

FIXED PRICE CONTRACT

$1,012,990

6 2 3 3

Lot 1664 Mercury Avenue, Two Rocks

Titles: March 2027
Land size: 480 sqm
House size: 234sqm

Land Price:	$390,000
Home Price:	$622,990
Rent P/W:	$1230

TURNKEY INCLUSIONS

INTERNAL FEATURES

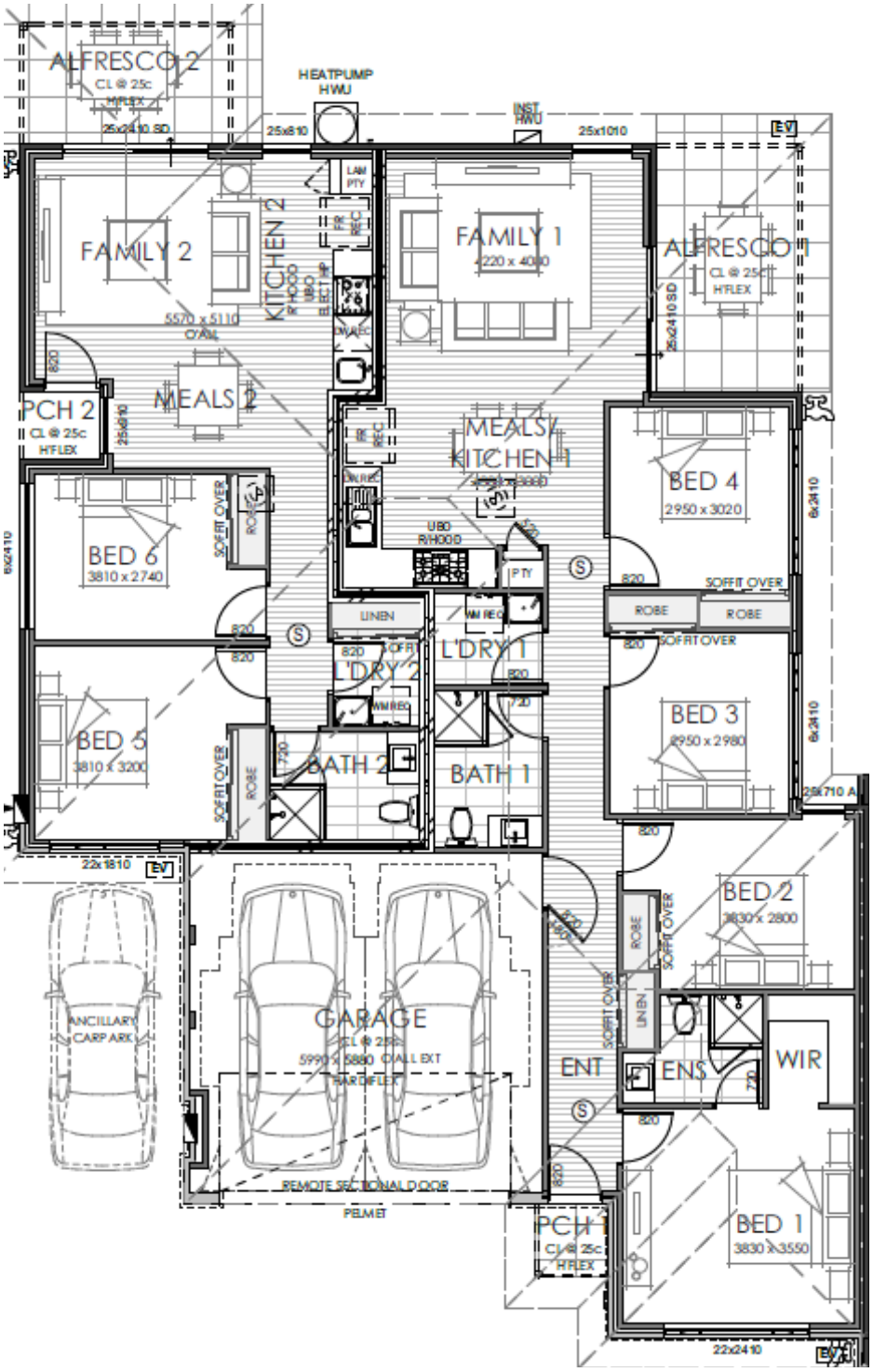
- 450 x 450 Tiles to main area
- Carpets with underlay to bedrooms
- Roller Blinds
- Ample lighting and power points
- Sub-meters for power and water
- Alder tapware
- Stainless steel appliances
- Stone benchtops *excludes laundry
- Ducted AC to main house, Split system to 2x1
- Internal wall painting
- LED's
- Digital antenna
- Dishwasher

EXTERNAL FEATURES

- Full Landscaping Front and Rear
- 20m^2 of additional paving
- Boundary fencing
- 1 access gate provided
- x2 Clothesline
- Letterbox
- Crossover paving to front verge
- Subdividing Fence to rear

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DESIGN | KEYSTONE



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SPECIFICATIONS & INCLUSIONS

SPECIFICATIONS

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 power coated windows and sliding doors
- Flyscreens to all opening windows and sliding doors
- Double power points throughout
- NBN ready communication package, inclusive of 1data point, 1 TV point and 1 phone point
- Double clay brick construction
- 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
- Wall and floor ceramic tile allowance of $38.50 inc GST to bathroom and ensuite (where applicable)
- Electrical safety switches
- Mains powered smoke detectors
- 2 garden taps
- Flush panel doors internally
- Lockwood internal door furniture (leversets)
- Weather resistant solid core door to garage (if applicable)
- Timber front door entry frame
- Lockwood lever entrance set and double cylinder security deadbolt
- Main entry door(s) Hume Vaucluse range
- White melamine shelf to robes with chrome hanging rod

ENSUITE/BATHROOM

- 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 1.8)
- 20mm platinum stone benchtops
- Clear glass panel and pivot doors to shower recess - refer to plan
- Framed mirrors
- Skirting tiles to walls included to ensuite and bathroom
- Floor tiling included to ensuite and bathroom
- Seima 1525 bath or similar
- Alder tapware akita series tapware and accessories
- Coloured melamine doors with handles to all cabinets

KITCHEN

- 20mm Platinum stone benchtops
- 1 row wall tiling above benchtop
- Alder Chrome flickmixer to kitchen sink
- Stainless steel sink 1 1/2 bowl with basket wastes
- European inspired stainless steel gas hot plate, electric oven and rangehood
- Coloured melamine doors with handles to all cabinets
- Soft closing bank of 4 drawers and cupboard doors
- Dishwasher from builders' standard range

LAUNDRY

- Instantaneous 6 star hot water system
- 45L stainless steel trough and white metal cabinet (not plastic)
- Skirting tiles to walls included to laundry
- Automatic washing machine taps from the Alder Tapware Akita Series

CONTRACT

- Home building works lump sum fixed price building contract
- Indemnity insurance
- Public contract works and workers compensation insurance
- Standard Water Authority and Shire building fees
- Stormwater disposal to meet minimum Shire requirements (soakwells as a minimum)
- 25 years structural guarantee
- 6 month maintenance period

TURNKEY ITEMS

- Internal wall painting (1 x sealer & 2 coats)
- External paving (where shown on drawings) including crossover
- Letterbox from builders' standard range
- Landscaping and reticulation allowance (rear yard only)
- Side gate and closing panel to enclose rear yard
- 2x split air-conditioning systems to Master Bedroom and Main Living, from builders' standard range
- Vertical or roller blinds to all non-wet areas included to home. From builders' standard range.
- 15 x LED downlights included internally
- 450x450 Ceramic tiles to Main floors
- Carpets to Bedrooms
- Bedroom & Linen vinyl sliders to robe/recess

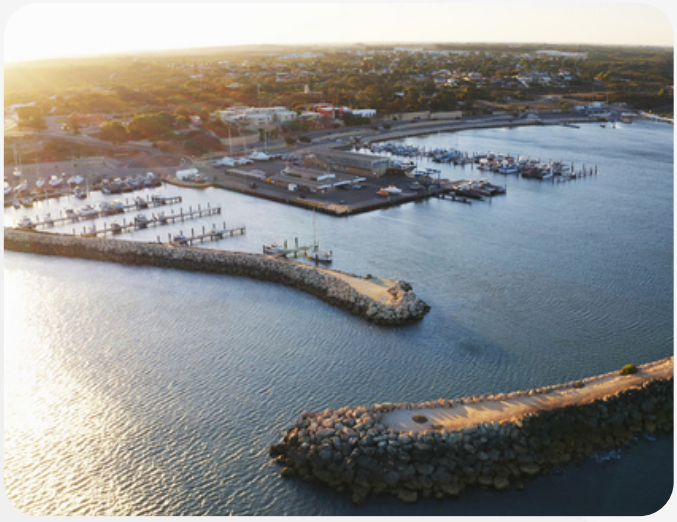
Exclusions:
Phase ins; Site related costs (earthworks, retaining walls, storm water disposal, underground power run in, telecommunications, phone line, aerial and crossover provisional sum items will be added separately as required). Please note: No allowance is made for asbestos items, permit fees, fencing, security system and front landscaping, unless otherwise noted.

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LIFESTYLE | TWO ROCKS



Two Rocks delivers true coastal escape vibes while still being part of Perth's fast-growing northern corridor. Known for its wide-open beaches, relaxed atmosphere and strong community spirit, it's a suburb attracting families, first home buyers and investors looking for space and long-term potential.



With major development underway and significant room for growth, Two Rocks presents outstanding value in a coastal setting. Whether you're chasing a sea-change, building your first home, or securing a forward-thinking investment, Two Rocks delivers lifestyle, space and future opportunity.

Positioned at the northern edge of Perth's expansion and connected via Marmion Avenue, Two Rocks offers peaceful seaside living with improving access to surrounding hubs and the Perth CBD.



Life here centres around the coastline, with fishing, boating and sunsets at Two Rocks Marina and long beach walks along Two Rocks Beach. The iconic King Neptune Statue remains a local landmark, while new schools, shops and community spaces continue to grow with the area.



Atlantis Beach
TWO ROCKS

Mercury Release



Legend

- Mercury Release
- Future Release
- Existing Residential
- Future Residential

GARAGE LOCATIONS
RETAINING WALLS/STAIRS
FOOTPATHS
35.89 LOT LEVEL
ROAD LEVEL
Deferred Service Hydrant Valve WATER SERVICES

DRAINAGE SERVICES
POWER DOME & STREET LIGHTS
TRANSFORMER SITE
COMMUNICATION SERVICE
BAL 12.5 BAL 19 BAL 29

HOLD SOLD

Location Plan

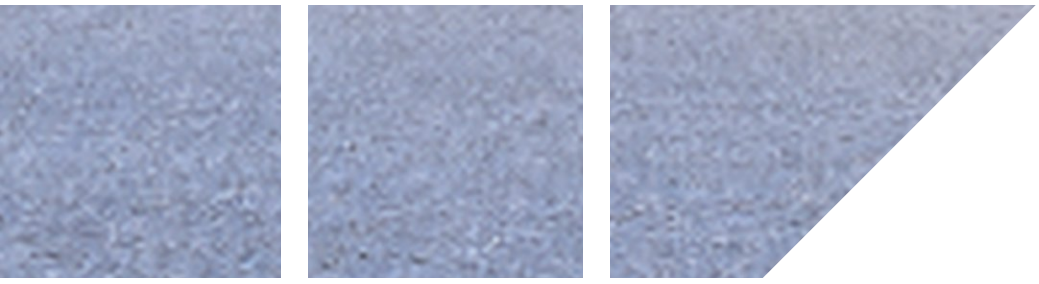


The service and engineering information shown is from design drawings and should not be construed as being the "As-Constructed" details. It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. The particulars of this plan are supplied for formation only presenting the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the Vendor or its Agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.

Our Ref: 11928 Date: September 2026



Your Property Tax Depreciation Estimate



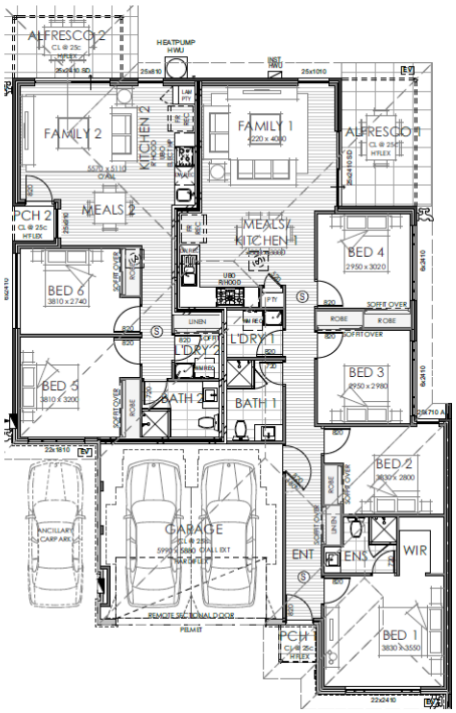
Helping you maximise your return on your investment

duotax
QUANTITY SURVEYORS

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Lot 1664 Mercury Avenue, Two Rocks, WA 6037

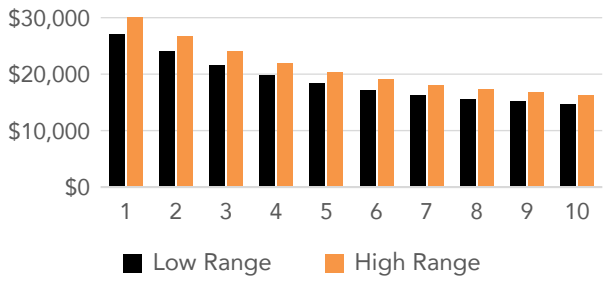


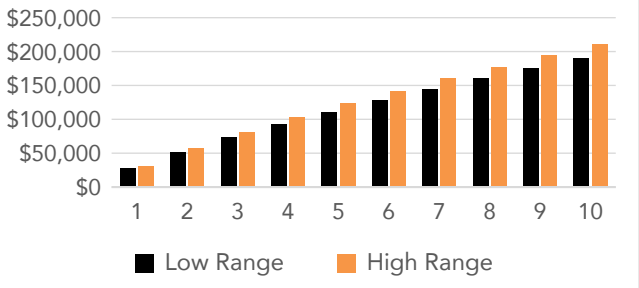
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$13,200	$13,900	$27,100
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+	$396,700	$5,400	$402,100
Total	**$528,700**	**$63,100**	**$591,800**

High Range

Year	Capital Works	Plant & Equipment	Total
1	$14,600	$15,400	$30,000
2	$14,600	$12,000	$26,600
3	$14,600	$9,400	$24,000
4	$14,600	$7,300	$21,900
5	$14,600	$5,700	$20,300
6	$14,600	$4,400	$19,000
7	$14,600	$3,400	$18,000
8	$14,600	$2,700	$17,300
9	$14,600	$2,100	$16,700
10	$14,600	$1,600	$16,200
11+	$438,400	$5,800	$444,200
Total	**$584,400**	**$69,800**	**$654,200**





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.

Rental Appraisal Letter

September 2026

To Whom It May Concern,

RENTAL MARKET APPRAISAL - DUAL KEY LOT 1664 ATLANTIS BEACH TWO ROCKS WA 6037

Thank you for allowing Ray White Keevers Group the opportunity to appraise this property for rent. Based on the current rental market, as well as recent comparable properties in the Two Rocks area, our analysis indicates the following anticipated rental price

4 Bedroom, 2 Bathroom approx $600-$680 per week.
2 Bedroom, 1 Bathroom approx $500-$550 per week.

Please note that the quoted rental values reflect the market conditions at the time of this appraisal and may vary as market conditions change.

If you would like further assistance with letting and managing your property, we would be delighted to meet with you to discuss a tailored package that meets your specific needs and to provide a more precise appraisal.

Yours faithfully,



Rhiannon Owen

Growth & Partnership Manager | Property Management
0433 809 812
Rhiannon.owen@raywhite.com

Your Indicative Insurance Quote

Address: Lot 1664 Mercury Avenue, Two Rocks, WA 6037

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

Property Details Address: Lot 1664 Mercury Avenue, Two Rocks, WA 6037
Indicative quotes based on the details: (Building Sum Insured: $622,990, Contents: $50,000 and Weekly Rent: $1,300)

- **CGU: $3,208.68**
- **Hollard: $5,253.23**
- **BZI: Declined due to location**
- **Hutch: Declined due to location**

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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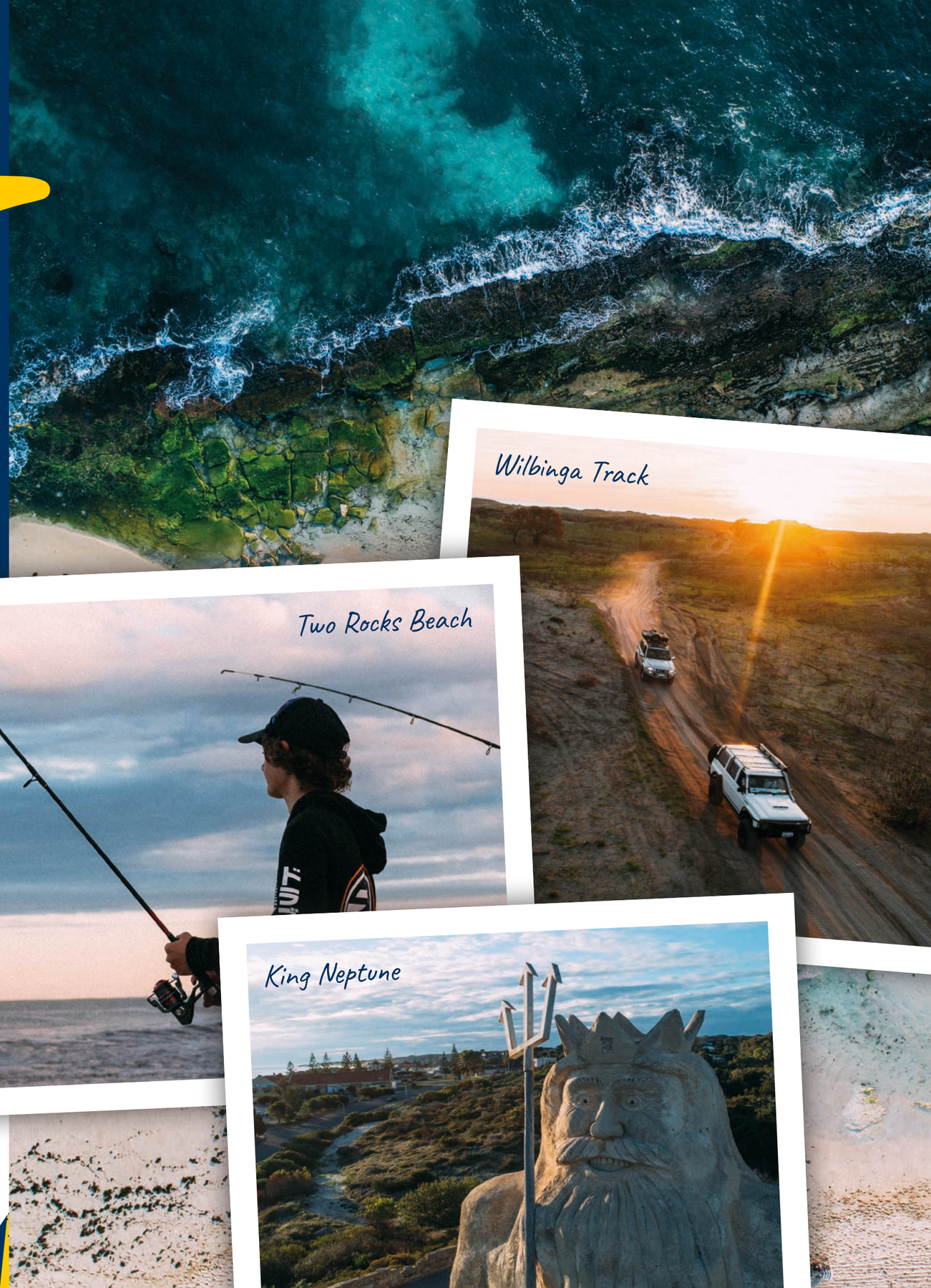
Tank INSURANCE


Atlantis Beach
TWO ROCKS
Rediscover
home.
atlantisbeach.com.au

Rediscover

Perth's best value coastal land.

Atlantis Beach Estate is the affordable beachside address you've been dreaming of. Just north of Yanchep, Atlantis Beach is conveniently located on Perth's pristine north coast. Boasting some of the area's largest blocks, Atlantis Beach is perfectly suited for larger lifestyles, whether you enjoy boating, fishing, surfing or just being outdoors in the fresh air. You'll have everything you need in your new coastal community, from schools, parks, shopping and transport all within walking distance.



Your new coastal life *beckons*



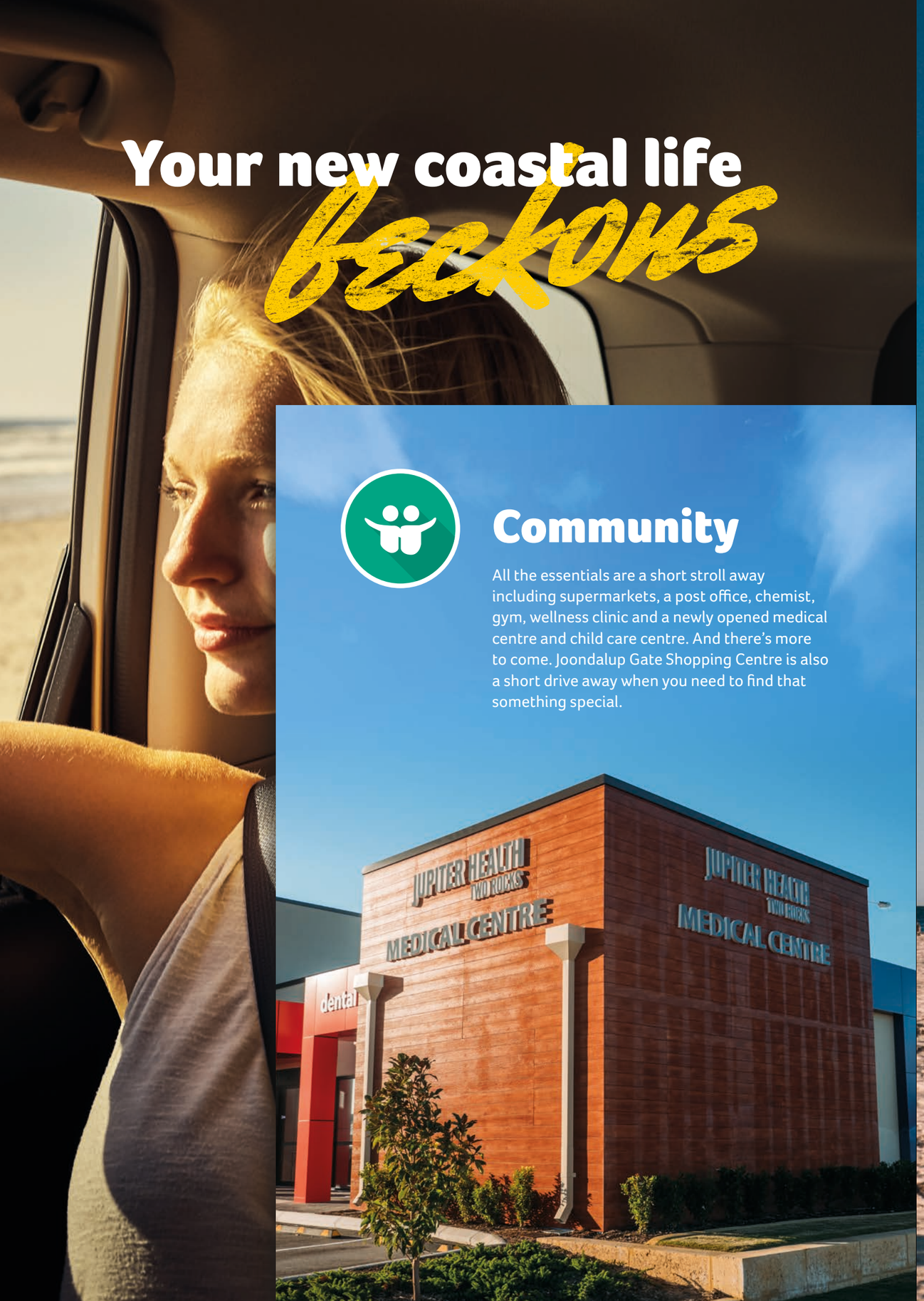
Live at the beach and be close to it all.

Real beachside living has arrived.

Just a short drive north of Yanchep, make your move to a beautiful established community where a stroll to pristine waters, surf breaks and miles of secluded, sandy beaches is possible every day. At the same time, you'll enjoy the ultimate convenience of having schools, parklands, shopping centres and public transport all right on your doorstep.



Your new coastal life *beckons*



Community

All the essentials are a short stroll away including supermarkets, a post office, chemist, gym, wellness clinic and a newly opened medical centre and child care centre. And there's more to come. Joondalup Gate Shopping Centre is also a short drive away when you need to find that something special.

Beaches

Everyone knows that Perth has some of the most stunning beaches in Australia, and Atlantis Beach is no exception, with more than 4km of pristine coastline that's perfect to explore, including secluded fishing spots, world-class surfing, snorkelling, diving and dog beaches all on your doorstep.

For surfers, the local breaks at The Spot and Derrs are nothing short of legendary. If you're a 4WD enthusiast, Wilbinga Conservation Park to the north will take you to your very own fishing paradise. Two Rocks even has its own designated dog beach for your four-legged friends. Perth's best value beachside living with all the perks is just north of Yanchep.



Parks

As a new resident of Atlantis Beach you and your family will be pleased to know that on top of the existing skate park, playing fields, and gardens, we've also got planned over 40 hectares of new parks, conserved natural bush and open space areas with barbeques, shelters and playground facilities for everyone to enjoy.

We know how important it is to be surrounded by beautiful spaces to create memories with your loved ones. For a family picnic, bringing everyone together, you could head to Constellation Park. With plenty of sheltered and seated BBQ areas , and lots of soft grass to spread out picnic rugs, as well as an awesome playground with a huge climbing structure, there's lots of room for rest and play.

If the teens are looking for a place to have a kick of the footy or a causal game of cricket, Mulloway Park is the perfect space. The park also has plenty of big, shady trees to escape the sun, and picnic tables for when it's time for a water break.

To keep the little ones entertained, you could head to Blaxland Park, with its new climbing obstacle course, the imagination can run wild, along with your kids, allowing them to let out some energy, whilst you relax in the selection of sheltered seating. We prioritise creating a family-friendly, safe community, so that you and your children will always feel like there are new adventures to be had.



Schools

In choosing Atlantis Beach Estate, you are providing your children with fantastic schooling options all within a 5-minute drive. Including Two Rocks Primary School and Atlantis Beach Baptist College, which is completely off-the grid, running 100% on solar and battery storage. Your young children are also catered for and will thrive at Cuddles Early Learning & Childcare, providing day care as well as before and after school care.

Yanchep Secondary College is also close by and has brand new facilities for its students, providing high quality education with a focus on engaging and productive classrooms. Yanchep Secondary College also takes advantage of it's beautiful natural surroundings, teaching environmental values and providing the opportunity for extra-curricular programs such as the Bush Ranger W.A. Cadets.

At Atlantis Beach, your entire family can thrive. With such extraordinary, innovative education centres nearby, an idyllic sense of community is created, with the shared aim of creating a safe space to learn, play and explore the natural world.



Cafés & Restaurants

The Atlantis Beach community has a range of dining options with some of the best ocean views this side of Perth. Whether it's morning, noon or night, there is always somewhere scrumptious to find a feed near the Atlantis Beach estate. The majority of the local cafés and restaurants are family owned and operated, so you can be sure you will get the incredible service and friendly smile that comes with the passion of small business owners.

For your morning coffee fix you could head to The Oven Door Bakery and Café for a perfectly crafted cappuccino, or to Neptune's Café for a delicious breakfast roll, right on the beach. At Neptune's Café, not only will you enjoy a beautiful ocean view, but the kids can marvel at Two Rocks' famous King Neptune statue. For a cosy date night with the potential for some live music, you could head to The Pickled Herring Restaurant or The Two Rocks Tavern, or for a big family meal, head to Oscar & Sons.

When living in Atlantis Beach Estate, whatever you are the in mood for, you can be sure that it will be served with care, and in the comfort of a connected, thriving community.



Marina

In Western Australia, the ocean is such an important part of our lifestyle. It brings families and friends together for fun beach days, provides the most gorgeous view to enjoy with our morning coffee and allows for extreme fishing adventures. All of this is going to be even easier to access, and more luxurious, with the upgrade of the Two Rocks Marina.

Take advantage of the Two Rocks Marina lifestyle, with an affordable Atlantis Beach house and land package. With brand new boat pens, a double boat launching area and a vibrant marina right on your doorstep you can go from your home to being on the water in minutes. The new additions to the infrastructure at Two Rocks Marina, means that the potential value of your future home will only increase with the growing community, and the continued development of the area that will unfold.



A thriving community that has it all.

20 min to Freeway Extension (Romeo Rd)

35 min to Joondalup City
- Joondalup Hospital
- Edith Cowan University

23 min to Butler Train Station

Yanchep Lagoon

7 min to Yanchep

Two Rocks Rd

Shopping Complex

Marina & Yacht Club

Bus Service

Two Rocks Primary School

Primary School

Atlantis Beach Baptist College

Marmion Ave

Yanchep Train Station

Primary School

Medical Centre

Childcare Centre

District Centre

High School

Current

Future

Masterplan



Current

1. Derrs surf break
2. Safe swimming beaches
3. Bus service
4. Marina & Yacht Club
5. Shopping Complex
6. Community Centre & Library
7. Boat ramp
8. Yacht Club
9. Skate park & oval
10. Dog beach
11. The Spot & more beaches
12. Two Rocks Primary School
13. Constellation Park
14. Atlantis Beach Baptist College
15. Medical Centre
16. Childcare Centre

Future

17. Local shops
18. High School
19. Primary School
20. Dune Conservation Park
21. Two Rocks District Centre



History
in the making

Delve deeper

1975

Two Rocks

Two Rocks became an official suburb in 1975 and was named from two prominent rocks located near Wreck Point.





Masterplan



Current

1. Derrs surf break
2. Safe swimming beaches
3. Bus service
4. Marina & Yacht Club
5. Shopping Complex
6. Community Centre & Library
7. Boat ramp
8. Yacht Club
9. Skate park & oval
10. Dog beach
11. The Spot & more beaches
12. Two Rocks Primary School
13. Constellation Park
14. Atlantis Beach Baptist College
15. Medical Centre
16. Childcare Centre

Future

17. Local shops
18. High School
19. Primary School
20. Dune Conservation Park
21. Two Rocks District Centre



1981



State Library of WA (slwa_b5844979_3)



State Library of WA (slwa_b3762651_3)

Atlantis Marine Park

The Two Rocks area really came to prominence in the early 1970s when Perth entrepreneur Alan Bond purchased around 20,000 acres of land North of Yanchep along with Japanese business partners. His plan was to create a significant resort and residential area that would benefit from the rapid expansion of Perth's population – and this culminated in the construction of Atlantis Marine Park in 1981 by Yanchep Sun City Pty Ltd.

Atlantis Marine Park was a huge success with families from WA and beyond flocking to the park to watch the live dolphin shows, swim in the pools, ride pedal boats and have their obligatory photo with King Neptune.



State Library of WA (slwa_b3033271_1)

1987



State Library of WA (slwa_b4797470_4)
Photograph © Roger Garwood



State Library of WA (slwa_b4797474_1)
Photograph © Roger Garwood

America's Cup

From an international perspective, Two Rocks really came into its own thanks to the 1987 America's Cup challenge. Alan Bond and others built the Two Rocks Marina as a construction and training headquarters for the America's Cup challenge – and to also provide facilities for the local fishing industry and boating enthusiasts.



State Library of WA (215802PD)

1990

Marine Park Closes

In 1988, three female dolphin calves were born at the park. As a result of regulatory changes in the late 1980s of how marine mammals could be held in captivity the park operators were required to construct a larger enclosure for the dolphins. The expenditure of an expansion, combined with falling visitor numbers, led to the Park's closure in August 1990. The dolphins were re-trained & released into the wild, and still today descendants of the marine park dolphins are seen in the beautiful waters of Two Rocks.



Masterplan



Current

1. Derrs surf break
2. Safe swimming beaches
3. Bus service
4. Marina & Yacht Club
5. Shopping Complex
6. Community Centre & Library
7. Boat ramp
8. Yacht Club

2014

Atlantis Beach Development

In 2014, Atlantis Beach launched its first release – Blaxland Release, as the first stage of the circa 6,000 lot masterplanned estate being developed by the Capricorn Village Joint Venture. Atlantis Beach includes 40ha of public open space, five primary & secondary schools and a hub of new community amenities on Breakwater Drive. Since launching in 2014, Atlantis Beach has continued selling Perth's best value coastal land and has already established facilities such as the medical centre, childcare centre and Atlantis Beach Baptist College.

Continue to watch our masterplanned community grow in the years to come as we develop Atlantis Beach into the place you'll want to call home.



What's on the horizon for Atlantis Beach?

Atlantis Beach is growing. Planning has commenced for the Two Rocks Marina $6 million upgrade. With brand new boat pens and a vibrant marina right on your doorstep, you can rediscover life on the water. A pedestrian bridge will be extended over the water to form the limits of a beautifully protected swimming beach. Additional parks, primary schools, amenities and public spaces also feature in the long term vision for Two Rocks.

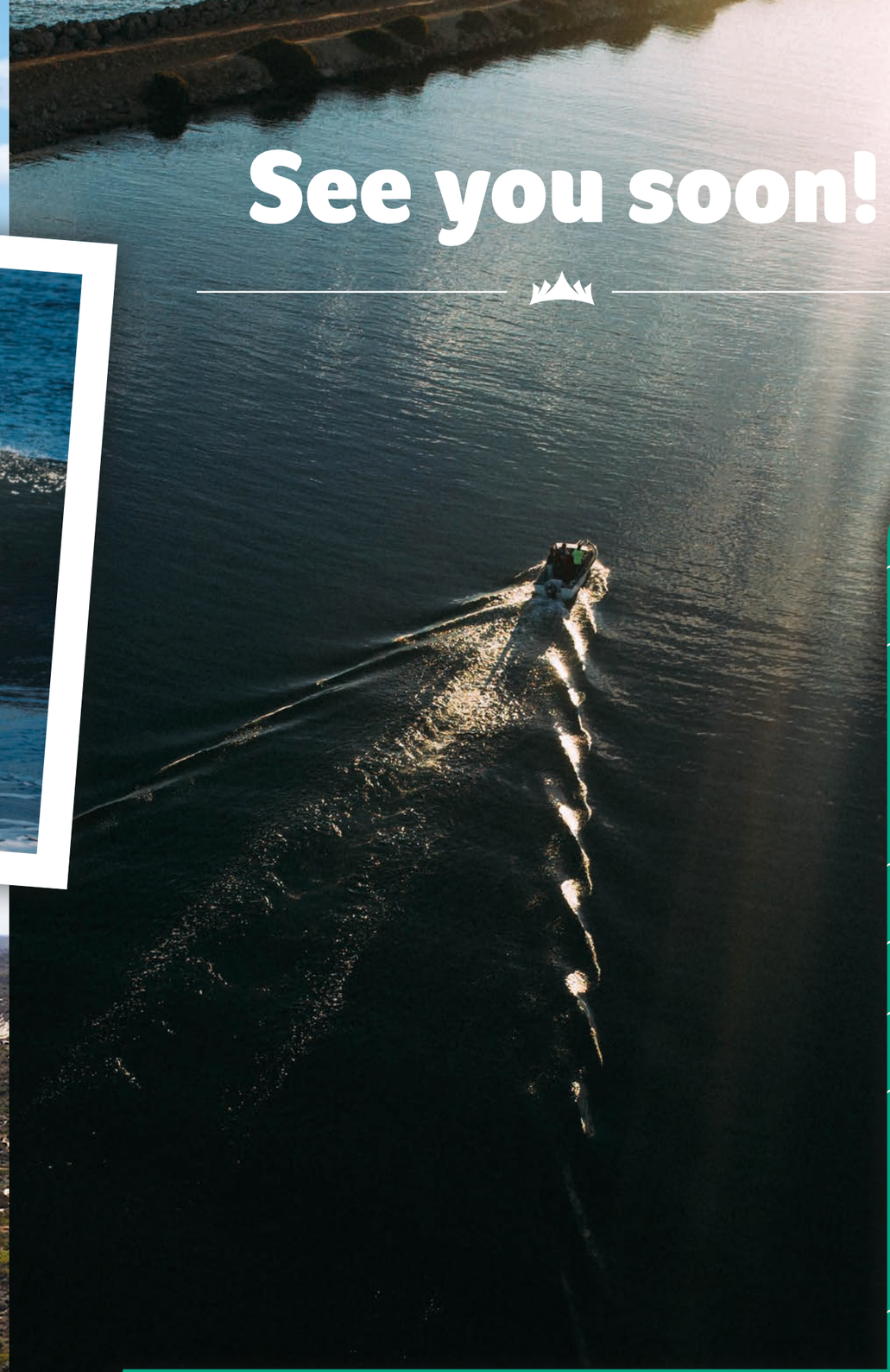
Travel time has substantially decreased from Perth to Two Rocks, and will only reduce again with the upcoming Mitchell Freeway extension and Yanchep train station set for completion in 2022. It's an exciting time for Atlantis Beach, with the near future set to transform the local coast.







See you soon!



Live life large at Atlantis Beach

Your new home at Atlantis Beach will not only be the affordable coastal lifestyle you've always wanted; it will also be a secure financial investment for the future.

Whether you'd like to live in the quiet family precinct surrounded by parks, ovals and future primary school site, or in the heart of the estate with a range of new and future amenities on your doorstep, we have a range of homesites to suit your lifestyle that will keep you well connected with the Two Rocks town centre and marina precinct.

Atlantis Beach
TWO ROCKS

5 Constellation Entrance Two Rocks
Monday to Wednesday
11am - 5pm
Saturday & Sunday
11am - 5pm

Land Sales
(08) 9561 1700

atlantisbeach.com.au

Information provided in brochure was correct at time of print (July 2020).
Photography by Emilie Keijzer and Matt Bettinaglio.

City of Wanneroo

BUSINESS WANNEROO

Invest Wanneroo

Land, links and local government support helping investors grow



Acknowledgment of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people. We pay respect to the Elders of the Noongar nation past, present and future, who have walked and cared for the land, and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

Alkimos coastline.

"Offering available and affordable land, access to a large and growing population, vibrant and strategic employment locations, a supportive business environment, and enabling infrastructure developed through significant State investment; discover a prime investment location to start, grow or diversify your business in the City of Wanneroo."

Linda Aitken
Mayor, City of Wanneroo

"Around 16,000 businesses choose to operate and thrive across the City of Wanneroo including a booming construction industry, world-class robotics and automation precinct, and a prospering tourism and visitor economy."

Bill Parker
CEO, City of Wanneroo

Australia's West is best

Australia is a progressive country with a stable political and social environment, making it an attractive and secure investment location.

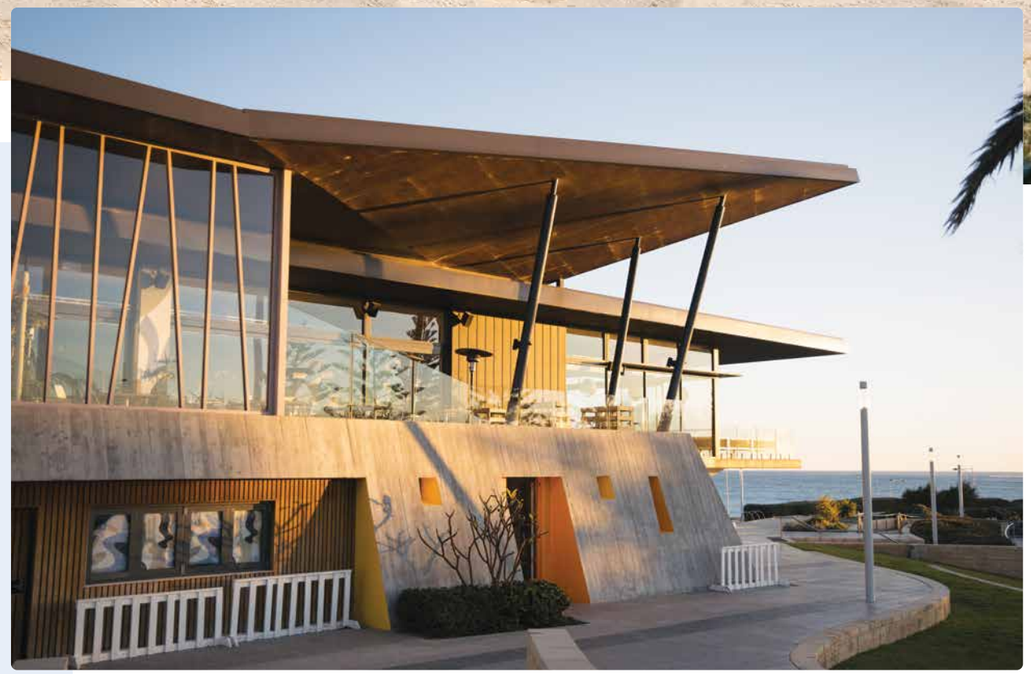
It is the sixth largest country in the world, rich with natural resources and home to a strong, resilient economy with a diverse and educated workforce.

Located in Perth, Western Australia, the City of Wanneroo is in the world's most populous time zone (UTC +8). Positioned in the Indo-Pacific region in proximity to key Asian markets, it shares the same time zone as approximately 60% of the world's population, making it an ideal location to do business.

Western Australia's high-quality infrastructure, large and sparsely populated landmass, and natural resources – including abundant solar and wind exposure which will play a role in the shift to renewable energy sources – welcome investors seeking a location for secure, profitable and responsible investment.

"We have the renewable resources, skills and trading partnerships to become home to job-creating clean energy mega-projects..."

Hon Roger Cook,
Premier Western Australia, 9 May 2024.



The Beach House, Eden Beach Jindalee.

"Western Australia is the nation's most business-friendly jurisdiction. It ranks first in the five metrics of construction costs, job vacancies, rental costs, fuel costs and development applications."

Ease of Doing Business Report,
August 2024,
Institute of Public Affairs, page 1

Advantage: Wanneroo

The City of Wanneroo is located on the north-eastern fringe of Perth's metropolitan area, spanning 12 to 60 kilometres from the Perth CBD.

Already home to more than 200,000 people, we're one of the fastest growing local government areas in Western Australia.

The population is expected to increase by over 150,000 residents by 2041, offering businesses a rapidly expanding local customer base and workforce.

Land availability, lower industrial land prices and excellent transport infrastructure and links, coupled with an enviable lifestyle make the City an excellent choice for investors.

> "We believe we could not have done this anywhere else, but where we are in Wangara.
>
> Our mortgage is completely doable, public schools are excellent, facilities and access to after school activities are brilliant – for us, this was a holistic decision...
>
> We've been so impressed with the City of Wanneroo's leadership and innovative thinking. They are open to looking beyond traditional businesses and are really harnessing our unique location and being receptive to ideas."
>
> **Lena Barnes,**
> Direct Coins

Grow with us

9.5%
of the total value of building approvals in Western Australia were in the City of Wanneroo in 2024-25 (FYTD October).

These totalled **half a billion dollars** in value (including residential approvals).

$9,529 million
City of Wanneroo's Gross Regional Product in 2022/23.

$1 billion+
of public investment in regional infrastructure in the past five years.

4.2%
City of Wanneroo's contribution to Western Australia's employment in 2022/23.

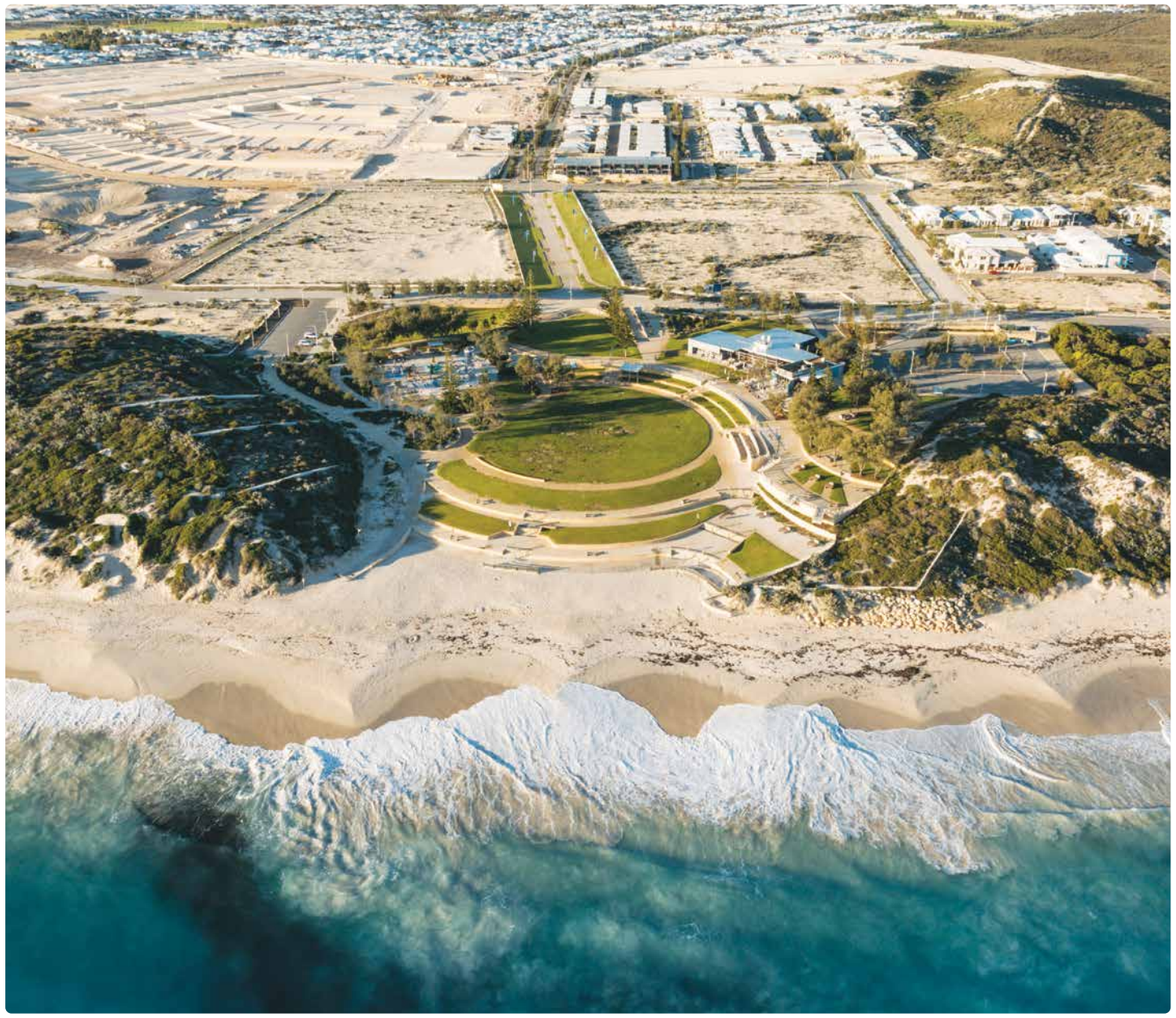
$895.4 million
total tourism sales in the City of Wanneroo in 2022/23.

11,061
people employed in **4,263** businesses in the construction industry.

23.33%
growth in employment in Professional, Scientific and Technical Services in the five years to 2021/22.

79.83%
forecasted population change 2025-46.

437,016
forecasted population by 2046.



Shorehaven Estate, Alkimos.

A sustainable City

Sustainability is integral to the City of Wanneroo's operations and our community. An organisation grounded in good environment, social and governance (ESG) principles also offers an investment destination that's less risky, better positioned for the future and more resilient to uncertainty.

Our economic purpose is to enable businesses to provide diverse and quality local job opportunities, facilitate delivering sustainable economic growth, and enhance social and environmental outcomes for intergenerational equity, while our diverse and supported industry base will support economic resilience.

The City aspires to balance economic growth with ensuring a healthy and sustainable natural and built environment. This is reflected in our operational plans and strategies.

Sustainability, protecting our environmental assets, and developing a resilient and diverse economy through sustainable and responsible economic development are central in themes identified as our community priorities, and enshrined in the City's *Strategic Community Plan 2021-2031*.

For more information on sustainability at the City of Wanneroo, visit **wanneroo.wa.gov.au/sustainability**

Competitive commerce and collaborative clusters

Tourism, agritourism, advanced manufacturing, retail and hospitality, construction, health care and social assistance, professional and technical services, waste and energy/clean technology industries are strong contributors to the City of Wanneroo's economy.

Innovative and sustainable businesses and precincts distinguish the City and offer investors co-location advantages in supportive industry clusters, including Neerabup Industrial Area's Australian Automation and Robotics Precinct (AARP) and the future planned Resource Recovery Precinct.

AARP

The AARP is a world-leading collaborative innovation hub and Australia's largest test and development site advancing automation, robotics, remote operations and zero emissions technologies globally.

The facility is forecast to contribute between $450 million and $600 million in economic benefits to Western Australia by 2030, with 80% of the value captured by local and regional businesses and organisations.

Designed to facilitate innovation, the AARP provides users with access to test beds, laboratories, design co-labs. The landmark Common User Facility features office space, showcasing areas, workshop facilities, laboratories and small-scale fabrication facilities and training rooms.

Thanks to a three-year Enterprise Funding Agreement and proud partnership with Core Innovation Hub (CORE), City of Wanneroo businesses can access exclusive networking, co-working and accelerator programs.

"With new automated solutions emerging, we are driving WA to **lead the nation** in the development of robot and automation solutions.

Our **Australian Automation and Robotics Precinct** will play a key role in the integration of robotics to **increase efficiency and safety** within key industries in WA, including mining.

It's exciting to be opening this world-class innovation hub right here in Perth, strengthening WA's position as a **global leader** in innovation, and setting our State's economy up for the future."

Hon Roger Cook MLA,
Premier Western Australia, 2024



The Australian Automation and Robotics Precinct, Neerabup.

Waste and Energy/Clean Technology

The waste and energy/clean technology sector is growing, with a range of businesses involved in producing and distributing renewable energy and clean technologies.

The City is home to several research and development facilities and manufacturers of clean technology products and seeks to establish a master planned Resource Recovery Precinct powered by renewable energy in the Neerabup Industrial Area.

This innovative precinct will enable the circular economy, providing a catalyst for private investment and an incubator for innovative solutions to waste by bringing together collection, recovery, processing and value adding.

For more information on this emerging opportunity, visit **wanneroo.wa.gov.au/advocacy**

Construction

Home to almost 4,500 businesses employing 12,300 people, construction is the City's largest industry, spanning residential, commercial, and industrial property development.

The City is home to several major projects including developing the Neerabup Industrial Area, and the WA State Government's METRONET Yanchep Rail Extension, which opened for passenger service in July 2024.

In the 2024-25 Financial Year (January FYTD), 9% of the total value of building approvals in Western Australia were in the City of Wanneroo. These approvals totalled $939m, comprising $825m in residential approvals, and $113m in non-residential approvals.

Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0. Compiled and presented in economy.id by .id (informed decisions)

Yanchep Lavender, Carabooda.





Luxury accommodation at The Marina Mindarie.

Tourism/Accommodation

Stunning coastline, natural beauty, and a diverse range of attractions and experiences make the City a popular destination for tourists.

Businesses will find plenty of opportunity among a strong tourism offering including Indigenous experiences, lakes, shipwrecks, national parks, caves, coastline, State motorsport, ecotourism, agritourism and a 5 Gold Anchor globally accredited marina.

The breadth of experiences across the City attracts a wide variety of visitors, creating similarly diverse opportunities for accommodation development, from hotels and resorts to holiday and short-term rental accommodation.

Agritourism

Rich agricultural history meets invention in the City of Wanneroo, making us home to a vibrant, competitive and innovative agritourism sector.

Agriculture and market gardening is an important part of our history and lays the foundation for emerging agritourism opportunities.

Rapid urbanisation of the northern corridor presents significant agritourism and nature-based opportunities to develop experiences, food, beverage and artisan products to cater to this growing customer base.

Health care and social assistance

Healthcare and social assistance sectors are growing alongside the booming City population.

The City has well established medical, dental, allied health services and health clinics, medical centres, and aged care facilities but will require significant growth of this sector to cater to the growing population.

Key locations

The City of Wanneroo is well-connected to the rest of Western Australia and beyond with established road, rail, and air connections.

Advanced telecommunications and technology infrastructure provides businesses with high-speed connectivity, data centres, and IT support services, connecting you to the digital economy and a potential global customer base.



Residential development, Alkimos.

With direct access to other metropolitan centres and the State's north, the City is home to two major industrial areas, six major activity centres, over 30 smaller centres and a further 25 new activity centres planned including the Yanchep Strategic Centre.

These precincts offer future development opportunities for business growth with vibrant employment centres, supportive industry clusters and high quality and affordable land available for businesses to locate, relocate and grow.

The City of Wanneroo is likely to offer the **most cost-effective development opportunities** of any metro corridor in Western Australia.

2,481ha of industrial land is planned to be developed in the City of Wanneroo.

Industrial areas

Neerabup Industrial Area

Located on 1,000 hectares of land, the Neerabup Industrial Area (NIA) is perfectly positioned to meet the industrial needs of Perth's growing north-west corridor.

Set to become the City's largest industrial area, NIA will provide up to 30,000 local jobs. The development is being rolled out in stages, with a range of industrial lots available to suit individual business requirements, including freehold options for businesses that prefer a blank canvas.

The WA State Government recognises the strategic importance of Neerabup Industrial Area, investing $20 million into Neerabup's Australian Automation and Robotics Precinct.



Premier Hon Roger Cook MLA testing the tech at the November 2024 AARP launch.

Wangara Industrial Area

The Wangara Industrial Area is a well-established hub for manufacturing, engineering, and construction companies. Close to major transport routes and a skilled local workforce, the Wangara Industrial Area offers a range of opportunities for new and established businesses.

Benefits include proven supply chains and industry clusters, a range of established property options available to buy or lease providing opportunity to start, expand or re-locate your business without delay.

Wangara is one of the busiest established industrial areas in Perth, complemented by excellent transport connections. The area is an NBN Business Fibre Zone, providing superior business connectivity.

The City's increased CCTV infrastructure in the Wangara Industrial Area further enhances safety and security for businesses. The initiative was recognised for excellence in innovation as part of the Wangara Smart City Technology project.

> "With direct access to arterial roads and freeways, we're easily able to deliver to any location, as well as set up events throughout Perth... Locating our business here in Wangara has helped us achieve work/life balance as we grow a really successful business."
>
> **Jacob Ferreo,**
> Creative Catering
>
> Best Small Caterer in Australia 2015, Best Event Caterer WA 2016 and 2020, and Caterer of the Year WA 2020.

Yanchep – Future Strategic Centre

As a designated Strategic Centre, Yanchep City will be equipped to service a population of up to 300,000, creating strong demand for construction, schools and higher education services, sporting and tourism amenities, retail, entertainment and hospitality, civic and community services and a future tertiary hospital with integrated health services.

The rail to Yanchep opened in 2024, improving accessibility and connection and facilitating exponential regional growth.

Yanchep is also home to the famous Yanchep Lagoon and Yanchep National Park, each with their own Master Plans identifying opportunities for public and private investment.

East Wanneroo

East Wanneroo will be a centre for urban growth, home to 55,000 new dwellings housing 150,000 residents and providing opportunity and demand for construction, education, health care, retail, tourism and recreation experiences and more.

North Wanneroo Agribusiness Precinct

Wanneroo has a long history of agriculture, and this niche local industry remains a strong contributor to the WA food supply and associated agritourism sector. Value-add opportunities exist with primary producers located in proximity to the developing Neerabup Industrial Area and agritourism opportunities parallel to growing northern coastal suburbs.

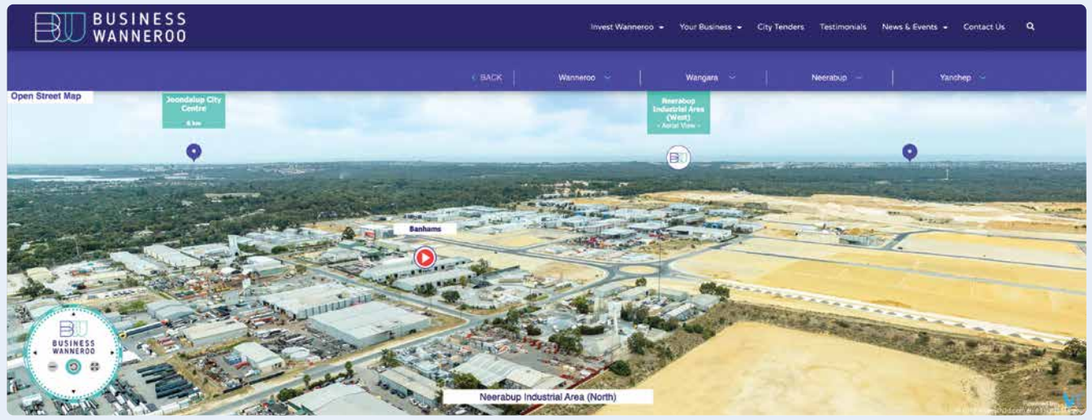
Space and opportunity exist for large-scale visitor experiences, such as theme parks within the metropolitan area, and large potential exists to compliment the future use(s) of the adjoining State Forest 65.

Alkimos/Eglinton

Significant development is planned for the Alkimos and Eglinton areas in coming years.

This area is set to become a major residential and commercial hub, with opportunities for investment in a range of sectors including construction, retail, hospitality, and professional services, and include new and start-up business opportunities, business re-location and expansion, property development, joint ventures, and direct investment.

To take a virtual tour of the City of Wanneroo and explore our major industrial areas and future Strategic Metropolitan Centre, visit **businesswanneroo.com.au**





Neerabup Industrial Area.



Active assistance – *Business Wanneroo*

Collaborating with regional and State partners, departments, local organisations and associations, industry and individuals, the City works to remove barriers and enable sustainable economic growth.

The City developed ***Business Wanneroo*** to enable and facilitate new investment in Wanneroo, support the existing vibrant business eco-system to grow, and empower start-up businesses.

The initiative grew from the City's participation in the Small Business Friendly Approvals program, driven by a Streamline WA commitment to streamline regulatory processes in Western Australia.

Along with a proactive and positive approach to encouraging investment, the City supports businesses and investors in a variety of tangible ways.

Business Support Service

Whether your business is at early ideation stage, or you need help to find room to expand your operations, the City's Business Support Service has resources and tools available to all looking to do business in Wanneroo.

Pre-application meetings

Book a pre-application meeting and receive advice and support with your applications. Complete and quality applications ensure a smooth approval process to get your business up and running as fast as possible.

Business and Investment Support

For more help with your business journey, access specialised investor liaison and other support through the City's Business Support Service.

Information, scholarships, sponsorships, events, networks

Access a range of tailored resources and information, scholarships, training, events, networking and sponsorship opportunities.

Visitor Economy

The Discover Wanneroo brand, website and social media channels are dedicated to promoting, marketing and supporting the local visitor economy.

It's free to list your business on Discover Wanneroo to access promotional and media opportunities and connect with industry partners including the Sunset Coast, Destination Perth, Tourism Council and Tourism WA.

Advocacy

Advocating for essential infrastructure and services and addressing structural barriers to business growth is at the core of our Advocacy Agenda.

For more information visit
businesswanneroo.com.au

Meet the team

The City is committed to providing a business-friendly environment and attracting investment. We are resourced to guide and support you and your business from inception to expansion.



Chief Executive Officer
Bill Parker




Investment Attraction and Economic Development
Steve Marmion and Sarah Carracher



Visitor Economy
Caroline Buck



Advocacy
Janet Takarangi



Economic Development
Shannon Crowe





Business Support
Anita Rauch, Jess Few and Claire Lansdown





Get in touch

Be the first to hear of news, events and opportunities supporting business.

Sign up for the City's business e-news, follow Business Wanneroo on Facebook or Instagram, and visit
businesswanneroo.com.au

City of opportunity

The City of Wanneroo is one of the fastest growing local government areas (LGA) in Western Australia and will soon become the largest LGA by population. Recognising the City's exponential growth and strategic importance, major investors and the WA State Government have selected Wanneroo as the site for major projects and investment.

WA's next major infrastructure project to deliver economic boom

WA-manufactured pipeline to transfer 50 billion litres of water from **Alkimos** Seawater Desalination Plant (ASDP) as part of a program set to create more than 1,500 local jobs and inject $1.1 billion into WA's economy.

This major infrastructure project will construct a 33.5 kilometre underground pipeline from Alkimos to Wanneroo. At 1.6 metres in diameter, it is the largest water pipeline ever constructed by Water Corporation and is sized for current and future stages of ASDP.



Alkimos Beach.

Australia's biggest robotics and automation precinct opens in WA

The Australian Automation and Robotics Precinct (AARP) is a world-class innovation hub to drive advancements in autonomous systems, robotics and zero-emissions technologies.

Located on 51 hectares in **Neerabup**, state-of-the-art facilities support local, national and global companies with testing and development of emerging technologies. AARP is projected to contribute between $450 million and $600 million over the next five years.



City of Wanneroo Civic Centre and Wanneroo Library and Cultural Centre, Wanneroo.

More industrial land released in Perth's northern corridor

As part of the WA Government's efforts to bolster strategic land supply, provide more opportunities to diversify the WA economy and create more local jobs, seven new industrial land lots have been released at Meridian Park in the **Neerabup** Industrial Area.

Located 2km from Wanneroo Road, 4km from the Mitchell Freeway and close to the recently opened $28 million Australian Automation and Robotics Precinct, the general industrial lots provide options to a range of industrial users including warehousing, logistics, robotics, mining services, engineering, and general construction.



Robotics in action at the Australian Automation and Robotics Precinct, Neerabup.



Adam Bunting, General Manager, Safe Central.

Location advantages drive Safe Central from strength to strength

Safe Central began operations in 2011 as an extension of our core locksmithing business. As we expanded and strengthened our industry presence, it became clear that we needed a more permanent, functional location to accommodate sales, service, and distribution in an efficient and cost-effective manner.

Although key members of our ownership and management team resided north of the river, we prioritised selecting the optimal business location, even if it meant altering our personal commutes. After evaluating properties in Osborne Park, Canning Vale, Malaga, Joondalup, and Wangara, we chose a small commercial unit in Wangara. The decision was driven by several key factors:

- **Proximity to Freight Routes:** improved access due to ongoing works on Tonkin Highway made Wangara well-positioned for distribution.
- **Customer Network Accessibility:** at the time, a significant portion of our core customer base was concentrated in the northern suburbs.
- **Investment Potential:** we saw growth potential in Wangara's developing areas and opted to purchase the premises as an investment. Although we have since acquired a larger premises, we've retained the original location and continue to lease it.

In addition to these strategic benefits, Wangara provided personal convenience, as my children were attending a local school. This led to us building our family home within the City of Wanneroo in 2017.

Since establishing Safe Central in Wangara, we've received outstanding support from the City of Wanneroo. Their initiatives – including business development programs, networking opportunities, sponsorships, collaborative projects, and regular engagement – have significantly contributed to our ongoing success.

I'm truly grateful for these opportunities and highly recommend businesses consider establishing themselves in the City of Wanneroo. Building a relationship with the City's business development team is invaluable and can provide tremendous support for long-term growth and success.

Adam Bunting
General Manager, Safe Central

For more information and to
discuss investment opportunities, contact:

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E business@wanneroo.wa.gov.au
businesswanneroo.com.au

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

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

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

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

PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

ACKNOWLEDGEMENT

This EOI is non-binding and subject to acceptance. I authorise Let's Buy Property to collect, use and disclose my personal information to relevant parties as required to facilitate my property purchase and comply with applicable AML/CTF and legal requirements.

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By approving this EOI, you consent to receive property updates and marketing from Let's Buy Property. Unsubscribe anytime.