

DUAL KEY

INVESTMENT OPPORTUNITY

RAVENSWOOD, WESTERN AUSTRALIA

PRICE	CONFIGURATION	PROPERTY
$999,700	5 BED | 3 BATH | 3 CAR	DUAL KEY

LAND SIZE	BUILD SIZE	LAND PRICE	BUILD PRICE	TITLE
443 sqm	219.23 sqm	$365,000	$634,700	NOVEMBER 2026
RESIDENCE 1	**RESIDENCE 2**	**COMBINED RENT**	**ANNUAL RENT**	**RENTAL YIELD**
3 BED | 2 BATH | DOUBLE GARAGE UP TO $600 PW	2 BED | 1 BATH | SINGLE CARBAY UP TO $500 PW	UP TO $1,100 PW	UP TO $57,200 P.A.	UP TO 5.72% P.A.

LOT 207 | RAVENSWOOD WATERS

Ravenswood WA 6208

SAM PATEL

1300 105 049 | 0411 072 012

admin@letsbuyproperty.com.au

PREMIUM SPECIFICATION INCLUSIONS

- Reverse-cycle split systems to living and master bedroom
- Engineered stone kitchen benchtops and stainless sink
- 600mm stainless oven, gas hotplate and rangehood
- Centurion sectional garage door with remotes
- Paving to driveway, alfresco and front-door path
- Vinyl loose-lay flooring to main living areas
- Underlay and carpets to bedrooms
- Window treatments excluding wet areas
- LED downlights internally, excluding garage
- NBN-ready package with conduit and one data point

Inclusions are summarised from the attached Premium Specification dated 1 July 2024. Final inclusions and exclusions are governed by the building contract.

FLOOR PLAN

DUAL KEY | 3+2 BED | 2+1 BATH | 3 CAR | BUILD SIZE 219.23 SQM

LOT 207 | RAVENSWOOD WATERS

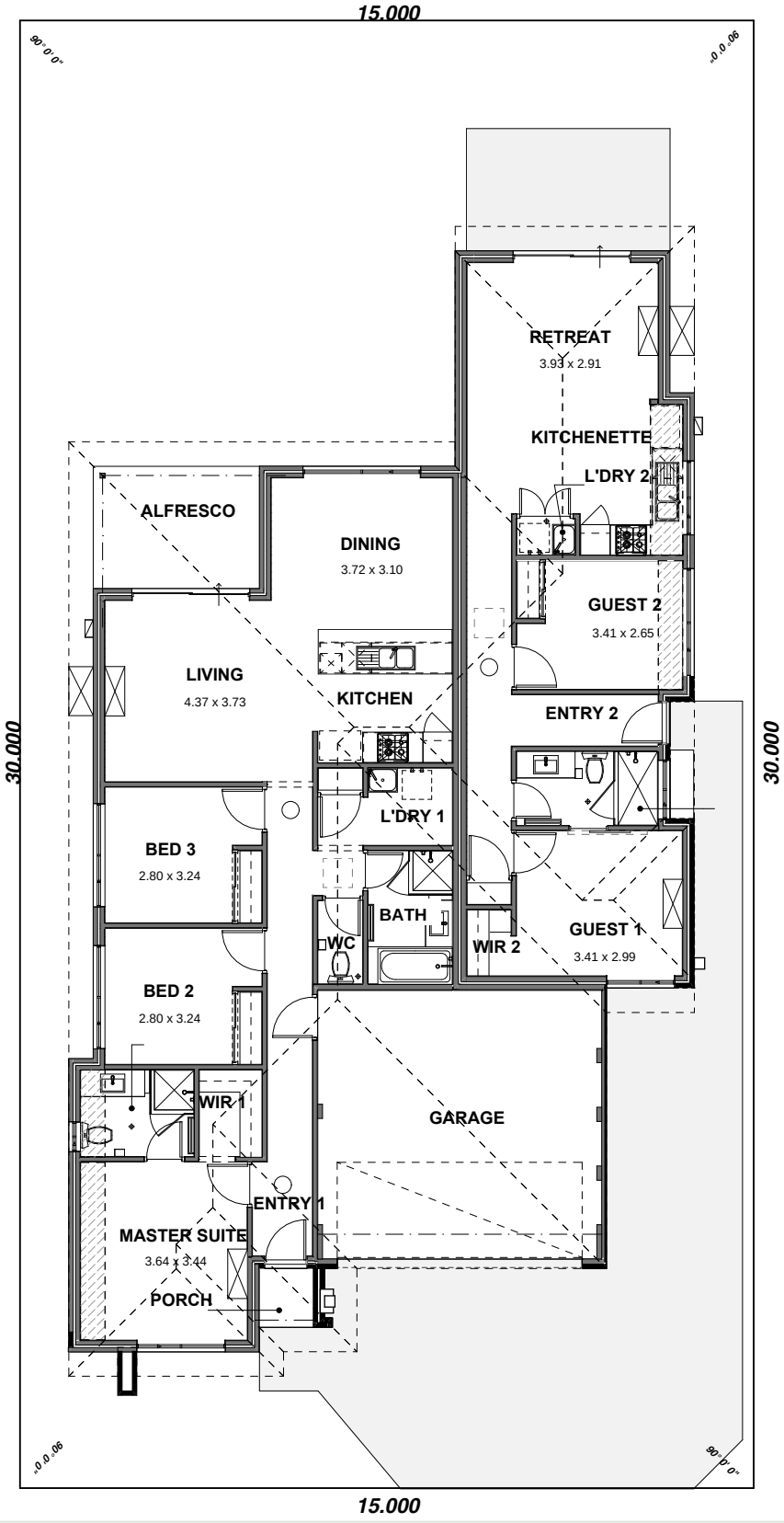
RAVENSWOOD, WA 6208

RESIDENCE 1

3 BED | 2 BATH | DOUBLE GARAGE

RESIDENCE 2

2 BED | 1 BATH | SINGLE CARBAY



Welcome to the Neighbourhood

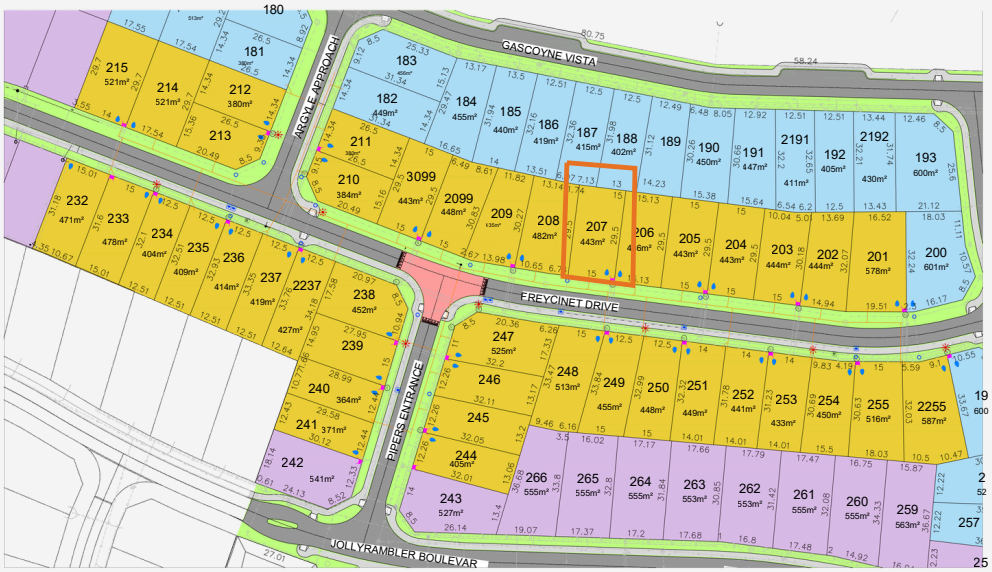
You're within minutes of all that matters at Ravenswood Waters, including schools, shops, the freeway and Mandurah just up the road, plus a grocery store, pharmacy and post office steps from home. The real magic of this place is your spot by the sparkling Murray River. Kayak on the water, cycle the paths and go crabbing, fishing and boating to your heart's content – or simply enjoy a lazy afternoon at the water's edge.

Ravenswood Waters



LOCALITY PLAN

STAGE 9 SALES PLAN



LEGEND:

- Stage 9 Lots
- Future Stages
- Existing Stages
- 8.25 Lot Finished Level
- Footpath
- Road
- Red Oxide Asphalt
- NBN Pit
- Power Dome
- Street Light
- Water Connection
- Stormwater Manhole/Pit
- Hydrant
- Sewer Housing
- Connection/Manhole

All Dimensions and Areas are subject to Survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor of its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility.

18th September 2026

To Whom It May Concern,

RE: Lot 207 Freycinet Drive, Ravenswood

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:	3 Bed | 2 Bath | Double Garage
Residence 2:	2 Bed | 1 Bath | Single Carbay

Estimated Weekly Rent

Residence 1: Up to $600 PW

Residence 2: Up to $500 PW

Combined Rent: Up to $1100 PW

Estimated Annual Rental Income

Up to $57,200 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

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Our Panel Conveyancers and Mortgage Broker

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Mehul Parekh

Dayal Mortgages

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admin@dayalmortgage.com.au
www.dayalmortgage.com

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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

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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.