals to External Doors
Colorbond Fascia, Downpipes and Gutters
Double Clay Brick Construction
Cream Mortar with Rolled Joints to Brickwork
Rear Landscaping (Turf at the Rear & Paving Down the Slides)
2 External Garden Taps
2 Colorbond Pedestrian Gates

Kitchen

Stone benchtops to Kitchen
Soft Close Cupboards and Drawers
Double Bowl Stainless Steel Sink with
Designer Chrome Sink Mixer to Kitchen
900mm appliances to main dwelling
600mm appliances to ancillary dwelling
ABS Edging to All Cabinets
Dishwasher Recess with Power and Water
Tiled Splashback to Kitchen ($44sqm)





Bathrooms/Laundry

Victoria Closed Coupled Toilet Suites
High Quality Vitreous China Basins
Quality Ceramic Wall & Floor Tiles to Bathroom,
Ensuite and Laundry ($44 p/sqm)
2m High Tiling to Shower Recess
Hobless Showers
Framed Clear Safety Glass for Bathroom & Ensuite Shower Screens
Chrome Floor Wastes to Laundry, Bathroom & Ensuite
Mirrors Above Vanities in Bathroom & Ensuite
Double Towel in from of Rails to Bathroom & Ensuite
Stone Benchtops to Bathroom & Laundry 45L
Stainless Steel Laundry Through with Cupboard

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

Standard Inclusions



Electrical

Synergy Approved Electrical Safety Switch (RCD)

Hardwired Smoke Detectors

LED Lighting and Double Power Points throughout (excluding Fridge Recess -which is a Single)

Home Technology Pack with Phone, TV and Data Point

Fibre Optic Network

Provision for NBN Flumed Exhaust Fans to Bathrooms

Stylish Clipsal Iconic Light Switches and Power Points

Additional Features

Two colour acrylic texture coat render to front facade

Quality Carpet and Underlay to Bedrooms & Theatre (if applicable) from Builders' Standard Range

600 x 600 Tiles to Entry, Living Area and Rear Hallway from Builders' Standard Range

Roller Blinds to Sliding Doors and Windows (Excluding Wet Areas)

Fully Painted Ceilings, Doors, Door Frames, Timberwork, Eaves & MeterBox

Protective Corner Beads to Trafficable Corners

Rheem 26L Instantaneous Gas Hot Water System

Walk-in or Built-in Robes with Vinyl Sliding Doors including Lined Shelf & Hanging Rail

Walk-in or Built-in Linen Cupboard with 4 x Lined Shelves

Internal Wall Painting Throughout

Letterbox & Clothesline





Peace of Mind

6 months Service Warranty

HIA Lump Sum Fixed Price Building Contract

Housing and Indemnity Insurance

Quality Products and Services used Throughout Every Home

Built by Quality Tradespeople

WA Owned and Independent Builder

Building Permit & Water Corporation Fees included

Contour Survey Included

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

Builders Profile

Our builders homes are designed with lifestyle front of mind, offering a seamless balance between indoor comfort and outdoor flow. Spacious layouts, intuitive design, and carefully integrated landscaping ensure each home is as practical as it is beautiful.

Backed by over 15 years in the trade industry, they've developed a strong reputation for working closely with clients to bring individual visions to life.

Award Winners

2023 HIA TRUECORE® Steel Perth Housing Awards
Finalist - Project Home Up to $370,000

2023 HIA TRUECORE® Steel Perth Housing Awards
Finalist - Project Home $370,000 to $430,000

2023 HIA COLORBOND® Steel Perth Housing Awards
Winner - Project Home Up To $300,000

2023 HIA COLORBOND® Steel Perth Housing Awards
Finalist - Project Home of the Year

2023 HIA COLORBOND® Steel Perth Housing Awards
Finalist - Project Home $380,001 to $500,000

EXPERIENCE:
15+ years combined industry experience

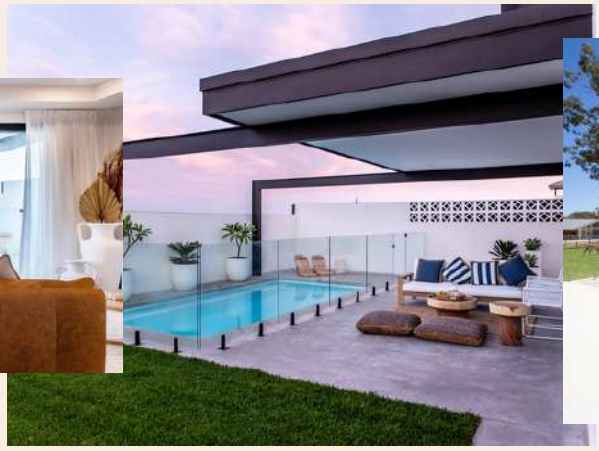
INDUSTRY MEMBERSHIPS:
Master Builders Association (MBA)
Housing Industry Association (HIA)

BUILDING CONTRACTS UTILISED
HIA Contracts



LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012







Suburb Profile

Taylor Springs Estate

Taylor Springs Estate is a masterplanned community in Mundijong that blends peaceful natural surroundings with strong connectivity to Perth's growing southern corridor. Located on Taylor Road and surrounded by the scenic Manjedal Brook Reserve, the estate offers a relaxed semi-rural lifestyle while remaining just 7 minutes from Byford, 19 minutes from Armadale and approximately 45 minutes from Perth CBD.

Spanning more than 111 hectares, Taylor Springs will feature around 1,350 homes and is designed to foster a connected, family-friendly environment. Landscaped parks, playgrounds and walking areas are planned throughout the estate, with future schools, shopping precincts and community infrastructure all nearby. Residents will also enjoy access to surrounding nature reserves, recreational attractions and outdoor destinations including Serpentine National Park and local water ski parks.

Taylor Springs combines lifestyle appeal with future convenience, supported by the planned Tonkin Highway extension, nearby Byford Train Station and easy access to major transport routes. With schools, shopping centres, dining options and recreational facilities all within close reach, the estate presents an attractive opportunity for families, first home buyers and those seeking more space without losing connection to the wider Perth metro area.

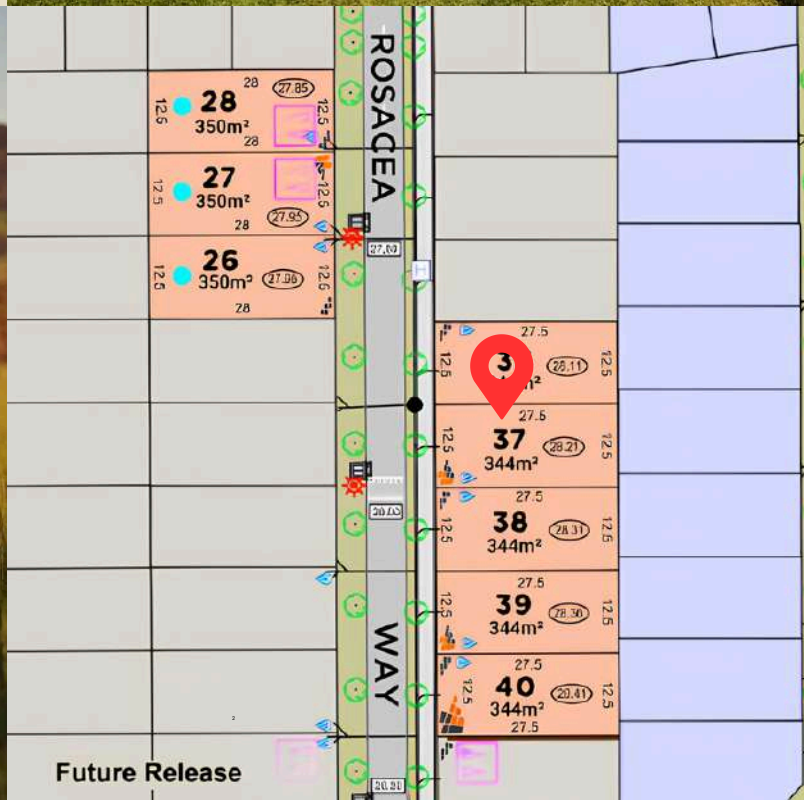
TAYLOR SPRINGS
Mundijong



LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012







17th September 2026

To Whom It May Concern,

RE: Lot 37 Rosacea Way, Mundijong

Thank you for your request to provide a rent appraisal for the above property.

We have reviewed the rental value of comparative properties in this area and market information suggests a rental amounts for the following could be achieved;

Property Configuration

Residence 1:	2 Bed | 1 Bath | Single Garage
Residence 2:	2 Bed | 1 Bath | Single Garage

Estimated Weekly Rent

Residence 1: Up to $600 PW

Residence 2: Up to $600 PW

Combined Rent: Up to $1200 PW

Estimated Annual Rental Income

Up to $62,400 p.a.

Please do not hesitate to contact me if you have any questions.

Kind Regards,

Clare Christiansen
General Manager

Licensed Real Estate Agent
RA66242

08 6365 5665

hello@rentchoice.com.au
www.rentchoice.com.au

5/1076 Hay Street,
West Perth, WA, 6005

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

Our Panel Conveyancers and Mortgage Broker

NSW CONVEYANCER

Gordana Lumakovski

JNL Lawyers

0414 799 363
gordana@jnllawyers.com.au
www.jnllawyers.com.au

WA CONVEYANCER

Carly Beesley

Alpha Conveyancing

(08) 9371 5005
info@alphaconveyancing.com.au
www.alphaconveyancing.com.au

VIC CONVEYANCER

Neha Agarwal

BLUE GEM Conveyancing

+61 452 391 571
info@bluegemconveyancing.com.au
www.bluegemconveyancing.com.au

QLD CONVEYANCER

Greg Reynolds

KRG Conveyancing

1300 132 088
info@krg.com.au
www.krg.com.au

ALL STATES CONVEYANCER

Peter Ishak

Ishaks Conveyancing

1300 474 257
info@ishaks.com.au
www.ishaks.com.au

MORTGAGE BROKER

Mehul Parekh

Dayal Mortgages

0431 108 591
admin@dayalmortgage.com.au
www.dayalmortgage.com

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

ACKNOWLEDGEMENT

This EOI is non-binding and subject to acceptance. I authorise Let's Buy Property to collect, use and disclose my personal information to relevant parties as required to facilitate my property purchase and comply with applicable AML/CTF and legal requirements.

CONSENT

By approving this EOI, you consent to receive property updates and marketing from Let's Buy Property. Unsubscribe anytime.