

DUAL KEY

INVESTMENT OPPORTUNITY

EGLINTON, WESTERN AUSTRALIA

PRICE	CONFIGURATION	PROPERTY
$1,079,605	6 BED | 3 BATH | 2 CAR	DUAL KEY

LAND SIZE	BUILD SIZE	LAND PRICE	BUILD PRICE	TITLE
375 sqm	233.42 sqm	$470,000	$609,605	November 2026

RESIDENCE 1	RESIDENCE 2	COMBINED RENT	ANNUAL RENT	RENTAL YIELD
4 BED | 2 BATH | SINGLE GARAGE	2 BED | 1 BATH | SINGLE GARAGE	UP TO $1,450 PW	UP TO $75,400 P.A.	UP TO 6.98% P.A.
UP TO $750 PW	UP TO $700 PW			

LOT 764 | EGLINTON VILLAGE

Eglinton WA

SAM PATEL

1300 105 049 | 0411 072 012

admin@letsbuyproperty.com.au

TURNKEY INCLUSIONS

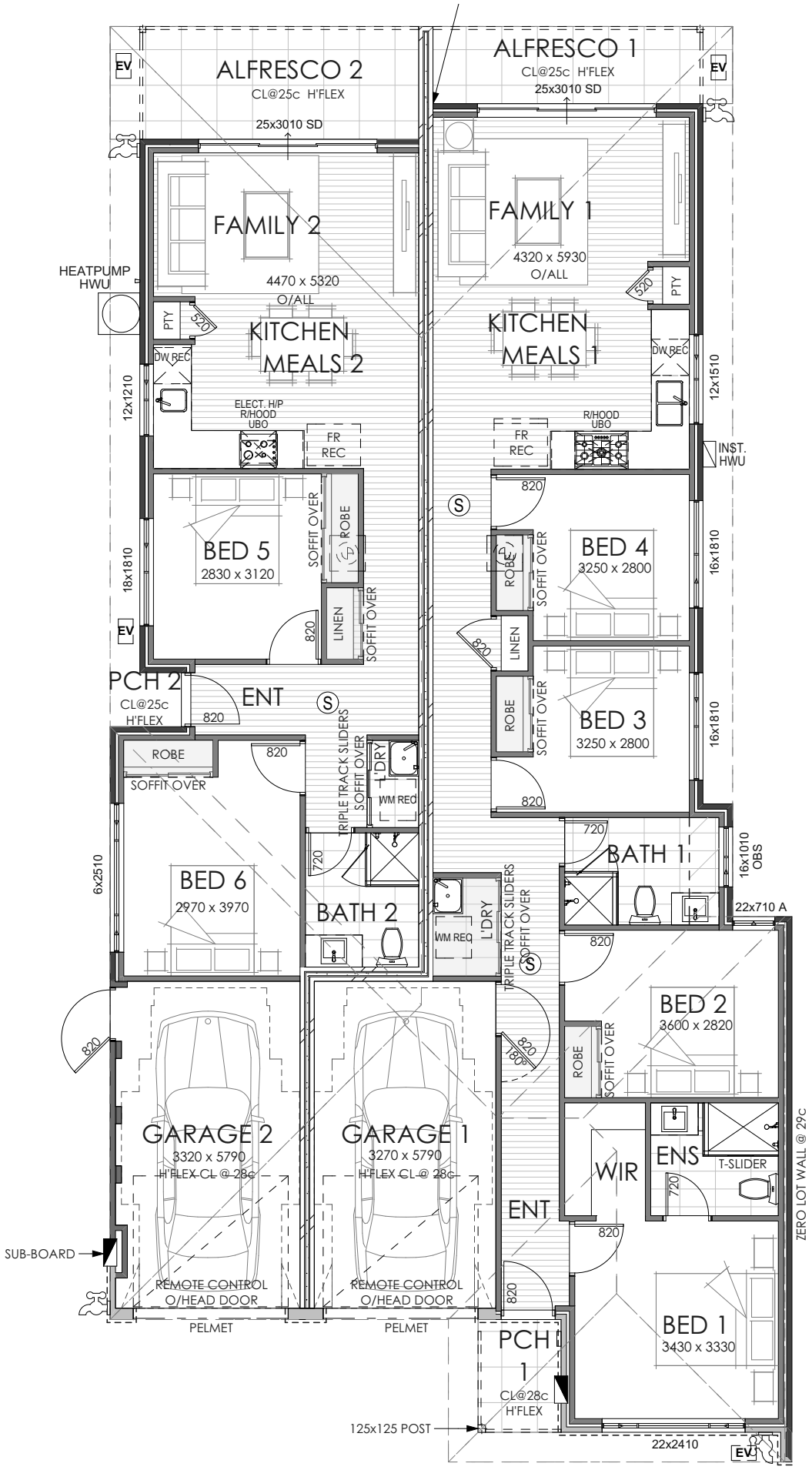
- Two kitchens and two living zones
- Two alfresco areas
- Stone benchtops and stainless steel appliances
- Ducted air conditioning to the 4 bed residence
- Split-system air conditioning to the 2 bed residence
- Ceiling fans to bedrooms
- Raised double garage
- Wider 1020 mm entry door to the 4 bed residence
- Extra paving to the side and rear
- Overhead kitchen cupboards
- Extra power points and lighting throughout
- Upgraded linen cupboards with broom closets
- Full landscaping to the front and rear
- Power and water sub-meters
- Dual letterbox and subdividing rear fence
- 25-year structural guarantee

FLOOR PLAN

DUAL KEY | 4+2 BED | 2+1 BATH | 1+1 GARAGE | 233.42 SQM

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05 JUNE 2026

Lot 717 Deepdene Street, Eglinton

Thank you for the opportunity to provide a rental appraisal for your proposed dual-key investment property at Lot 717 Deepdene Street.

Eglinton is one of the stronger rental pockets in Perth's northern coastal corridor at the moment. It is a growing, family-friendly suburb, and good homes are leasing quickly. The median time on market for a house is currently around 12 days, and rents have lifted about 4.6% over the past year, well-presented homes are leasing quickly.

For a sense of the baseline, REIWA's most recent figures (to May 2026) put the median rent in Eglinton at:

- *$520 per week for a two-bedroom home*
- *$650 per week for a three-bedroom home*

Those medians cover all stock, including older homes, so they are best treated as a minimum. A brand-new, well-finished dual-key home should sit at the top of those bands or above them.

RECENT COMPARABLE RESULTS

Because your property is a dual key rather than a standard house, the most reliable guide is what other dual keys have recently leased for, in the same suburb.

Two stand out, and both are achieved rents, not advertised prices:

- *315 Coronation Way, the three-bedroom side of a dual key, leased at $640 per week and was taken in eight days.*
- *421 Coronation Way, the two-bedroom side of a dual key, leased at $700 per week. A second two-bedroom dual-key home on Mavericks Street supports this, leasing at $650.*

So the two-bedroom side of a dual key in Eglinton is currently achieving between $650 and $700, well above the standard two-bedroom median. A self-contained second home like this is in short supply and rents at a premium.

Putting that together, and allowing for your home being brand new with its own garage to the ancillary, my recommended rental range is:

- *Three-bedroom main home: $650 to $700 per week*
- *Two-bedroom ancillary home: $650 to $700 per week*
- *Combined: around $1,320 to $1,380 per week*

That is a gross rental yield of roughly 6.5%, which is a strong result for a new home in this area.

Your home is still being built, so I have based this on the plans and the most recent comparable leases. I would be glad to talk any of it through, and to refresh the numbers as the build progresses.

You can reach me any time on 0422 238 434.

Daria Tedling · Director
REIWA 2025 Property Manager of the Year
2026 REIA National Finalist



DIRECT
0422 238 434

EMAIL
daria@localpropertypartners.com.au

WEB
localpropertypartners.com.au

OFFICE
2/103 Flora Tce, North Beach

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

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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

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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.