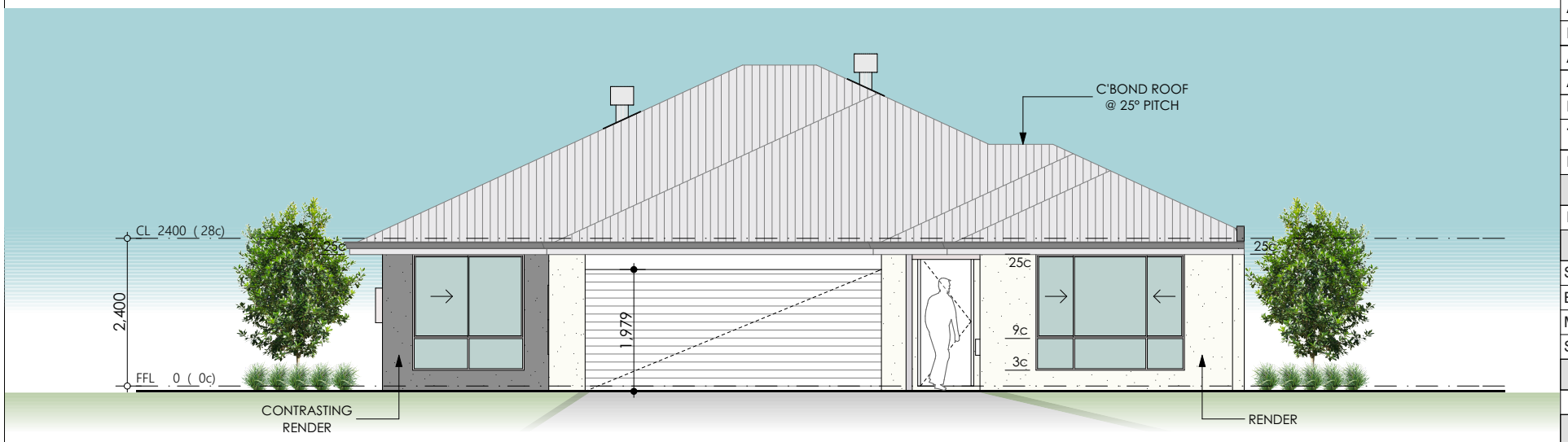



FRONT ELEVATION
1:100

# Lot 312/ Gardens estate/ Lakelands

Title Date: Oct 26
House Design: Keystone
House Config & Size: 4+2 Dual Key
Land Config & Size: 15 × 30 | 454m² | BAL 19
Land Price: $420,000
House Price: $619,905
Total H&L Cost: $1,039,905




FLOOR PLAN
1:100

| BUILDING AREA | |
|---|---|
| HOUSE | 112.25 |
| GARAGE | 34.07 |
| ALFRESCO 1 | 9.84 |
| PORCH 1 | 1.44 |
| ANCILLARY | 68.78 |
| ALFRESCO 2 | 7.00 |
| PORCH 2 | 1.44 |
| **TOTAL** | **234.82 m²** |
| ROOF AREA | 259.97 |

| PERIMETER | |
|---|---|
| DWELLING | 69.96 |

| SITE PLOT RATIO | |
|---|---|
| SITE | XXX.XXm² |
| BUILT AREA | XXX.XXm² |
| MAX. COVERAGE | XX% |
| SITE COVERAGE | XX% |

**SHIRE**
XXXXX

**ZONING**
RXX

**DEVELOPER**
XXXXX

**REVISION**

| | | |
|---|---|---|
| QXXXXX | XXX | XX/XX/XX |
| | | |
| | | |
| | | |
| | | |

| COMPLIANCE | |
|---|---|
| L.D.P | Y/N |
| COVENANTS | Y/N |
| GUIDELINES | Y/N |
| R-CODES | Y/N |

PROJECT NO: MXXXXX
QUOTE NO: QXXXXX_REP
DRAWN BY: XXX
DATE: XX/XX/XX
SHEET NO: 1
DWG PRINTED: 5/06/2025 11:06 AM

North

NOTE: This design may require further changes to comply with code, site, council, supplier, and thermal compliance requirements (E&OE)

This plan is copyright under Affordable Direct. Any reproduction of this plan is illegal without the written permission of Affordable Direct.

SIGNATURES
CLIENT 1: ..... DATE: .....
CLIENT 2: ..... DATE: .....
BUILDERS: ..... DATE: .....

NO STRUCTURAL CHANGES *(PRINTED DATE:5/06/2025)*

HOUSE TYPE: **THE KEYSTONE DUAL**
CLIENTS NAME: **AW**
SITE ADDRESS: **LOT XXX ESTATE, SUBURB**

*Q:\Design Department\Models 20\Affordable Wholesale\THE KEYSTONE DUAL\ARCHICAD\THE KEYSTONE DUAL.tpl*

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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

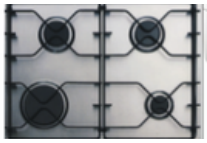
-Hand held shower rose to ensuite and bathroom
·White china basins (not plastic)
·White china concealed toilet pan and white china cistern (not plastic)
·2m high tiling to showers (not 1.8m)
·Clear glass panel and pivot door to shower recess"
·Framed mirrors
·Floor tiling included to ensuite, bathroom, 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

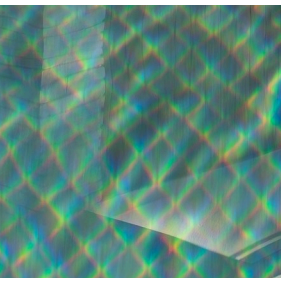
Licensed Real Estate Agent
**RA66242**

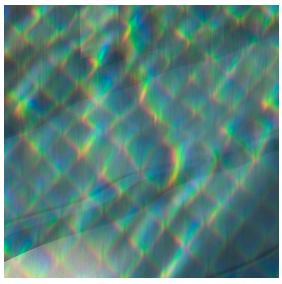
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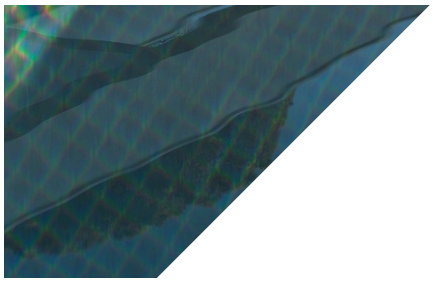
hello@rentchoice.com.au
**www.rentchoice.com.au**

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

# Your Property Tax Depreciation Estimate







**Helping you maximise your return on your investment**

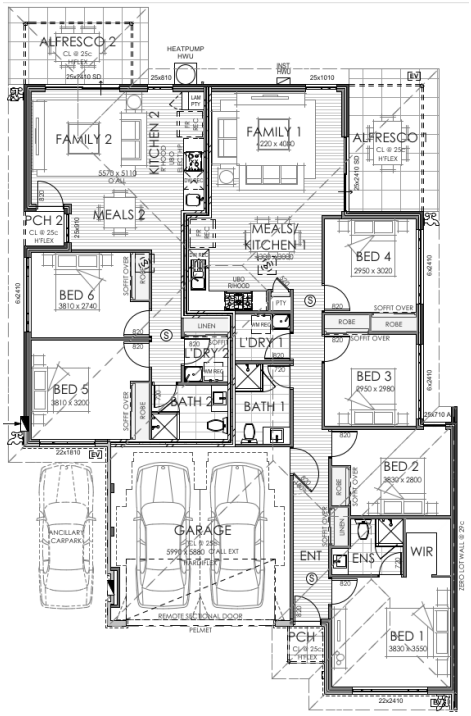
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QUANTITY SURVEYORS

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The Gardens LAKELANDS

Lot 312 Gardens Estate, Lakelands WA 6180



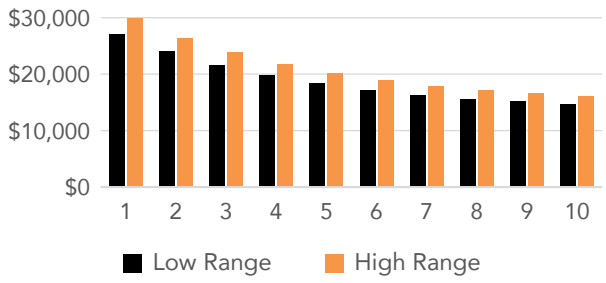

## Low Range

| 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** |

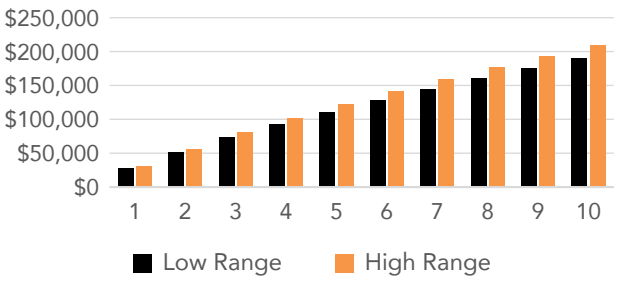
## High Range

| 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.

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GOVERNMENT OF WESTERN AUSTRALIA

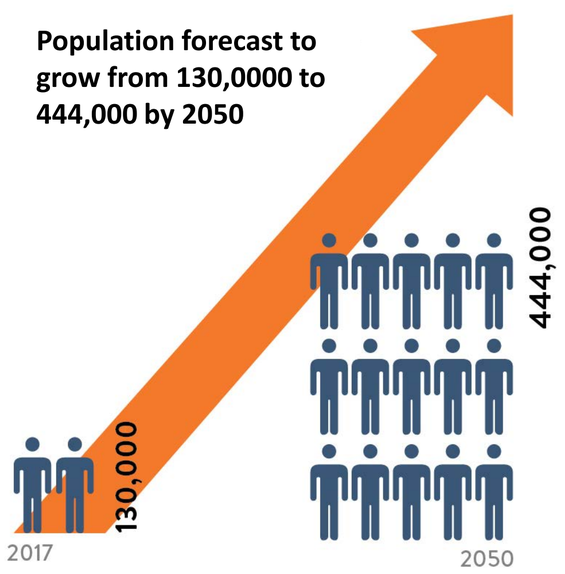
PEEL Development Commission

We're working for Western Australia.

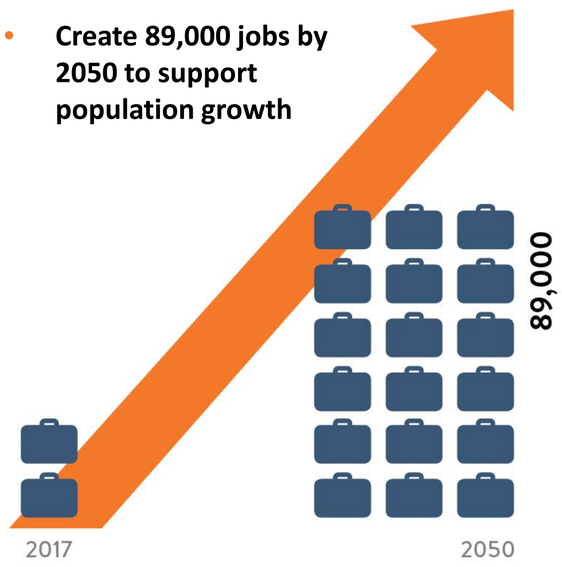
# Transform Peel (TP)

## 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**

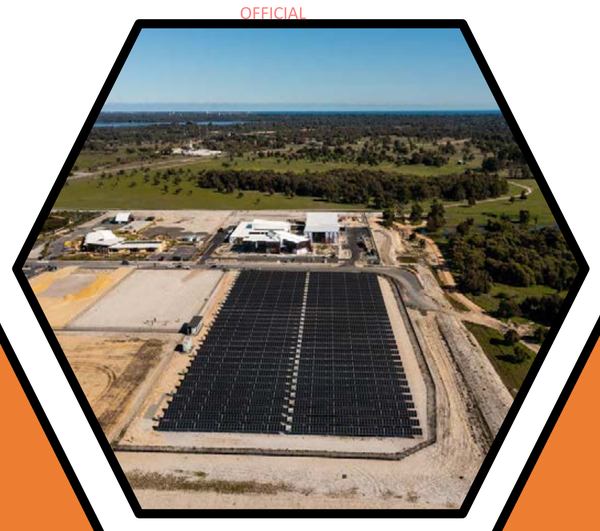
**542 Jobs supported**



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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

Chair Strategic Advisory Committee

Evolve the TP vision to develop more Business Cases



## 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

# Your Indicative Insurance Quote

## Address: Lot 312, Camperdown Way, The Gardens Estate, Lakelands, WA 6180

Prepared by Tank Insurance | Referred by Let's Buy Property

**Property Details Address: Lot 312, Camperdown Way, The Gardens Estate, Lakelands, WA 6180**
**Indicative quotes based on the details:** (Building Sum Insured: $619,905, Contents: $50,000 and Weekly Rent: $1,350)

- **CGU: $2,760.95**
- **Hollard: $4,299.46**
- **BZI: Declined due to address**
- **Hutch: Declined due to address**

*This is an indicative premium range sourced from our panel of underwriters, based on the building sum insured. As this property is not yet built, this estimate is purely indicative to give you an idea of what insurance may look like. The final premium will be confirmed at completion and may vary depending on the insurer, construction details, and additional cover selected, such as contents.*

## Who we are

Based in Sydney, Tank Insurance is a boutique insurance broker specialising in investment property insurance.

We work with a broad network of top Australian and international insurers to find policies suited to your property, whether you're new to investing or expanding a portfolio.

## Why choose Tank Insurance

**Comprehensive Coverage**
Access to comprehensive coverage options without hidden exclusions.

**Expert Advice**
We provide Expert advice tailored to investment properties.

**Continuous Support**
We provide you with ongoing support for your growing portfolio.

## What we do as your insurance broker

As brokers, we don't sell insurance directly, we assess your property's specific risks to source the best coverage from our panel of insurers.

### Here's how we help

**Explain Insurance**
We break down what coverage you need and why, helping new investors understand their options.

**Customised policies**
We find policies tailored to your property, which can include options like automatic contents cover up to $70,000, unlike direct insurers' standard plans.

**Portfolio Management**
As you grow your investments, we manage insurance across your portfolio, streamlining the process.

**Claims Support**
We handle the entire claims process, from submission to resolution, with direct access to claims teams for faster results.

**Annual Reviews**
Each year, we review your coverage to ensure it remains the best fit for your needs and budget.

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Tank INSURANCE

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# 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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# 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.*