

## Aura - Seaside Lots on the West of Marmion Ave.

### Traditional & Cottage Homesites

Lot No	Stage	Street Name	Area (m <sup>2</sup> )	Frontage (m)	Titles	Price (\$)	Notes
2193	32A	Carlsbad Promenade	383	12.5	Titled	\$238,000 *	Cnr Lot
2331	33A	Kimolos Way	450	15	Titled	\$248,000 *	Cnr lot
2332	33A	Kimolos Way	450	15	Titled	\$269,000 *	
2320	33B	Kimolos Way	445	15	Mar 2022	\$285,000	Cnr lot to lane
2327	33B	Kimolos Way	450	15	Mar 2022	\$277,000 *	
2346	33B	Parnu Street	384	15	Mar 2022	\$232,000 *	
2347	33B	Parnu Street	424	15	Mar 2022	\$236,000 *	Cnr lot
2348	33B	Kimolos Way	375	12.5	Mar 2022	\$248,000 *	
2349	33B	Kimolos Way	450	15	Mar 2022	\$284,000 *	
2350	33B	Kimolos Way	375	12.5	Mar 2022	\$254,000 *	
2351	33B	Kimolos Way	375	12.5	Mar 2022	\$258,000	
2352	33B	Kimolos Way	450	15	Mar 2022	\$288,000	
2353	33B	Kimolos Way	450	15	Mar 2022	\$288,000	
2356	33B	Kimolos Way	450	15	Mar 2022	\$288,000	
2364	33B	Chateau Avenue	450	15	Mar 2022	\$283,000 #	
2365	33B	Chateau Avenue	450	15	Mar 2022	\$283,000 #	

## Atelier North & Agora - East of Marmion Ave.

### Traditional & Cottage Homesites

Lot No	Stage	Street Name	Area (m2)	Frontage (m)	Titles	Price (\$)	Notes
2053	AN 3B	Chevalier Way	463	14	Feb 2022	\$240,000 +	Cnr lot
2071	AN 3B	Ewers Street	315	10.5	Feb 2022	\$196,000 #	

- Prices include premium eco-logical front yard landscaping package, side & rear fencing, and a connection to Trinity's fibre optic network.
- Prices shown are inclusive of GST and subject to change without notice.
- #BAL 12.5 +BAL 19 (Bushfire Attack Level)
- \* Subject to noise attenuation measures, (ground floor for Lots 2193, 2331, 2332, 2346 & 2347 and for all other lots, this applies to upper floors only)

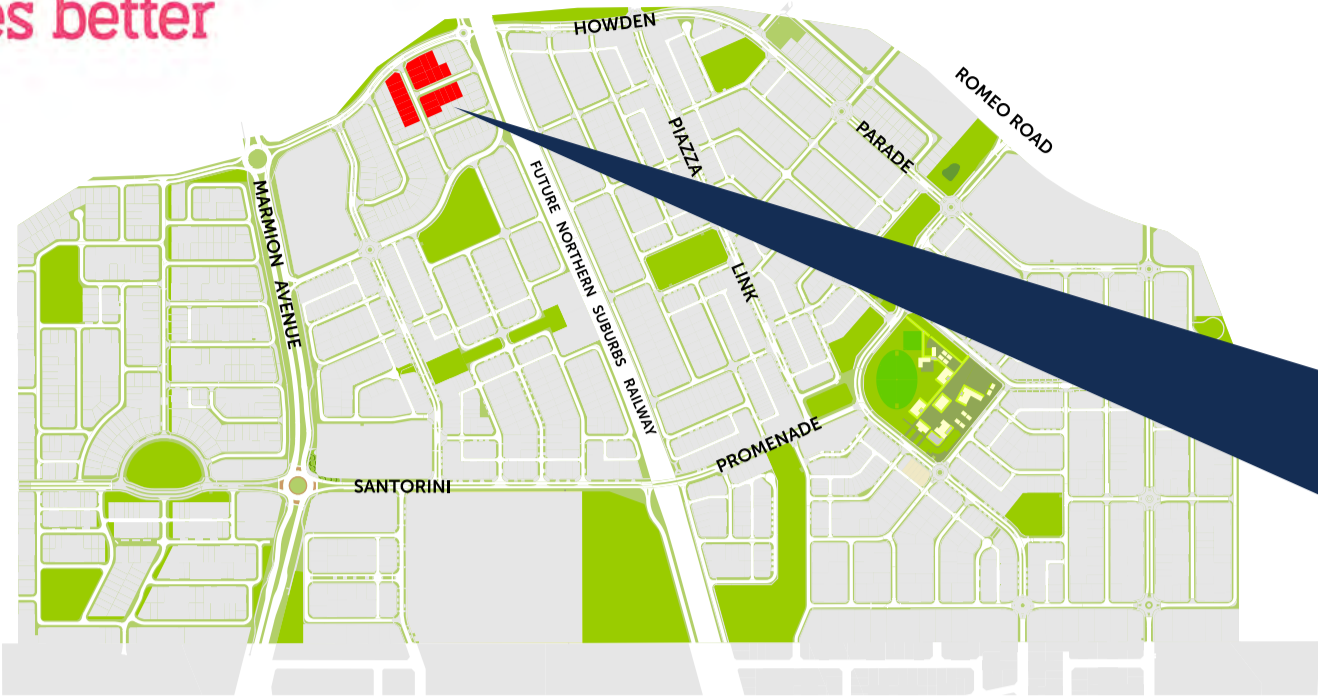
Purchasers will need to ensure they have their Letter of Eligibility (LOE) in place from their financial institution or Broker, and a \$1,000 deposit.

Call Garth on 0497 007 977 or email [trinity@lwpproperty.com.au](mailto:trinity@lwpproperty.com.au)

[trinity-alkimos.com.au](http://trinity-alkimos.com.au)

0497 007 977





Release 3B



50 metres

- TRANSFORMER SITE (Western Power)
- ELECTRICITY DOME
- STREET LIGHT
- SEWER LINE
- FOOTPATH
- RETAINING WALL

- PAD LEVEL
- ROAD LEVEL
- BAL 12.5
- BAL 19

- RELEASE
- EXISTING RELEASE
- FUTURE RELEASE
- FUTURE RELEASE NON-RESIDENTIAL
- PUBLIC OPEN SPACE

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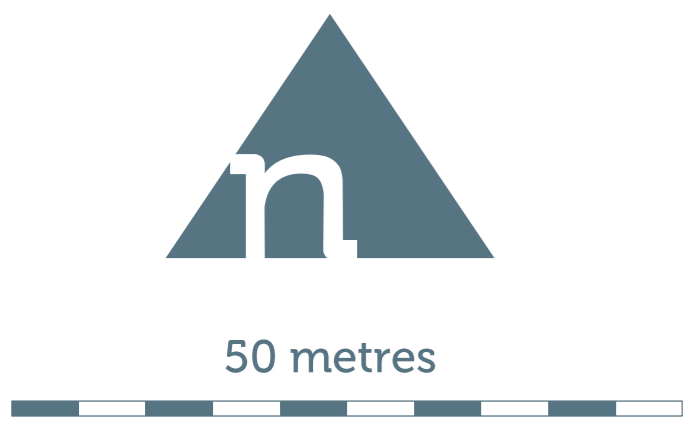
Sept 2021

All dimensions and areas are subject to survey. The particulars on this brochure are supplied for information only and should not be taken as a representation in any respect on the part of the vendor or its agent.

Our Ref 10791 Stage 3B



Release 32a



- TRANSFORMER SITE (Western Power)
- ELECTRICITY DOME
- STREET LIGHT
- SEWER LINE
- FOOTPATH
- RETAINING WALL

- PAD LEVEL
- ROAD LEVEL
- Lot subject to noise attenuation requirements
- RMD Codes Apply

- RELEASE
- EXISTING RELEASE
- FUTURE RELEASE
- PUBLIC OPEN SPACE



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October 2019

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Our Ref 10791 Stage 32A



## Release 33a



50 metres

- TRANSFORMER SITE (Western Power)
- ELECTRICITY DOME
- STREET LIGHT
- SEWER LINE
- FOOTPATH
- RETAINING WALL

- PAD LEVEL
- ROAD LEVEL
- BAL 12.5
- Lot subject to noise attenuation requirements

RMD Codes Apply

- RELEASE
- EXISTING RELEASE
- FUTURE RELEASE
- PUBLIC OPEN SPACE



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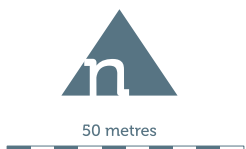
July 2021

All dimensions and areas are subject to survey. The particulars on this brochure are supplied for information only and should not be taken as a representation in any respect on the part of the vendor or its agent.

Our Ref: 1071 Stage 33A



## Release 33b



- ⚡ TRANSFORMER SITE (Western Power)
- ⚡ ELECTRICITY DOME
- ⚡ STREET LIGHT
- 🔗 SEWER LINE
- 🚶 FOOTPATH
- 🚶 RETAINING WALL

42.00

PAD LEVEL

42.00

ROAD LEVEL

42.00

BAL 12.5

\*

Lot subject to noise attenuation requirements Design requirements on upper floor only for Lots 2325, 2326, 2349 & 2350.

RMD Codes Apply



RELEASE



EXISTING RELEASE



FUTURE RELEASE

PUBLIC OPEN SPACE



## Pre-Purchase Information

To help make the process of buying land at Trinity as smooth as possible, LWP has put together the following pre-purchase information. Should you have any other queries, please contact our Information & Sales Centre on 9590 0000

### Finance Pre-Approval

A finance pre-approval letter is required when you purchase your land at Trinity.

You will need to formally apply to a financial institution or broker seeking pre-approval of your finance; generally the more information you provide at the start of the process such as income, expenditure figures and assets the quicker your finance will be pre-approved.

- Financial institutions & Brokers will pre-approve your finance in writing.

## Finance Approval

### Titled Land

Purchasers signing a contract to purchase land only will be given 4 weeks to obtain unconditional finance approval.

Purchasers requiring finance for both house and land will be given 7 weeks to obtain unconditional finance approval.

### Untitled Land

Purchasers will be given 7 weeks to obtain unconditional finance approval, however a time longer than 7 weeks maybe given to obtain unconditional finance approval where titles are not expected to issue within 3 months of the date of contract signing.

### Deposit

A deposit of \$1,000 for the purchase of land is payable upon signing contract documentation. The deposit is accepted in cash, cheque or bank transfer. EFTPOS facilities are also available.

The deposit cheque should be made payable to LWP Realty Trust Account.

## First Home Owners

The Australian Government introduced the First Home Owner Grant (FHOG) Scheme to help people with the purchase their first home. The grant was introduced to offset the higher housing costs associated with the introduction of the Goods and Services Tax (GST)

First home owners should check to ensure they qualify for the FHOG by one of the following:

Website: [www.osr.wa.gov.au](http://www.osr.wa.gov.au) or [www.firsthome.gov.au](http://www.firsthome.gov.au)

Email: [firsthomegrant@dtf.wa.gov.au](mailto:firsthomegrant@dtf.wa.gov.au)

Telephone: 1300 363 211

Location: Office of State Revenue

Plaza Level, Mt Newman House

200 St Georges Terrace, Perth WA 6000

LWP recommends that all relevant information and approvals be passed on to your settlement agent / financial institution at the earliest opportunity.

## Foreign Investment Review Board (FIRB)

If you are not a resident of Australia and wish to purchase land there are special conditions that apply.

Please notify LWP at time of signing if you are not an Australian resident.

For further information, please contact the Foreign Investment Review Board

c/o Department of the Treasury

Langton Crescent, Canberra ACT 2600

Telephone: (02) 6263 3795

Fax: (02) 6263 2940

Website: [www.firb.gov.au](http://www.firb.gov.au)

## Your local council

For information on security services, shire rates or council policies please contact the City Of Wanneroo

Telephone: General enquiries: 9405 5000

After hours: 1300 138 393

Web: [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)

Email: [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au)

Location: City of Wanneroo Civic Centre (Council Chambers & Administration)

23 Dundobar Road, Wanneroo WA 6065

Postal Address: Locked Bag 1 Wanneroo WA 6946