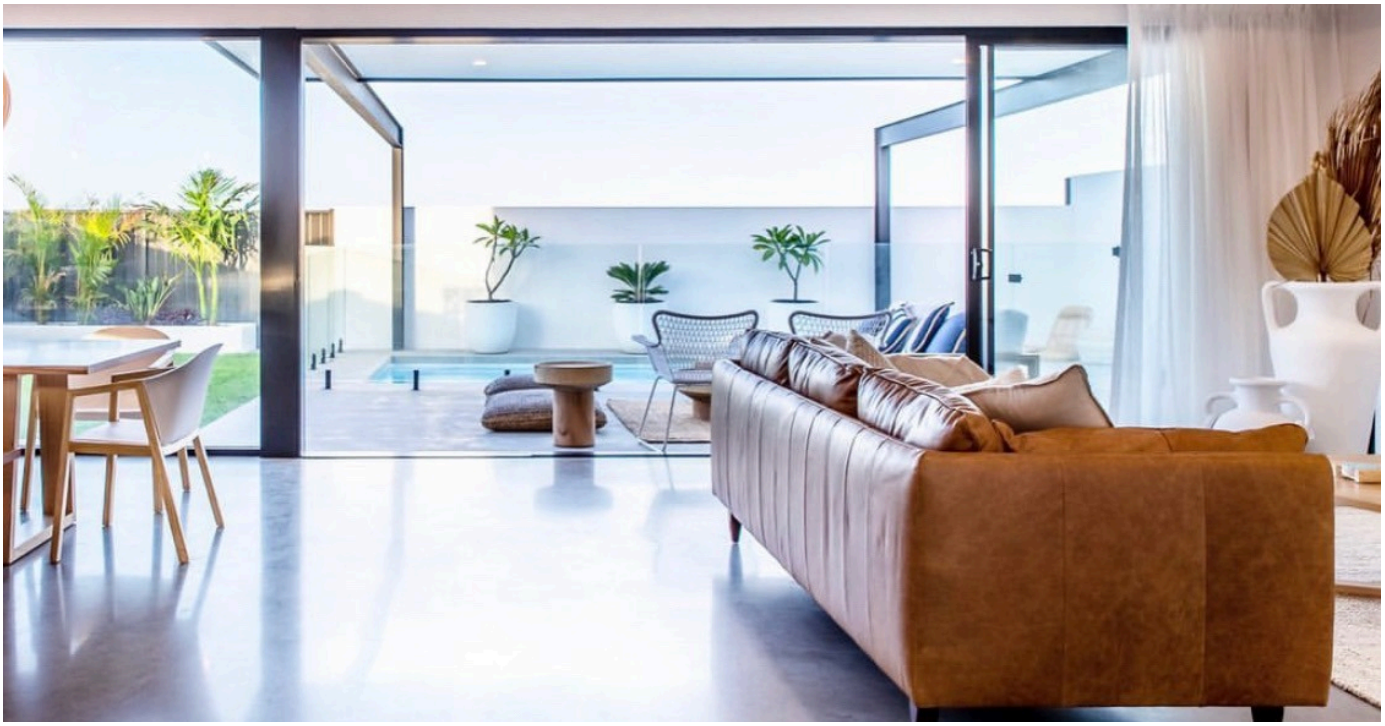
HOUSE & LAND PACKAGE

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



Photography throughout this brochure is for illustration purposes only.

DUAL KEY INVESTMENT OPPORTUNITY

Two Homes, One Address.

Lot 244 · Lancelin South Estate, Lancelin WA

A turn-key dual income package on a 450m² homesite in the up-and-coming coastal township of Lancelin. Titles expected November 2026.

LAND	BUILD - DUAL KEY 5	TOTAL PACKAGE
$170,000	$730,000	$900,000

6 BEDROOMS | 3 BATHROOMS | 4+2 DUAL KEY

The Opportunity

LAND	DUAL KEY 5 BUILD	TOTAL HOUSE & LAND
$170,000	$730,000	$900,000

WHY A DUAL KEY PACKAGE

Purpose-built for investors, a dual key home delivers two fully self-contained living wings under one roof and one title, sharing a single 450m² landholding while operating, and renting, independently.

- Two separate kitchens, living and dining areas, and outdoor alfresco spaces
- Two letterboxes and two clotheslines, built for independent day-to-day living
- Appeals to a wide tenant pool - house-share, multi-generational family, or two individual rentals
- One land purchase, one set of council rates and one insurance policy covering two income streams



Indicative interior finish - image for illustrative purposes only.

THE PACKAGE INCLUDES

This is a full turn-key package. Site works, crossover, fencing and landscaping are included in the build price above - there is nothing further to budget for before settlement and tenancy. Full inclusions are detailed on the following page.

450m²	220m²	6	3	2 + 2	Turn-Key
LOT SIZE	BUILDING AREA	BEDROOMS	BATHROOMS	KITCHENS & LIVING ZONES	BUILD STANDARD

ESTIMATED COMBINED RENTAL RETURN

$1,200 per week

Indicative estimate. See the licensed agent's rental appraisal on page 06 for the underlying assessment.

The Home - Dual Key 5

220m²
TOTAL BUILDING AREA

450m²
LOT SIZE

6 / 3
BEDROOMS / BATHROOMS

4+2
DUAL KEY SPLIT (HOME 1 / HOME 2)



Dual Key 5 - Choice specification floor plan, provided for reference. Final plan subject to site and council conditions.

FULL TURN-KEY INCLUSIONS

- Full turn-key finish
- Crossover
- Colorbond® dividing fence to rear
- Carpet to all bedrooms
- Internal wall paint
- 2 x clotheslines
- Stone benchtops throughout
- Site works
- Landscaping & fencing
- 450 x 450mm tiling to living areas
- Window treatments throughout
- 2 x reverse cycle split system A/C
- 2 x letterboxes
- 2 x dishwashers

The Estate - Lancelin South

Lancelin South is a new coastal land release in the heart of Lancelin, a much-loved WA beach town around 125km - roughly a 1 hour 40 minute drive - north of the Perth CBD. Long known for its towering white sand dunes, world-class kitesurfing and windsurfing, and relaxed fishing-village lifestyle, Lancelin is attracting growing interest from both lifestyle buyers and investors as coastal infrastructure and tourism in the area continue to expand.

TRANSPORT

Approx. 125km / 1h40 drive to Perth CBD
Sealed road access via Indian Ocean Drive
Popular weekender & remote-work location

EDUCATION

Lancelin Primary School, in town
Secondary schooling available in Gingin & Perth's northern suburbs

HEALTH & WELLBEING

Lancelin Medical Centre & nurse-led health service, in town
Joondalup Health Campus, approx. 1 hour south - nearest major hospital

RECREATION & GOLF

Lancelin Golf Club, in town
Sandboarding, 4WD dunes & fishing charters
Home of the annual Lancelin Ocean Classic

BEACH & SHOPS

Lancelin town beach & boat harbour, minutes away
Lancelin Island Nature Reserve offshore
IGA Local Grocer & village shops in town

THE LOT

Lot 244, Lancelin South Estate
450m² - Stage Three & Four
Titles expected November 2026



Lancelin South Estate, Stage Three & Four - Lot 244 highlighted. Conceptual plan; areas and dimensions subject to survey. Titles expected November 2026.

Quality & Delivery



Indicative interior finish - image for illustration purposes only.

This package is delivered by an established Western Australian residential construction team with a strong track record across the Perth metro and South West region. Every home is managed hands-on from contract to key handover, with a focus on craftsmanship, transparent communication and a genuine full turn-key finish.

15+ Years Industry Experience

Combined trade and construction experience across the building team, from first-home projects through to multi-residential and dual key developments.

Industry Accredited

Registered builder with membership of both the Housing Industry Association (HIA) and the Master Builders Association of WA.

Hands-On Project Delivery

Directors, dedicated site supervisors, project managers and in-house designers oversee every stage of construction directly.

True Turn-Key Standard

Site works, fencing and full landscaping are included as standard on every contract - not offered as a costly upgrade.

RECENT INDUSTRY RECOGNITION

Best Contract Home, $250,000-$320,000 - Master Builders WA Commonwealth Bank Housing Excellence Awards	**2023**
Finalist, Project Home $370,000-$430,000 - HIA TRUECORE® Steel Perth Housing Awards	**2023**
Finalist, Project Home up to $370,000 - HIA TRUECORE® Steel Perth Housing Awards	**2023**
Winner, Project Home up to $300,000 - HIA COLORBOND® Steel Perth Housing Awards	**2022**
Finalist, Project Home of the Year - HIA COLORBOND® Steel Perth Housing Awards	**2022**
Finalist, Project Home $380,001-$500,000 - HIA COLORBOND® Steel Perth Housing Awards	**2022**

"Every home is managed hands-on from contract to key handover - our standards and attention to detail are driven by a passion to create homes that are built to impress, and built to last."

Rental Appraisal

A rental appraisal was obtained from a local WA property management agency for a comparable dual-key home in Lancelin, comprising a 4-bedroom residence and a 2-bedroom residence. Their assessment is reproduced below for reference.

Local Property Partners

23 October 2025

“Thank you for the opportunity to provide a rental appraisal for your upcoming dual-key investment property in Lancelin, comprising a 4x2 residence and a 2x1 residence. Based on limited comparable evidence and current regional market data, our estimated rental ranges are as follows.”

2 BED / 1 BATH RESIDENCE

$450 - $500 / wk

4 BED / 2 BATH RESIDENCE

$650 - $700 / wk

“It's important to note that Lancelin is a remote coastal township with minimal infrastructure and limited rental activity, which means there are very few directly comparable properties available. Current market evidence is therefore limited, and these estimates are based on nearby regional data adjusted for the local market's unique conditions. While infrastructure is still developing, Lancelin is projected to see strong capital growth as tourism, local amenity and coastal infrastructure expand over the coming years.”

“This appraisal is based on today's rental conditions only. Once the build nears completion, we recommend a site inspection and updated assessment to reflect the property's presentation, inclusions, and the most recent market evidence.”

Daria Tedling
Licensee, Local Property Partners

RA85442

Appraisal address redacted for this brochure; the assessment above related to a comparable dual-key property in Lancelin South Estate, not Lot 244 specifically. The 4-bedroom rental range has been updated for this brochure and differs from the original agent appraisal. The combined estimate of $1,200 per week (see page 02) should be treated as indicative until an updated, property-specific appraisal is obtained closer to completion.

“The lifestyle appeal and affordability of the area continue to attract long-term residents and remote workers seeking coastal living.” - Local Property Partners



Image for illustration purposes only.

ENQUIRE TODAY

Ready to add this dual income package to your portfolio?

Lot 244 · Lancelin South Estate, Lancelin WA

All prices, inclusions and imagery in this brochure are current at the time of preparation and are provided as a guide only. Titles are expected November 2026. Floor plan, stage plan and specifications are subject to change, final contract documentation, council approval and survey. Rental figures are estimates only and are not a guarantee of achievable rent. All photography in this brochure is for illustration purposes only. E&OE.



An Investment Prospectus for

THE NORTHERN GROWTH ALLIANCE OF WESTERN AUSTRALIA

Shire of Dandaragan

Shire of Chittering

Shire of Gingin

Wheatbelt Development Commission

WA'S INVESTMENT HOT SPOT – ON PERTH'S DOORSTEP

Welcome to the Northern Growth Alliance's Investment Prospectus. The Northern Growth Alliance (NGA) is a proactive group of local governments working together to support the growth of our regional economy. The Northern Growth region is experiencing significant investment activity which is being driven by our:

- proximity to the Perth metropolitan area
- access to domestic and international markets via strong land, sea and air transport networks, recently enhanced by the $1.5b North Link development;
- abundant pristine coastal amenity and rolling hills which foster our range of vibrant communities offering diverse lifestyle choices.

Our growing local labour force, abundance of freehold land with water allocations and easy access to key markets is driving strong growth across a range of industry sectors, including intensive agriculture, tourism, alternative energy, mining and fisheries.

Supported by the Wheatbelt Development Commission, we, the Shires of Chittering, Dandaragan and Gingin have formed a partnership to take proactive action to maximise investment opportunities. One action is to ensure key decision makers recognise the potential this growth area north of Perth offers. This prospectus is but one strategy to achieve that.

The Northern Growth area is open for business. The NGA partners have the knowledge and connections to make your investment a success. We encourage you to contact us to explore your interest further. For information, please contact:

Wheatbelt Development Commission
E: info@wheatbelt.wa.gov.au

Shire of Chittering
E: chatter@chittering.wa.gov.au

Shire of Dandaragan
E: council@dandaragan.wa.gov.au

Shire of Gingin
E: mail@gingin.wa.gov.au

The Northern Growth Alliance area is home to VIBRANT AND DIVERSE COMMUNITIES supported by a pristine natural environment and quality population and business services.

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NGA also have access to a wider catchment of almost HALF A MILLION PEOPLE extending into Perth's northern outer metropolitan.



WHAT IS THE NORTHERN GROWTH ALLIANCE?

North of metropolitan Perth is a peri-urban and coastal region of tremendous investment, business and economic potential. Formed through the partnership of the Local Governments of Chittering, Dandaragan and Gingin, the Northern Growth Alliance (NGA) encompasses a diverse range of unique economic assets and drivers that present considerable opportunities for public and private sector investment.

Stretching from the pristine Turquoise Coast to the fertile plains of the Wheatbelt region, the NGA Area is increasingly recognised as a major regional tourism destination, lifestyle and residential location of choice and producer and exporter of diverse and high quality food stuffs of both land and sea.

The region is strategically located north of one of Perth's fastest growing Corridors and is positioned on the major north-south coastal highway - Indian Ocean Drive - which provides a direct and scenic route for travellers between Perth and Geraldton.

A Region of Opportunity

The region is home to a number of towns including Jurien Bay, Cervantes and Lancelin on the coast, and peri-urban and rural centres of Gingin, Dandaragan and Chittering. With a local population of 14,000 residents and growing fast, businesses in the NGA also have access to **a wider catchment of almost half a million people extending into Perth's northern outer metropolitan.**

The investment potential of the NGA area is significant. Residential population growth will require new housing estates, while an ageing population needs new health and community care services. Agricultural production remains a mainstay of the region and further investment opportunities exist in both animal production and broadacre and horticultural crops.

New industrial developments are opening up more opportunities for transport, logistics and manufacturing sectors, including businesses seeking to value add to the regions' quality food production.

Finally, tourism opportunities abound, with recent investments in coastal and peri-urban towns, reinforcing the appeal of existing internationally-acclaimed tourism assets such as the Pinnacles.

This private investment potential has and will continue to be supported by public sector investment in infrastructure and facilities. The extension of Indian Ocean Drive in 2010 opened up the region to greater tourism and logistics movements, while the current investment by State and Federal Governments of over $1.5b in the NorthLink and the Great Northern Highways will further increase the accessibility of visitors and businesses to major local and regional markets.

A Region of the Future

With growing global demand for quality food stuffs, experiential and pristine tourism destinations and affordable, lifestyle-focused residential locations, the NGA represents a unique opportunity for new businesses, investors and residents alike.

Supported by proactive Local Governments and major public and private investments, the future of the Northern Growth Alliance region looks strong. But to realise its potential, the region needs investment, investment that will generate prosperity, exports, jobs and incomes into the future.

FAST FACTS

14,094
Estimated Residential Population (2016)

25.2%
Population Growth (2006-2016)

494,724
Outer-Metro Population (2016)

44
Median Age

17.9%
Share of Population Aged 0-14

19.2%
Share of Population Aged 65+

3%
Unemployment Rate (Sept-17)

1,689
Registered Businesses

AGRICULTURE
21% OF JOBS
Main Employing Industry

$42.3M
Value of Residential Building Approvals (2016/17)

$370M
Value of Agricultural Production

$2.2B
Value of the Regional Economy (2016/17)

MAJOR INVESTMENT HIGHLIGHTS

SHIRE OF CHITTERING



$70M

Ingham's Chicken investment



$48M

Investment in Northern Gateway Industrial Estate



$1.5bn

WA government investment in NorthLink and Great Northern Highway

SHIRE OF DANDARAGAN



$95M

WA government investment in Indian Ocean Drive



$5M

RAC Holiday Park Cervantes



$15M

Lobster Shack Cervantes

SHIRE OF GINGIN



$10M

Investment in Pork Industry



$15M

Investment by Ingham's for broiler poultry production sheds



$52M

Investment by Image Mineral Sand Mining development

Please note: All investments are current and planned as at November 2018.

HISTORY OF THE NORTHERN GROWTH ALLIANCE REGION

INDIGENOUS HISTORY

The Yued Noongar people are the traditional owners of the land that the NGA is situated on. The Yued land extends from Leeman southwards to Two Rocks and eastwards to Bolgart, intersecting all three of the Shires and the northern tip of the City of Wanneroo. Whadjuk is the name of the dialectal group from the Perth area extending up to Lower Chittering in the NGA.

EUROPEAN EXPLORATION AND SETTLEMENT



SHIRE OF CHITTERING

The first recorded explorer in the Shire of Chittering was George Moore in 1835. Just over a century later, in 1943, William Brockman travelled to the area and was granted four blocks bordering Lake Chittering. Alluvial soils with good pasture in the area attracted more residents to the region and the colony became a farming district. Bindoon was officially declared a Townsite in 1953.

The tranquillity of rural life in the Shire has been a key selling point since the 1970's, and the Shire has supported this through the delivery of rural subdivisions. Today, the Shire continues to capture this tranquillity with lifestyle lots and hobby farms capturing views of the Chittering Valley and Chittering Lake, and agriculture continues to underpin the economy.



SHIRE OF DANDARAGAN

The first known visitor to the Dandaragan Shire region was Abraham Leeman in 1638. Subsequent exploration in the 1800's led to the settlement of Champion Bay District and the herding of livestock in Dandaragan. In the 1950s, the local economy diversified into the rock lobster fishing industry and sandplains were developed for broadacre farming expansion.

This led to the development of jetties, boatsheds, fishermen's shacks and more farming lots, making the region a more desirable home. Following this, the townships of Jurien Bay, Dandaragan and Cervantes were respectively gazetted in 1956, 1958 and 1963, and since then, the towns have flourished due to lifestyle-led migration. While agriculture and fishing remain the largest contributor to the economy, tourism has become a significant part.



SHIRE OF GINGIN

Explorers first arrived in the Shire of Gingin in 1831 and the Town of Gingin was gazetted in 1871, making it one of the oldest towns in Western Australia. Later gazetted were the coastal towns of Guilderton (1951), Lancelin (1954), Ledge Point (1955) and Seabird (1968).

The Shire of Gingin has historically had a strong agricultural presence, including Lancelin's rock lobster industry and current intensive horticulture industry expansion. The Shire's close proximity to Perth and pristine beaches has led the coastal towns to be popular holiday destinations and attracts sea-change migrants, whilst the inner green belt provides an aesthetic tree-change alterative.

MAJOR PROJECTS

The Northern Growth Alliance region is already the focus of major investment by public and private sectors. This includes considerable investment in transport infrastructure, agriculture, industry, renewable energy, tourism facilities and population services.

Major current, planned and proposed projects are outlined below.



CHITTERING

Public Projects

State government **investment of $1.5B in NorthLink WA and the Great Northern Highway** will realise a convergence of an estimated 14 million tonnes of freight at Muchea by 2022.

Funding of **$220M has been committed for the Bindoon Bypass** which will increase the Great Northern Highway's Restricted Access Vehicle (RAV) to RAV10, permitting 53.5m road trains to terminate at Muchea.

Heavy industry areas at Muchea and an Intermodal Freight Terminal planned in Bullsbrook will serve as a **major transport and logistics hub surrounded by an estimated 1.3 million people by 2050.** These developments will deliver thousands of jobs within 20kms of Ellenbrook and other northern suburbs.

Private Investments

Ingham's Chickens investment of $70M relocating its Wanneroo production facility resulting in **400 direct and 1,000 indirect jobs**

BP is investing $15M in a major service centre and truck-stop near Muchea to be completed by 2019.

Sirona Capital has invested $48M to begin the **350ha Northern Gateway Industrial Estate** in Muchea and Bullsbrook.

A **$7M state-of-the-art citrus packing facility** north of Bindoon has been built by Moora Citrus Packers (in Bindoon) Pty Ltd. This will create 15 local jobs and once in full production will produce 13,000 tonnes of fruit, turning over $24m and **creating 50-60 jobs** in the supply chain.



DANDARAGAN

Public Projects

The State Government invested $95M in the Indian Ocean Drive, which has created easy access to the coastline north of Perth to Cervantes and Jurien Bay. **This increased traffic flows to the region by 224%.**

A **further $15.75M has been invested in Jurien Bay** as a regional hub for tourism, retail and population services.

The Shire has **invested over $6.2m in tourism, public open space, pathway and airport facilities** in the Shire in recent years, including the $2m Jurien Bay to Hill River Turquoise Way dual use pathway.

The **Jurien Bay Health Centre has also been upgraded with the $2.5M Southern Inland Health Initiative.** To further complement the $33m investment in Respite Care, RSL has invested another $2.5M.

The State Government continues to invest in groundwater investigations in the Shire of Dandaragan with the purpose of releasing further groundwater resources for agriculture. This includes the **$4.7M Midlands Groundwater and Land Assessment Project due for completion in the second half of 2018.**

Private Investments

$5m Stage 1 redevelopment of RAC Holiday Park at Cervantes complete. Two future stages are planned.

$15m Lobster Shack Cervantes.

$4.1m investment in the Jurien Bay Tourist Park development.

$1.5m investment in the Skydive Jurien Bay Headquarters.

Westpork will build a $22m piggery near Moora to house approximately 68,000 pigs with the capacity for a further 34,000 pigs. The operation will create up to 50 direct jobs and a further 78 indirect flow-on jobs.

250 construction jobs and 160 operational jobs will be realised from a $275M investment in Iluka Resources Ltd's Cataby Mineral Sands project. Construction begins in 2018 and extraction in 2019.

$185M has so far been invested in the Emu Downs Wind and Solar Energy Farms. A $315M investment by APA group for a wind farm in Badgingarra is also near completion (source: https://www.apa.com.au/our-services/other-energy-services/wind-farms/) A new $70M solar farm is also under construction at the Badgingarra Wind Farm.

Yandin and Waddi Wind Farms are in planning stages and will create 300 construction jobs and 15-30 permanent operations and maintenance jobs.

The $689M 330kV power line installed by Western Power allows these renewable energy producers to connect and distribute power.

A new $2M convenience and petrol station is near completion.



GINGIN

Public Projects

Proposed **$17m investment in the Ledge Point Boat Harbour,** creating a breakwater for safe recreational boat launching and recovery in the Indian Ocean.

The Shire of Gingin has a forward capital works plan valued at over **$92m over the next decade including over $53m investment in local roads.**

Lime Route 2 is getting upgrades done funded by the State Government. Upgrades to Orange Springs Road worth **$5M and upgrades to KW Road – Indian Ocean Drive intersection worth $2.5M funded and awaiting commencement.**

Further **$7M from State and Federal Governments to upgrade Indian Ocean Drive** in Shire of Gingin.

Private Investments

$10m investment by Craig Mostyn Group created a new state-of-the-art and best practise standard facility for the Australian pork industry that produces 52,000 pigs per year for the domestic and export markets.

Inghams Enterprises Pty Ltd is constructing 46 broiler poultry production sheds on the boundary between the Shires of Gingin and Victoria Plains. The $34m investment will realise 30-35 permanent jobs and will produce 22 million birds per annum.

Golden Beach Eco Tourism development just north of Seabird. The Malaysian backed company that has significant developments in Perth have a flagged eco-tourism development at a site they own, according to their website it has a total eventual development scope of $100M.

Image Minerals are developing a mineral sand mine just north of Gingin town. The capital expenditure is around $52M. Under construction currently. Life of 10-15 years.

Lancelin Caravan Park is getting upgrades undertaken by a Perth based company called Experience Holiday Parks. Total upgrades thought to be in the vicinity of around $5M over 5 years. Includes new pool, ablution upgrades, kids facilities, chalets etc. Approvals are complete and the upgrades under way.

Numerous expansions to poultry and egg production in the region. 6 broiler farms in total with approximately $6M in expansion in recent years.

THE FUTURE OF THE ECONOMY

The Northern Growth Alliance Area has tremendous economic and investment potential. Its strengths in agriculture, natural amenity and tourism are further reinforced by strong relationship with rapidly growing North West Corridor of the Perth Metropolitan area. The Northern Growth Alliance region represents Perth's dynamic northern peri-urban growth area and is strategically located to leverage projected growth in both metropolitan and regional Western Australia.

A $2 BILLION ECONOMY

This vision is already on the way to being realised. In 2016/17, the Northern Growth Alliance region had an economy **worth almost $2b a year in regional product and gross value added.** This is up 16% since 2012/13. As expected the largest contributor to the regional economy is Agriculture, with food and other agricultural products accounting for 30% of regional product.

Mining is second with 22%, followed by construction and financial sectors with 8% each. These four diverse sectors account for more than two thirds of all economic activity in the region, highlighting major strengths.

Figure 1 Share of Gross Regional Product, Northern Growth Alliance, 2016/17



Other Industries **31%**
Agriculture, forestry & fishing **31%**
Mining **22%**
Financial & insurance services **8%**
Construction **8%**

A VISION FOR THE NORTHERN GROWTH ALLIANCE

In the future, the Northern Growth Alliance will be recognised across Australia and in key markets in Asia and around the world as:

An attractive, affordable, dynamic, sustainable and prosperous economic region of Western Australia, attracting and supporting competitive investment in food production, population services, tourism and industry.

COMPETITIVE ADVANTAGES

CHITTERING

	INDUSTRY	HEALTH	PERI-URBAN LIVING	AGRICULTURE & FOOD
DRIVERS	Chittering is the convergence point of over 14 million tonnes of freight annually. This is driving demand for a range of industrial activities and services, including transport and logistics, manufacturing, warehousing and fabrication.	Chittering has the fastest growing population in the NGA and is identified as a priority area for increased health services.	Chittering's population growth has been driven by its strategic peri-urban location that offers residents a high amenity 'green change" lifestyle with close proximity to jobs and services.	Chittering is home to an extensive intensive horticulture industry as well as strong broadacre farming in the north of the LGA. Food production is identified as a comparative advantage of Chittering in the Chittering Economic Development Strategy 2015-2025.
FEATURES	Muchea Industrial Park is strategically located just 43km from the Perth CBD on the metropolitan Perth boundary. It sits at the interchange for NorthLinkWA, Brand Highway and Great Northern Highways and includes the Northern Gateway Industrial Precinct, Muchea Livestock Centre, a Main Roads WA Road Train Assembly Area and the Perth-Geraldton Freight Rail Line.	While local health services are of a high quality, thanks to major providers such as Silverchain and WA Country Health Services (Southern Inland Health Initiative), investment is required in a diverse range of allied and specialist health services in the town.	Chittering's population increased by over 55% over the decade to 2016. Approximately 1,000 residents live in the township of Chittering itself with a further 1,200 people living in the township of Bindoon.	Key agricultural products produced in the region include citrus fruits, livestock, hay and nurseries. Total agricultural production in 2015/16 was valued at almost $50m in produce, with livestock disposals and nurseries accounting for two thirds of this production.
INVESTMENTS	State and Local Governments are investing heavily in transport infrastructure to facilitate this growth. Projects include the Bindoon Bypass, Great Northern Highway upgrade, NorthLinkWA investments and other major local road works.	Recent investments in health in Chittering include the Chittering Health Campus and local shares of the $565m 5 years WA Country Health Services funding.	Bindoon has been identified by Council as the focus of commercial and retail activity, with proposed new water supplies expected to assist in supporting higher density living, affordable housing and solve waste water issues being experienced by some businesses.	Opportunities exist in food and agricultural manufacturing to value add to local and regional food production. Recent investments by Moora Citrus Packers in a state-of-the-art facility helping to improve local supply chains in the processing of local fruit crops.

DANDARAGAN

	 FISHING & FOOD	 MINING	 TOURISM	 GREEN POWER
DRIVERS	The Shire of Dandaragan has long been recognised as a premium food producer, with its coastal location supporting commercial fishing and lobster industries for domestic and global consumption. The Shire's coast line is within the northern zone of the western rock lobster habitat in the Indian Ocean which supports a commercial fishery worth over $425m to the Western Australian economy.	The Shire has significant potential in natural resources extraction and mining. Demand for niche minerals such as rare earths and metals, mineral sands and agricultural and construction materials continue to be strong in national and global markets, driving local operations and investments.	International and domestic tourism is a major growth sector for the WA economy. The Shire of Dandaragan is blessed with a diverse range of tourist attractions and well placed to capitalise on any growth. The proximity of the attractions to the Perth market, as well as the improved access through the upgraded Indian Ocean Drive, supports significant future tourism potential for the region.	The coastal orientation of much of the Shire of Dandaragan has long provided the region with consistent and strong ocean winds. Capturing this latent power in recent decades, the Shire is already recognised as a major provider of green wind power to the Perth and Western Australian power grids.
FEATURES	The towns of Cervantes and Jurien Bay are major beneficiaries of the economic benefits of the western rock lobster production and export, generating $40m in economic benefit and supporting 75% of the Cervantes economy.	Gypsum, titanium and mineral sands deposits are all mined in the Shire of Dandaragan, by companies such as Tronox and Iluka Resources. Significant resources are located at Cataby as part of the wider Perth resource basin. Cataby is located approximately 17km west of the town of Dandaragan.	A key tourist attraction of the Shire of Dandaragan is the world-famous Pinnacles – ancient rock formations located in the Nambung National Park attracting 250,000 visitors per year. Natural attractions include tours among scenic and unique Australian bush flowers and endless opportunity for bushwalks through several inland and coastal national parks. Other coastal attractions include swimming, snorkelling and fishing, while sea lion colonies near Jurien Bay and Cervantes provide fun entertainment. The Lesueur National Park is a recognised global biodiversity hotspot and there are plans to further develop walking trails and nature stays	Wind farm capacity is already operational in Emu Downs. The 72.9MW wind farm commenced operations in 2006, providing green power to the Kwinana Desalination Plant and supporting fresh water production for Perth residents. This wind power has recently been complemented by 20MW solar farm in what is expected to become one of the largest integrated wind-solar power precincts in Australia.
INVESTMENTS	Opportunities exist to leverage the established national and international reputation of the Turquoise Coast of Western Australia in aquaculture, food processing and commercial fishing. Additionally, lifestyle and retail opportunities also exist as a result of these assets including charter fishing and boating and associated food offerings.	US based Tronox is currently considering a $220m investment in two new mines at Dongara and Cooljarloo West, which will complement their existing titanium mining operations at Cooljarloo. Similarly, Iluka Resources' Cataby mine is expected to commence operations in June 2019 and provide ilmenite feed for Iluka's synthetic rutile production in Capel. Further mining development will open up additional opportunities for local supply chain services, transport and logistics.	Tourism activity in Jurien Bay and surrounding areas will be further supported by the proposed Jurien Bay South Harbour precinct which will deliver 80 units, retail and commercial fishing expansion opportunities. Skydiving Jurien Bay recently invested $1.5m in their headquarters while a further $4.1m has been invested in the Cervantes Caravan Park. Sandy Cape camping grounds have recently been upgraded to increase the number of people that can stay due to high demand.	Further investment in solar capacity is expected in the near future. $185m has so far been invested in the Emu Downs and Badgingarra Wind Energy Farms (inc the Emu Downs Solar Farm). Yandin and Waddi Wind Farms are currently in planning stages and will create 300 construction jobs and 15-30 permanent operations and maintenance jobs. This energy production is being facilitated by a $689M 330kV power line installed by Western Power which allows these renewable energy producers to connect and distribute power.

GINGIN

	NATURAL ENVIRONMENT	POULTRY & LIVESTOCK	OCEAN & WATER	TOURISM
DRIVERS	The Shire of Gingin is home to a wealth of natural assets. Geographically, the Shire stretches from the coastline across the flat sandy soils of the Swan Coastal Plain in the west to the hinterland and foothills of the Darling Scarp to the east. It also embraces the lower reaches of Moore River together with a system of fresh water lakes, streams and swamps, and the watercourse of Gingin Brook. The Shire is regarded as a beautiful place to live and visit on Perth's doorstep. It is one of sixty 'Connected Lifestyle Regions' across Australia – lifestyle regions serviced by strong transport infrastructure and accessibility back to major metropolitan areas.	Gingin Shire is recognised as a major agriculture and food producing region of Western Australia. Home to major poultry and pork production, the region supplies a range of quality food stuffs to domestic and international markets.	The Indian Ocean coastline of the Shire of Gingin is the closest to metropolitan Perth and is a popular holiday and tourist destination. Serviced by the recently upgraded Indian Ocean Drive and dotted with picturesque towns including Guilderton, Ledge Point and Lancelin. These coastal townships also support recreational boating, commercial fishing and lobster production.	Tourism is a major contributor to the Shire of Gingin economy. Coastal and peri-urban towns and regions of the Shire possess a diverse range of tourist and visitor attractors targeting domestic and international tourists alike. The Shire is located in close proximity to the Perth Metro region and is well serviced by the recently upgraded Indian Ocean Drive, connecting coastal towns directly with major growth corridors of Perth.
FEATURES	The natural environment of the Shire is a major attractor of residents and businesses to the region. Major assets include the Moore River National Park, Nature Reserves, coastal environment, remnant vegetation and wetlands.	Agriculture covers almost 138,000ha of land in the Shire producing a diverse range of products including viticulture, cattle and sheep grazing and irrigated horticulture. Estimates indicate the Shire of Gingin accounts for: • 50% of WA chickens • 53% of WA eggs • 35% of WA pork	Ledge Point is one of the homes of Western Rock Lobster production in the NGA, contributing $15.6m to the local economy. Boat launching facilities are currently limited in coastal towns despite the popularity of recreational boating from residents and visitors alike. The region is also popular for water sports enthusiasts including surfing, snorkelling and diving.	Tourism features of the Shire of Gingin range from: • Moore River National Park • Recreational fishing • Estuary and ocean swimming and surfing • Off road driving near Lancelin • Wildflowers • Built and cultural heritage in Gingin – WA oldest town • Coastal townships • Gravity Discovery Centre and Observatory.
INVESTMENTS	The natural environment of the Shire of Gingin underpins all aspects of the economy. Strong population growth (reaching 7,900 people by 2031), tourism and agricultural development all rely on the quality natural environment. Further investment opportunities exist in eco-tourism and rural living.	Significant opportunities exist in the medium term in agricultural production, building upon Gingin's established reputation in poultry and pork expanding into horticulture, abattoirs and feedlots and grazing livestock. Recent investments in the sector are estimated at over $50m and rising.	Significant opportunities exist to leverage coastal attractions to support residential, tourism and aquaculture/fishing sectors. This can include coastal housing and settlements and tourist oriented retail and services. Recreational boating is being facilitated by the Shire through the proposed $17m Ledge Point Boat Harbour.	Tourism opportunities in the region have been realised by a number of recent and proposed investments: • Proposed $100m Golden Beach Eco Tourism development just north of Seabird. • Current $5m Lancelin caravan park upgrades

INVESTMENT OPPORTUNITY MAP



PEOPLE, AMENITIES AND LIFESTYLE

The Northern Growth Alliance region is home to vibrant and diverse communities supported by a pristine natural environment and quality population and business services.

NATURAL AMENITIES

The NGA is recognised nationally for its pristine natural environment and amenities. The Area is well-known for its native wildflowers, which bloom all year round but are most spectacular in spring. The three-day Chittering Spring Flower Festival celebrates the wildflowers annually each September. Chittering also has a number of walking, driving, bridle and mountain bike trails.

Known as the Turquoise Coast, Dandaragan brims with amazing flora and fauna. At Namburg National Park you'll find the iconic Pinnacles as well as the Kangaroo Point and Hangover Bay coastal stops. Lesueur National Park covers 26,987 hectares with 900 plant species, including a variety of orchids, 122 species of native birds and 52 species of reptiles. Other breathtaking amenities include: Sandy Cape and its Turquoise Bays, Stockyard Gully Caves, ample fishing spots, lagoons and the sea lions of Jurien Bay Marine Park.

Gingin has many beaches to relax on in Guilderton, Seabird, Ledge Point and Lancelin, with Guilderton and Ledge Point also being popular fishing and crayfishing spots. Walking the Jim Gordon VC Trail, you'll find yourself under a canopy of paperbarks and surrounded by ferns and lilies. Yanchep National Park has over 400 caves to explore as well being a place to spot koalas, kangaroos and a variety of birds. Lancelin and Ledge Point are popular with windsurfers, and locals and tourists alike are drawn to the annual Lancelin Ocean Classic which is a windsurfing race from Ledge Point to Lancelin.

POPULATION AND AGE

The Northern Growth Alliance area is home to 14,094 people. This is more than 25% higher than in 2006. This growth rate is comparable with that experienced in Western Australia over this time and is faster than other parts of the Wheatbelt region.

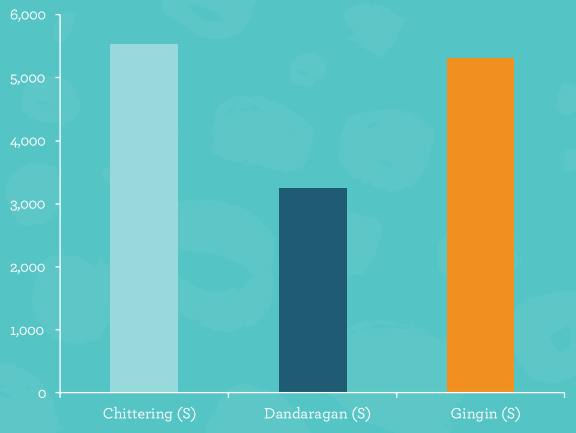


Figure: Estimated Residential Population, Northern Growth Alliance Local Governments, 2016.

The most populous of the three local governments is the Shire of Chittering (5,500 or 39%), followed by the Shire of Gingin (5,300 or 38%) and the Shire of Dandaragan (3,300 or 23%). In the 10 years from 2006 to 2016, the Shire of Chittering has had the highest growth with 55.59%, followed by Gingin with 20.88% then Dandaragan with 11.37%.



HEALTH FACILITIES

Major towns within the NGA (Jurien Bay, Bindoon and Gingin) and centres in close proximity to the NGA (Moora, Midland and Joondalup) have access to quality community health services through both GPs and/or Silver Chain, which is the primary provider of health services. This local service is supplemented by visiting allied health services to major centres across the region.

Chittering is identified as a priority area for increased health services due to its high population growth and current undersupply of services. Opportunity exists to provide quality local health services that reverse the trend of residents travelling to the Perth Metropolitan area for treatment and care. Dandaragan also requires strong investment in health care in the future in response to projected high population growth in the town of Jurien Bay.

The WA State Government's Royalties for Regions has funded a number of health projects that have and will continue to deliver improvements in health and aged care infrastructure and services in the Area.

These include

Southern Inland Health Initiative (SIHI), **$565m over five years.**

Regional Men's Health, **$2.79m over four years** and the Royal Flying Doctor Service medical jet service, **$30m over three years.**

Specific investment in this sub region include

Chittering Health Campus ($600,000).

Jurien Bay Health Centre Redevelopment ($5.23m).

Jurien Bay Doctors Surgery upgrade (private investment $250,000).

Mental health services are currently provided by the Wheatbelt Mental Health Service Office (includes Consultant Psychiatrists, Clinical Psychologists, Social Workers, Child and Adolescent Professionals and Community Mental Health Nurses) and a private psychologist in Bindoon. There are now also mental health counsellors based in Jurien Bay. Opportunity exists to provide further mental health services to meet local and regional need.







EDUCATION

Residents in the Northern Growth Area have access to a diverse range of quality education options.

There are a number of child care facilities in the NGA, with 5 family day care centres in Chittering and childcare centres in Jurien Bay, and Gingin. Further centres are likely to be needed in the short-to-medium term in response to high historical population growth rates (driven in part by high fertility rates and family household formation rates) particularly in Chittering and Dandaragan.

There are seven primary schools and four high schools in the region, including two private schools. High school attendance rates are high at 98%, though opportunities exist for further investment in secondary education to reverse current flows of students to the Perth Metropolitan area. In the Area, it is estimated that 61% of high school aged children move away for secondary education.

There are currently tertiary education options (TAFE or University campuses) in the Region, with the area serviced primarily by the Central Regional TAFE (C.Y O'Connor institute in Moora). Jurien Bay also hosts a TAFE Centre which provides local students with access to classes via satellite connection.

RETAIL AND SERVICES

Major towns in the region host retail and other services that support the local population, tourists and businesses.

There are five major grocery stores across the region (Gingin and Dandaragan both have two IGAs each and Chittering has one) and each shire hosts a pharmacy, several liquor and hardware stores, fresh produce markets/outlets and a variety of cafes and other eateries.

Several towns also offer a range of gift and tourist-specific retailers and services.

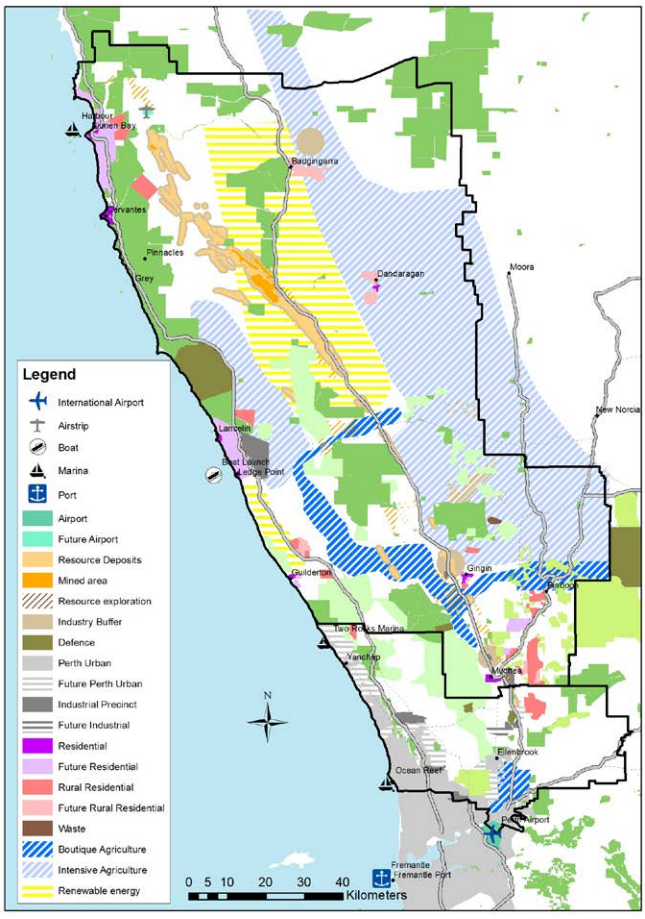
TRANSPORT INFRASTRUCTURE

The region is well serviced and connected by road transport infrastructure, with three main roads running North-South through the region. These include:

- Indian Ocean Drive along the coast.
- Brand Highway through the centre.
- Great Northern Hwy running along the east of the region.

Brand and Great Northern Highway provide the most significant links for industry due to their Restricted Access Vehicle (RAV) rating of seven, whereas Indian Ocean Drive is primarily a route for tourists and other passenger vehicles as it is closest to many of the major population centres.

This infrastructure represents a critical economic asset for the region, supporting tourism, agriculture, industry and the resources sector. It also connects the Northern Growth Alliance region to major economic regions of Outer Metropolitan Perth (to the South) and freight and tourist movements to and from the Gascoyne, Mid West and Pilbara.



RELATIONSHIP WITH OUTER METROPOLITAN PERTH

Peri-urban locations across Australia have experienced rapid growth in recent decades due to the combination of a high-quality lifestyle and pristine natural environment, affordable housing and living costs and access to employment opportunities within and outside of the region.

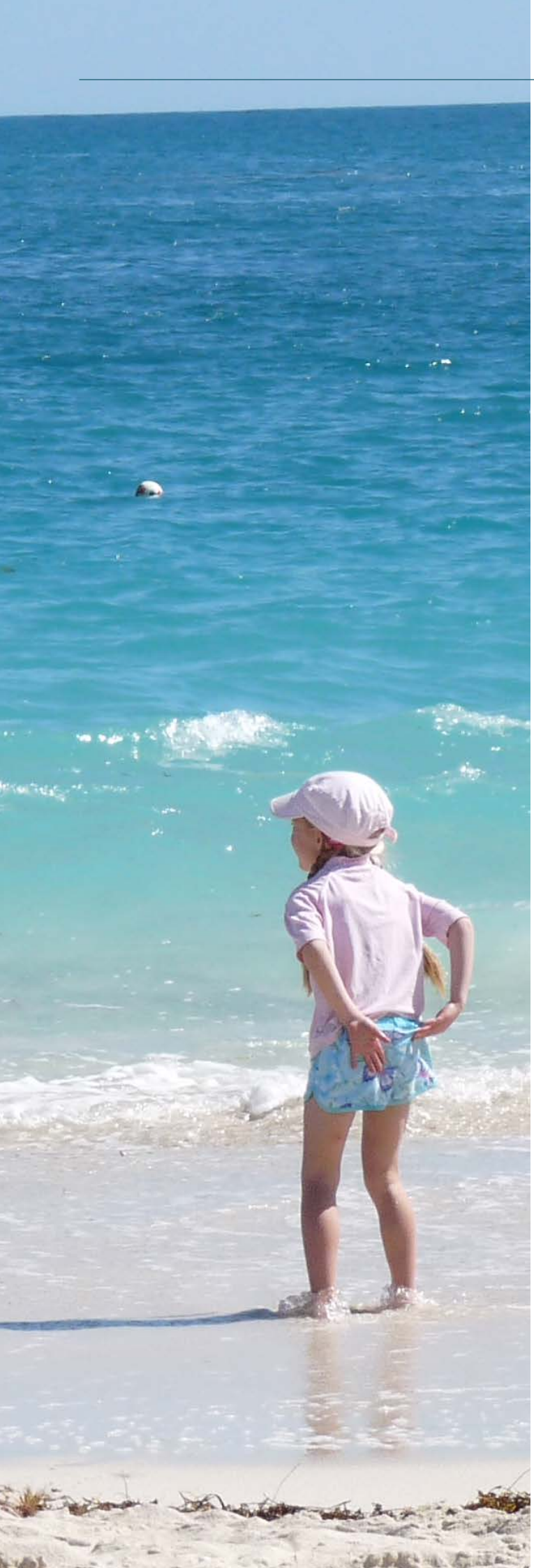
The Northern Growth Alliance Region is located directly north of major growth centres and corridors in Outer Metropolitan Perth. The Cities of Wanneroo and Joondalup in the Perth Metropolitan have experienced rapid and sustained population growth in recent years, with over 500,000 people now calling the region home.

The Northern Growth Alliance Region is strategically located to access and service these emerging and growing markets. This includes providing alternative industry and business locations for economic activities displaced in the Perth Metropolitan area by urban growth, as well as access to a half-a-million person market for quality goods and services, skilled workers and local tourist visitation. Populations centres such as Ellenbrook in the City of Swan provide access to labour for future developments in the lower NGA area and improved transport networks into and out of the north metro area continually improve this connectivity.

Continued collaboration between the regional and metropolitan councils further complements the cross border opportunities.



The Northern Growth Alliance area is open for business. Now is the time to invest.



Contact

Wheatbelt Development Commission
E: info@wheatbelt.wa.gov.au

Shire of Chittering
E: chatter@chittering.wa.gov.au

Shire of Dandaragan
E: council@dandaragan.wa.gov.au

Shire of Gingin
E: mail@gingin.wa.gov.au





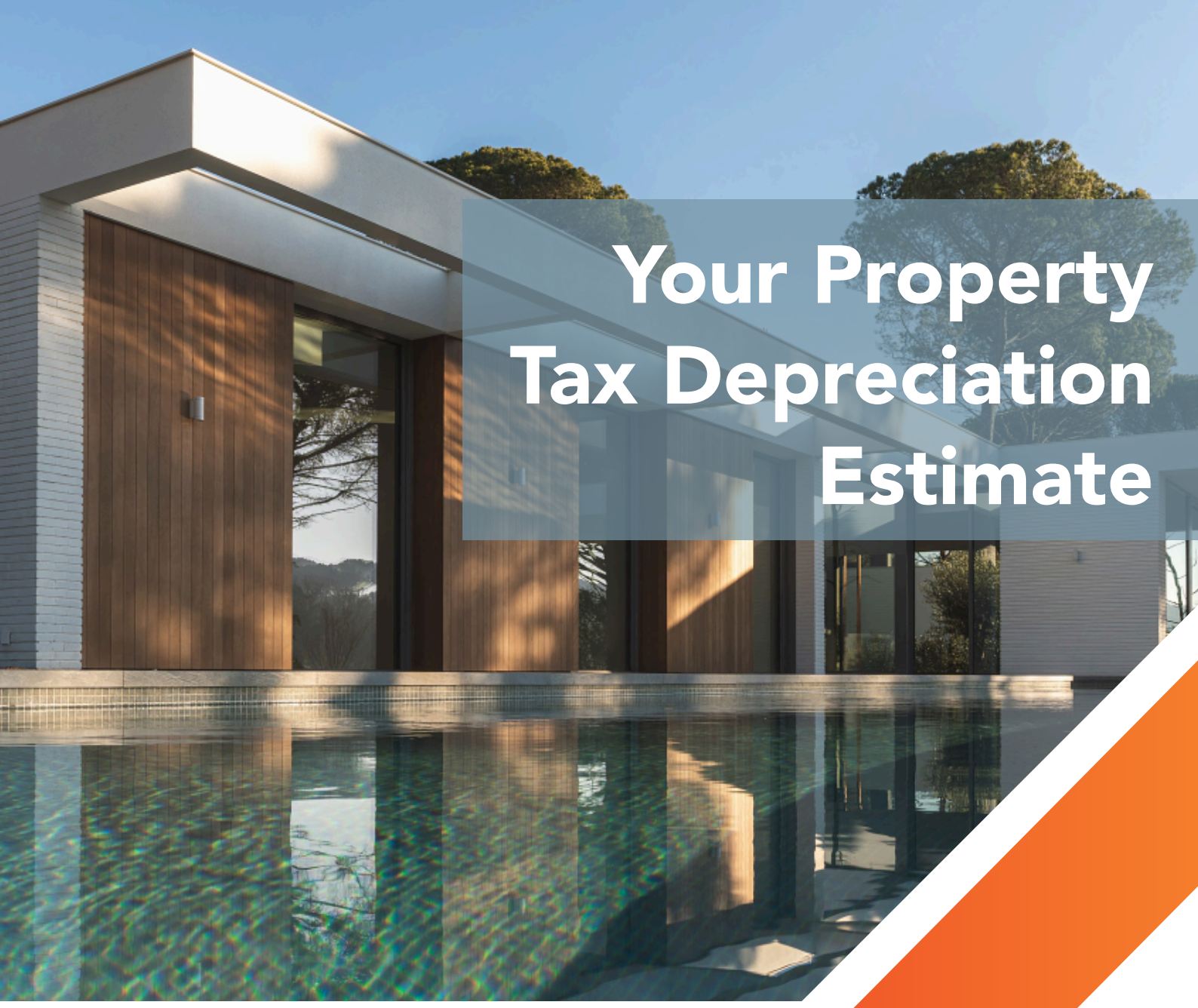




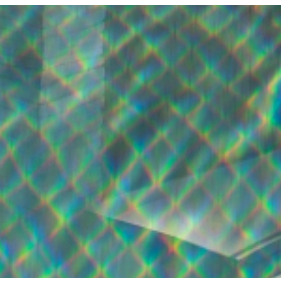


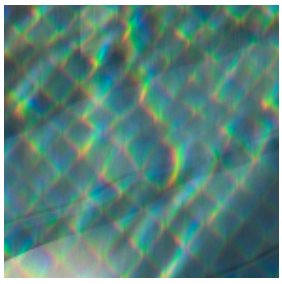


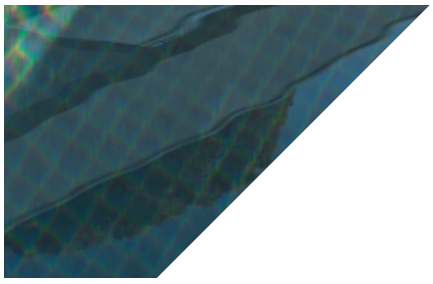
An Investment Prospectus for the
Northern Growth Alliance of Western Australia



Your Property Tax Depreciation Estimate







Helping you maximise your return on your investment

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Lot 244 Lancelin South Estate, Lancelin, WA 6044

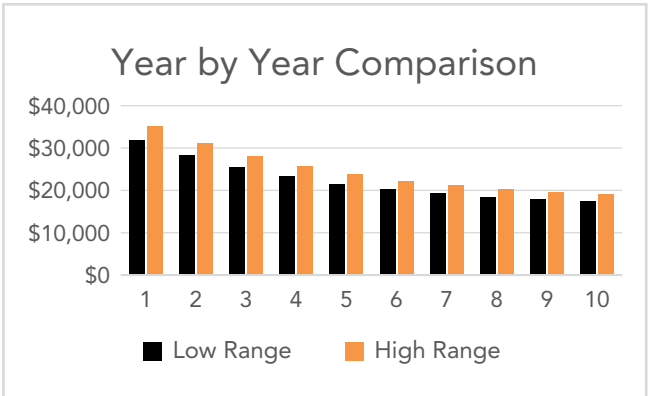


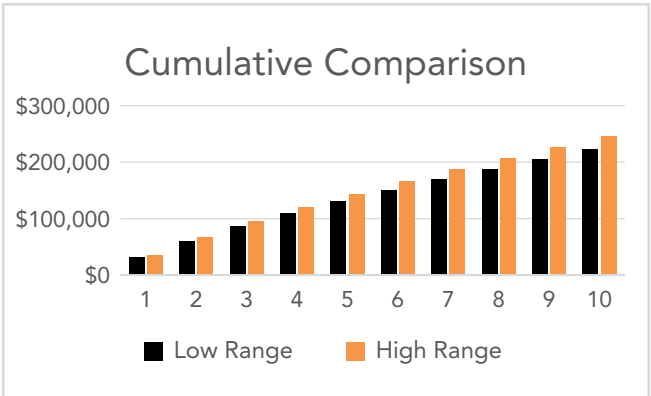
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$15,500	$16,300	$31,800
2	$15,500	$12,700	$28,200
3	$15,500	$9,900	$25,400
4	$15,500	$7,700	$23,200
5	$15,500	$6,000	$21,500
6	$15,500	$4,700	$20,200
7	$15,500	$3,700	$19,200
8	$15,500	$2,900	$18,400
9	$15,500	$2,300	$17,800
10	$15,500	$1,800	$17,300
11+	$464,500	$6,000	$470,500
Total	**$619,500**	**$74,000**	**$693,500**

High Range

Year	Capital Works	Plant & Equipment	Total
1	$17,100	$18,000	$35,100
2	$17,100	$14,000	$31,100
3	$17,100	$10,900	$28,000
4	$17,100	$8,500	$25,600
5	$17,100	$6,600	$23,700
6	$17,100	$5,100	$22,200
7	$17,100	$4,000	$21,100
8	$17,100	$3,100	$20,200
9	$17,100	$2,400	$19,500
10	$17,100	$1,900	$19,000
11+	$513,700	$7,300	$521,000
Total	**$684,700**	**$81,800**	**$766,500**





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 244 | Lancelin South Estate **Lancelin WA 6044**

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QUANTITY SURVEYORS

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Investment results



Lot 244 | Lancelin South Estate **Lancelin WA 6044**

Holding costs per week **$152**

Property result **POSITIVELY GEARED**

Rental yield **6.67%**

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	$900,000	Deposit Percentage	10%
Deposit Amount	$90,000	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$17,496		

Purchase cost

Loan Amount	$827,496	Other costs	-
Stamp duty	$3,895	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	$97,195		

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	$55,856
Property management rate	7%	Property management fees	$4,200
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,200	Other costs	-
Total expenses	$68,056		

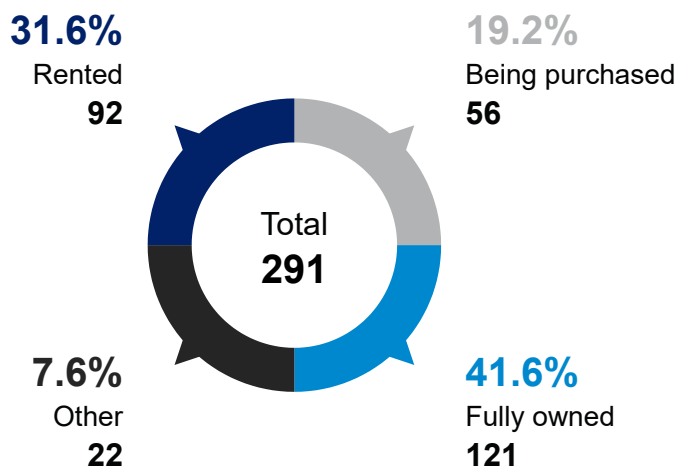
Cashflow

Total income	$60,000	Total expenses	$68,056
Depreciation estimate	$35,100	Tax deductions	-$43,156
Marginal tax rate	37%	Tax refund	$15,968
Before tax cashflow	-$8,056	Yearly cashflow result	$7,912

Property address: Lot 244 | Lancelin South Estate Lancelin WA 6044

Statistics

Home ownership - Lancelin



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

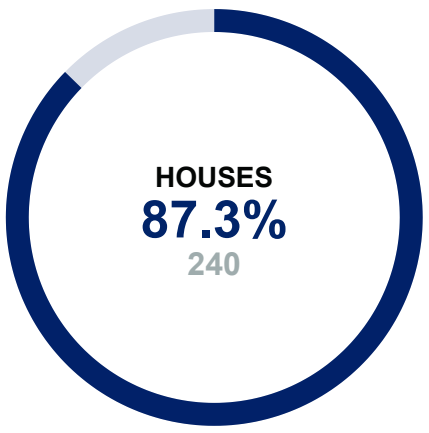
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
FAMILIES WITHOUT CHILDREN 57.1% 93	$1,700	$250	$1,054

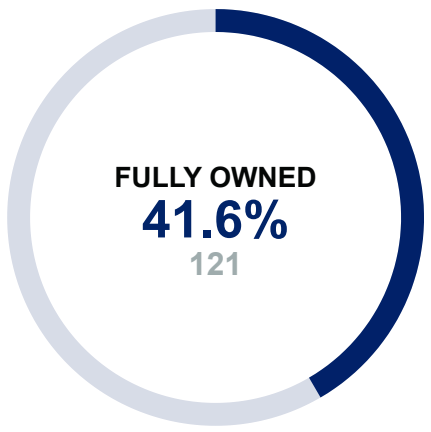
Data Provided by © 2026 Insight Data Solutions Pty Limited

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 244 | Lancelin South Estate, Lancelin WA 6044

ILLUSTRATIVE MODELLING ASSUMPTIONS

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

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

STARTING POSITION

STARTING PROPERTY VALUE

$900,000

STARTING WEEKLY RENT

$1,200

PROJECTED GROWTH

Period	Projected Property Value	Projected Weekly Rent
Current	**$900,000**	**$1,200**
5 Years	$1,274,138	$1,460
10 Years	$1,803,808	$1,776
20 Years	$3,615,249	$2,629
30 Years	**$7,245,795**	**$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.

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Alpha Conveyancing

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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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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.