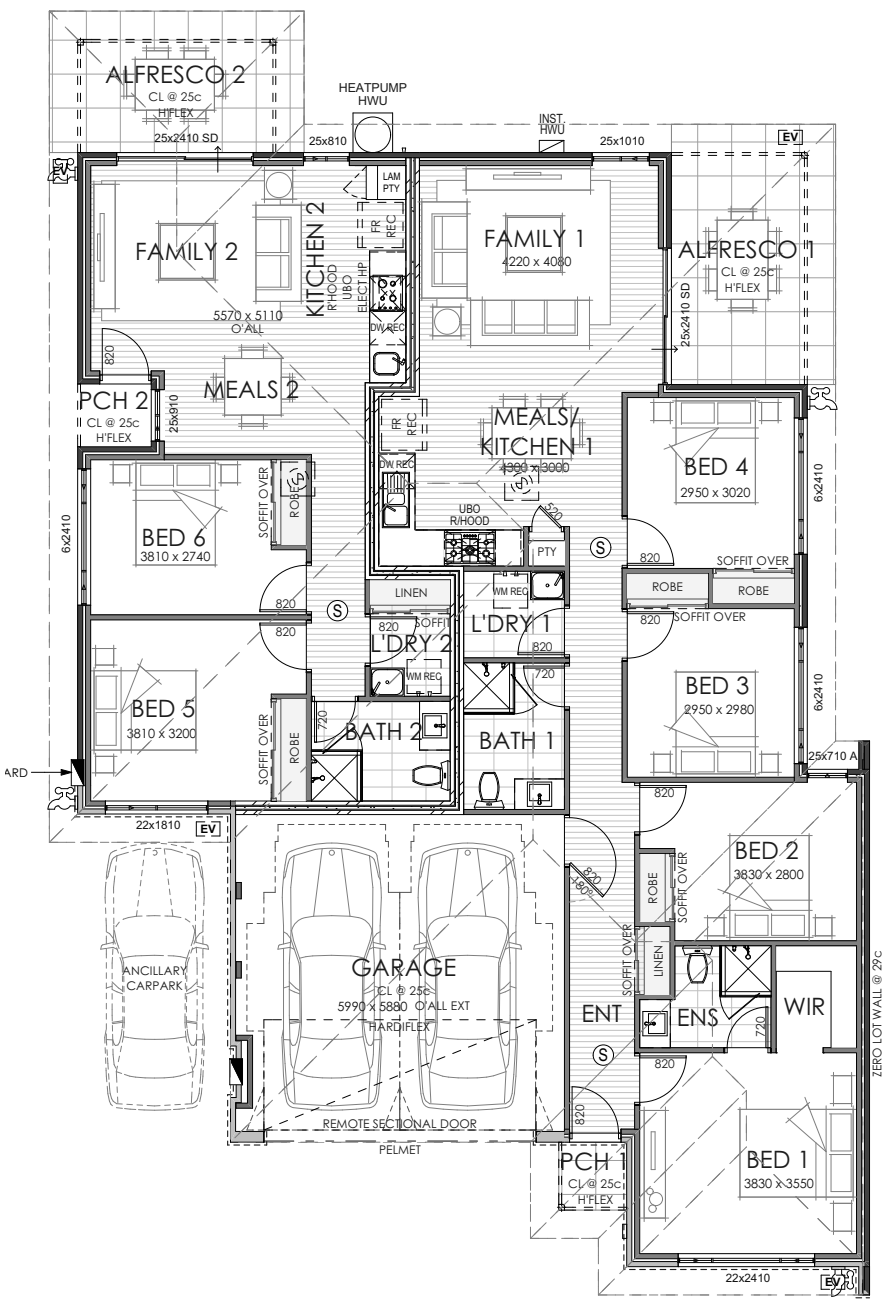


LOT 312 | THE GARDENS ESTATE | LAKELANDS WA

DUAL KEY 4+2 | LAND 454 m2 | BUILD 234.82 m2 | BAL 19

LAND $420,000 | BUILD $619,905 | TOTAL $1,039,905

FLOOR PLAN



LBP
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DUAL KEY SPECIFICATION

CONSTRUCTION

·2c face brickwork
·Premium sheet metal roof cover
·25 degree roof pitch (Standard)
·Up to 6 metres of brickpaved driveway and path with grano hardstand to carport/garage
·Aluminium powder coated windows and sliding doors
·Flyscreens to all opening windows and sliding doors
·Double power points throughout
·NBN ready communication package, inclusive of 2 data points, 2 TV points and 2 phone points
·Double clay brick construction
·6 month maintenance period
·Storm slotted overflow gutters
·R4.0 Insulation Batts (not blow in)
·Engineer approved D10 steel reinforced concrete slab
·Hardiflex to external ceilings including garage or where noted
·Electrical safety switches
·Mains powered smoke detectors
·4 garden taps
·Flush panel doors internally
·Lockwood internal door furniture
·Timber front door entry frame
·Weather resistant solid core door to garage (if applicable)
·Lockwood entrance set and double cylinder security deadbolt
-Main entry door(s) Hume Vaucluse range
·White melamine shelf to robes with chrome hanging rod
·Smart wiring provisions (Neutral wire) included

CONSTRUCTION

·Internal wall painting (1 sealer & 2 coats)
·Reverse cycle air-conditioning system to Master Bedroom side of the home, 1 x split system unit to Family 2, from builders standard range*
Vertical or roller blinds to all non-wet areas included to home. From builder's standard range.
·LED lighting package

OPTIONAL TURNKEY ITEMS
(IF APPLICABLE IN CONTRACT)*

·External paving (where shown on drawings) including crossover
·Letterbox from builders standard range
·Landscaping allowance (rear yard only)
·Side gate and closing panel to enclose rear yard
·Clothesline from builders standard range
·2 x dishwashers from builders standard range

CONTRACT

·Home building works lump sum fixed price building contract
·Indemnity insurance
·Public liability, contract works and workers compensation insurance
·Standard Water Authority and Shire building fees
·Stormwater disposal to meet minimum Shire requirements
·Superior service and quality
·**25 year structural guarantee**

KITCHEN

·20mm stone benchtops from builders standard range
·1 row wall tiling above benchtop
·Flex Chrome flickmixer to kitchen sink
·Stainless steel double bowl and single bowl sink with basket wastes.
·European inspired stainless steel gas 900mm hot plate, 900mm electric oven and 900mm rangehood
·600mm electric hot plate, 600mm electric oven and 600mm rangehood
·Coloured melamine doors with handles to all cabinets
·Soft closing bank of 4 drawers and cupboard doors

ENSUITE / BATHROOM / LAUNDRY

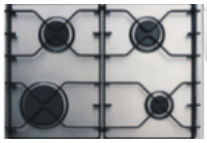
-Hand held shower rose to ensuite and bathroom
·White china basins (not plastic)
·White china concealed toilet pan and white china cistern (not plastic)
·2m high tiling to showers (not 1.8m)
·Clear glass panel and pivot door to shower recess"
·Framed mirrors
·Floor tiling included to ensuite, bathroom, W/C and laundry, including 1 row of skirting tiling
·Tony Alder Tapware Flex Series Tapware and accessories
·Coloured melamine doors with handles to all cabinets
· Wall and floor ceramic tile allowance of $38.50 inc. GST per m2 to bathroom and ensuite (where applicable).
·Instantaneous gas hot water system.
·200L electric storage heat pump
·45 L stainless steel trough and white metal cabinet (not plastic)
·2 rows of tiling above trough
·Automatic washing machine taps
·Mixer to trough from the Alder Tapware Flex Series



Instantaneous 6 STAR hot water system



Hand held shower rose to Ensuite and Bathroom



European stainless steel gas hot plate, electric oven and rangehood



China basins, toilet pan and cisterns (not plastic)



Quality Bluescope colorbond roof cover



2 course face brickwork



Quality Armani window frames & sliding doors including flyscreens

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Stage 5

The Gardens LAKELANDS

Future Release

Pump Station

CAMPERDOWN WAY

LAKE VALLEY DRIVE

FORBURY STREET

STOCK ROAD

MAGNOLIA WAY

ORCHARDLEIGH BOULEVARD

Previous Release

Preliminary

The Gardens LAKELANDS SALES ENQUIRIES | Lachlan Aquilina | 0459 149 676 | lachlan@scoopproperty.com.au

Legend
- Stage 5
- Future Release
- Previous Release

Drainage Services: Manhole, Side Entry Pit, Grate, Combination Side Entry Pit

Sewer Line: Manhole, Connection

Retained Trees

Electrical: Powerdome & connection, Universal Pillar, Underground Pillar, Street Light

Water Services: Connection, Valve, Hydrant, 'D' Deferred

Road Levels: 8.50

Lot Levels: 8.50

Brick Paving
Red Asphalt
Footpath
Retaining Wall

Padmount Site
NBN Connection
Preferred Garage Location

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 or 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. Trees are indicative MNG Ref: 100139sa-072c Date: 12/11/24 ©Copyright

1st October 2026

To Whom It May Concern,

RE: Lot 312 Lake Valley Drive, Lakelands WA

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

Estimated Weekly Rent

Residence 1: Up to $650 PW

Residence 2: Up to $550 PW

Combined Rent: Up to $1200PW

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

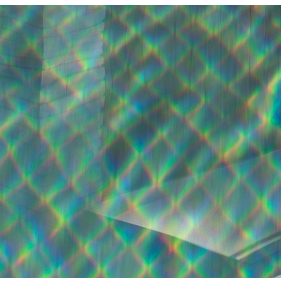
Licensed Real Estate Agent
RA66242

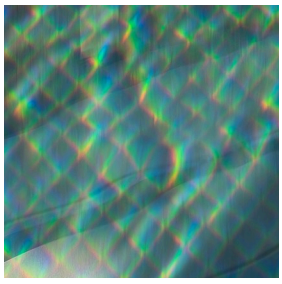
08 6365 5665

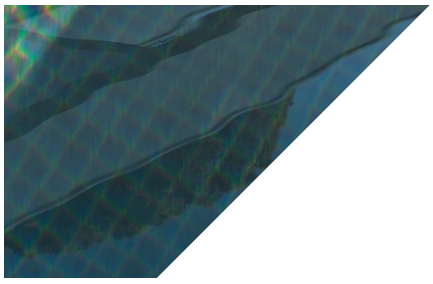
hello@rentchoice.com.au
www.rentchoice.com.au

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

Your Property Tax Depreciation Estimate







Helping you maximise your return on your investment

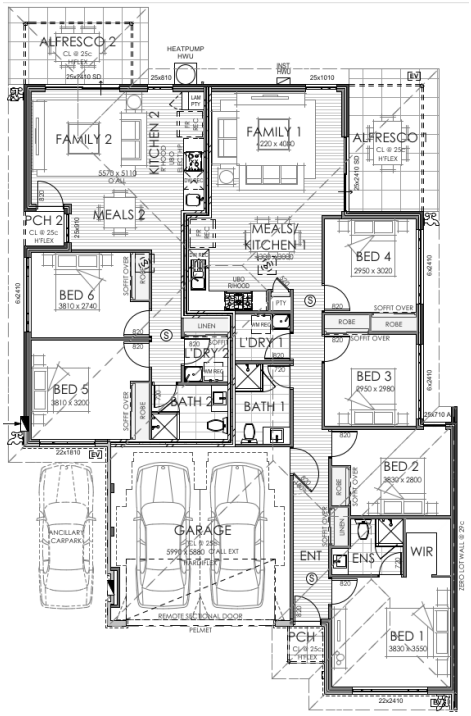
duotax
QUANTITY SURVEYORS

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The Gardens LAKELANDS

Lot 312 Gardens Estate, Lakelands WA 6180



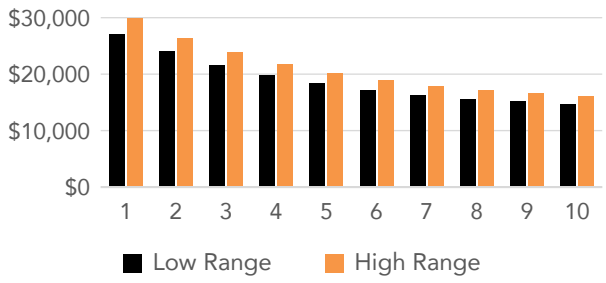
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$13,200	$13,800	$27,000
2	$13,200	$10,800	$24,000
3	$13,200	$8,400	$21,600
4	$13,200	$6,600	$19,800
5	$13,200	$5,100	$18,300
6	$13,200	$4,000	$17,200
7	$13,200	$3,100	$16,300
8	$13,200	$2,400	$15,600
9	$13,200	$1,900	$15,100
10	$13,200	$1,500	$14,700
11+	$394,100	$5,200	$399,300
Total	**$526,100**	**$62,800**	**$588,900**

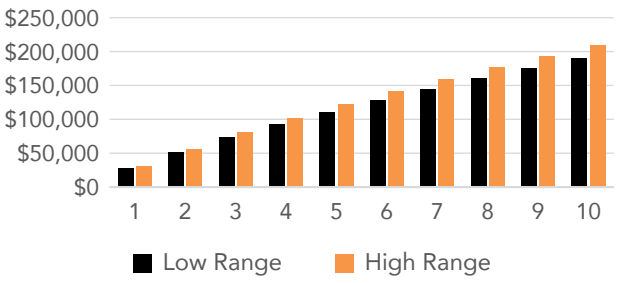
High Range

Year	Capital Works	Plant & Equipment	Total
1	$14,500	$15,300	$29,800
2	$14,500	$11,900	$26,400
3	$14,500	$9,300	$23,800
4	$14,500	$7,300	$21,800
5	$14,500	$5,700	$20,200
6	$14,500	$4,400	$18,900
7	$14,500	$3,400	$17,900
8	$14,500	$2,700	$17,200
9	$14,500	$2,100	$16,600
10	$14,500	$1,600	$16,100
11+	$436,500	$5,700	$442,200
Total	**$581,500**	**$69,400**	**$650,900**

Year by Year Comparison



Cumulative Comparison



Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

PropCalc

Powered by BMT Tax Depreciation

Property Report

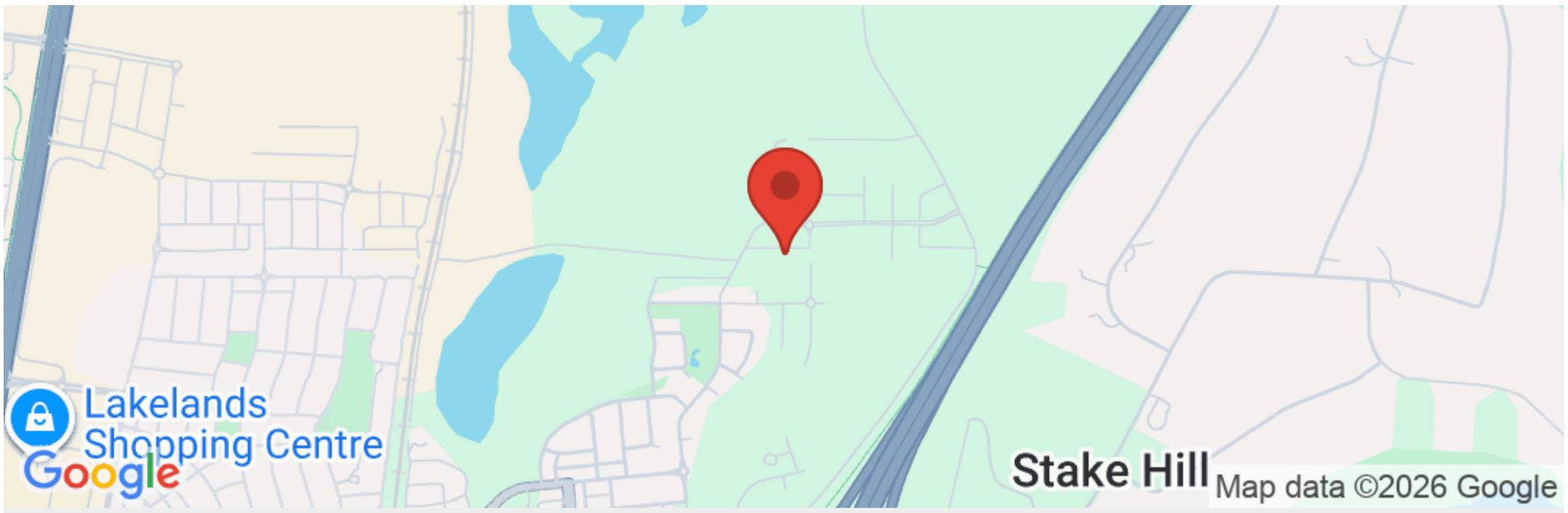


LOT 312 | THE GARDENS ESTATE **Lakelands WA 6180**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results



LOT 312 | THE GARDENS ESTATE **Lakelands WA 6180**

Holding costs per week **$9**

Property result **POSITIVELY GEARED**

Rental yield **5.77%**

The report provided is for information purposes only. The report is not a valuation and nothing in this report constitutes legal, taxation or financial advice. Please refer to the Disclaimer contained within the report.

Your detailed information

Property overview

Est. year of construction	2026	Est. year of purchase	2026
Was property purchased new	Yes	Ownership	Investment property
Purchase price	$1,039,905	Deposit Percentage	10%
Deposit Amount	$103,990	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$20,216		

Purchase cost

Loan Amount	$956,131	Other costs	-
Stamp duty	$13,965	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$1,500
Loan to value ratio	91.9%	Interest rate	6.75%
Total funds required	$121,255		

Income

Rent per week	$1,200	Number of weeks rented	50
Other annual income	-	Annual income	$60,000

Expenses

Body corporates fees	-	Council rates	$3,000
Insurances	$3,000	Interest on loan	$64,539
Property management rate	7%	Property management fees	$4,200
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,200	Other costs	-
Total expenses	$76,739		

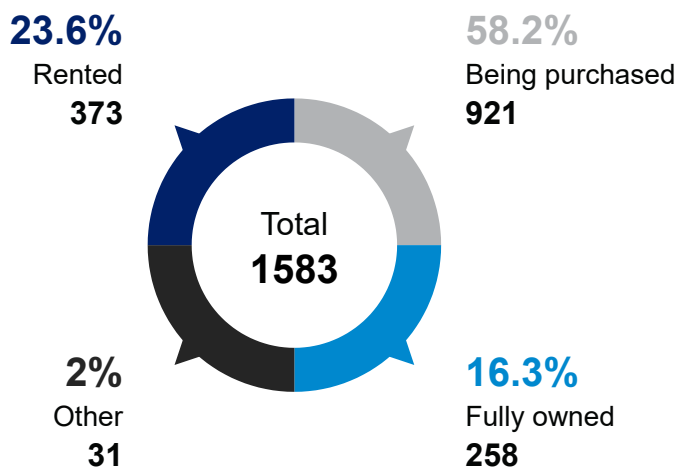
Cashflow

Total income	$60,000	Total expenses	$76,739
Depreciation estimate	$29,800	Tax deductions	-$46,539
Marginal tax rate	37%	Tax refund	$17,219
Before tax cashflow	-$16,739	Yearly cashflow result	$480

Property address: LOT 312 | THE GARDENS ESTATE Lakelands WA 6180

Statistics

Home ownership - Lakelands



Data Provided by © 2026 Australian Bureau of Statistics (ABS)

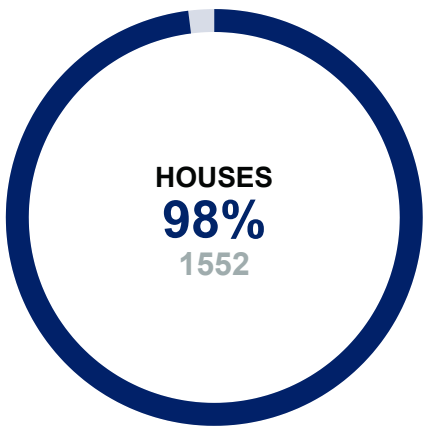
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
FAMILIES WITH CHILDREN 48.9% 643	$1,950	$360	$1,554

Data Provided by © 2026 Insight Data Solutions Pty Limited

Neighbourhood

Dwelling type



Home ownership



Data Provided by © 2026 Insight Data Solutions Pty Limited and Australian Bureau of Statistics (ABS)

Property notes

DISCLAIMER

PropCalc is provided with an illustrative calculator for information purposes. Calculations and results are estimates and provided as a guide only and may only be used as an illustrative estimate of the potential holding costs of a residential investment and owner occupied property. PropCalc provides results and outcomes based upon information provided by you, the user, and assumptions made. Income, expenses and other costs are assumed to be evenly spread throughout the period indicated by the PropCalc, but PropCalc may not take into account all fees, charges or other amounts that may be charged to you and your personal tax circumstances (for example, Medicare Levy and HECS contributions). The PropCalc combines inputs of income, expenses, marginal tax rates and depreciation estimates. All depreciation entitlements are estimated using the BMT Tax Depreciation estimation tools. Accordingly, you should consider the potential longer term impacts of any factors of property investing when reviewing the affordability of a property over any period.

The results of the PropCalc does not constitute legal, taxation or financial advice. You acknowledge and agree you must undertake your own analysis and obtain independent legal, financial and taxation advice.

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Illustrative Capital & Rental Growth Projections

Lot 312 | The Gardens Estate, Lakelands WA 6180

ILLUSTRATIVE MODELLING ASSUMPTIONS

Assumed Capital Growth **7.2% p.a.**

Assumed Rental Growth **4.0% p.a.**

STARTING POSITION

STARTING PROPERTY VALUE

$1,039,905

STARTING WEEKLY RENT

$1,200

PROJECTED GROWTH

Period	Projected Property Value	Projected Weekly Rent
Current	**$1,039,905**	**$1,200**
5 Years	$1,472,203	$1,460
10 Years	$2,084,210	$1,776
20 Years	$4,177,239	$2,629
30 Years	**$8,372,154**	**$3,892**

Important: These projections are illustrative only and are based on compound annual growth assumptions of **7.2% for property value** and **4.0% for rental income.** They are modelling assumptions, not forecasts or guarantees. Actual property values and rents may rise, fall or remain unchanged and may differ materially from these projections. Market conditions, interest rates, supply, demand, property condition and other factors can affect future outcomes. Past performance is not a guarantee of future performance. Independent professional advice should be obtained before making an investment decision.

GOVERNMENT OF WESTERN AUSTRALIA

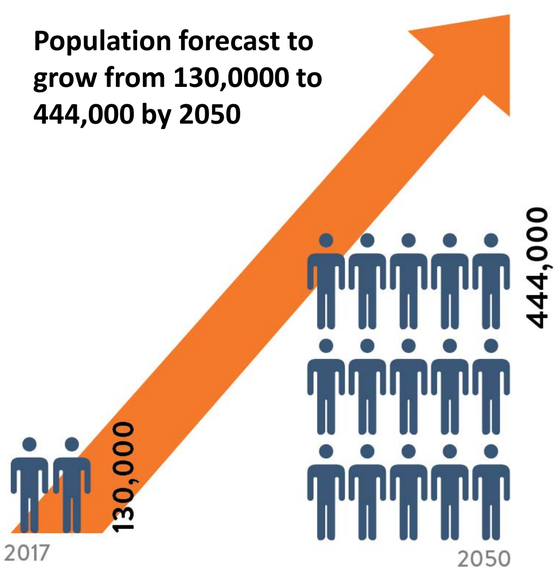
PEEL Development Commission

We're working for Western Australia.

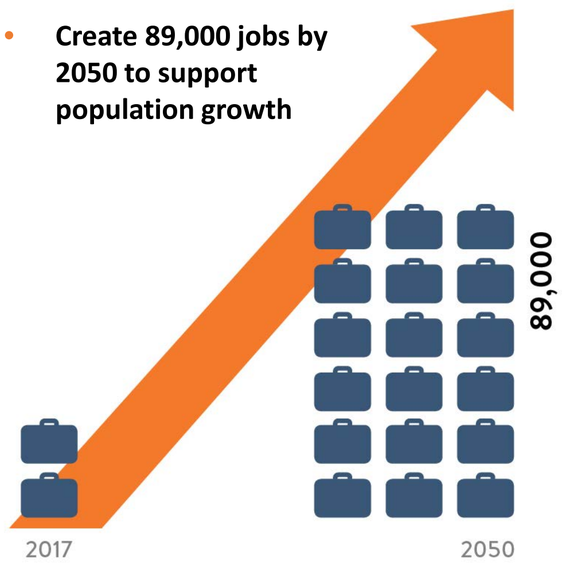
Transform Peel (TP)

A 35 Year vision for strategic industries, better jobs and food security

- **Population forecast to grow from 130,0000 to 444,000 by 2050**



- **Create 89,000 jobs by 2050 to support population growth**



- **Targeting strategic, high value and traded sectors**



- **Economic Diversification away from population driven towards economy**



Peel Business Park
Nambeelup Kaadadjan

- $45m to activate stage 1 of 1,000 ha industrial estate
- Fully serviced land for industry & employment

Peel Agri Food Study

- 42,000 ha land and opportunity analysis for agriculture
- Recommendations for government to lead
- 2019 Asia Pacific Spatial Excellence Award

Peel Integrated Water Initiative

- Investigating water quality, quantity and supply options over 42,000 ha
- Managed Aquifer Recharge (MAR) Trials

Stages 1 & 2 sold out (29 ha)

2.9% of 1,000ha PBP Delivered

$145.8m investment

$235m economic output

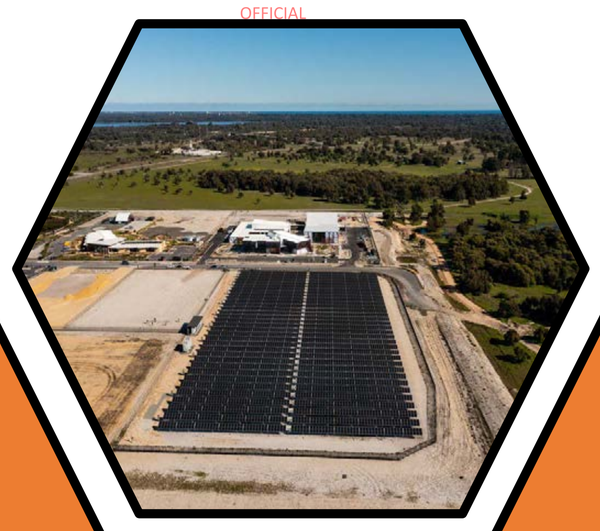
542 Jobs supported



OFFICIAL

PDC's Role

Understand data and socio-economic challenges



Secure buy in to the Business Case



Lead regional strategic planning

Develop Partnerships: Government, Industry and Academia

Evolve the TP vision to develop more Business Cases

Chair Strategic Advisory Committee



Challenges

- Long term ambition and visionary initiative
- Industry engagement with 'the dream' was limited at conceptual level.
- Difficult to communicate and maintain attention
- Market demand for land was not aligned to the product price point

Solutions

- Ongoing focus from senior leaders
- Effective delivery of each element
- Communication and celebration of achievements
- Ongoing studies and investigations to progress delivery against the vision

Feedback and Regional Response

- Continue to innovate and build on TP
- Leveraging strong regional partnerships to focus regional efforts on key issues.
- Expansion of TP to accommodate East Keralup Land Activation, Transformation, Food Innovation Precinct and Murray Future Food Facility.
- The above supported by economic investigation / feasibility processes to inform next steps.
- Significant additional public and private investment into the Peel Business Park.

PEEL Development Commission

DevelopmentWA

Shire of Murray

PHCC Working Together

Government of Western Australia
Department of Primary Industries and Regional Development

Government of Western Australia
Department of Water and Environmental Regulation

PROGRESSIVE | PROSPEROUS | DYNAMIC

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www.ishaks.com.au

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Mehul Parekh

Dayal Mortgages

0431 108 591
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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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.