

Pricelist current at 11th January 2021

AURA – Seaside Lots on the West of Marmion Ave

Traditional Homesites

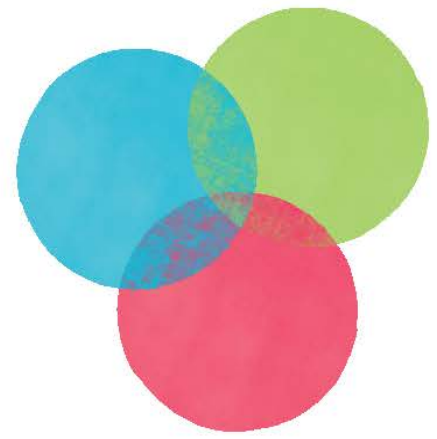
Lot No	Stage	Street Name	Area (m ²) / Frontage (m)	Titles	Price (\$)	Notes
2196	32A	Gadir Street	375 / 15	Titled	\$238,000	
2227	32A	Carlsbad Promenade	300 / 15	Titled	Was \$225,000 Now \$220,000	Squat lot
2230	32B	Carlsbad Promenade	300 / 15	Titled	Was \$225,000 Now \$220,000	Squat lot
2199	32B	Gadir Street	364 / 27	Titled	\$230,000	Squat lot
2200	32B	Gadir Street	295 / 15	Titled	\$222,000	Cnr squat lot

AGORA & ATELIER NORTH – East of Marmion Ave

Traditional Homesites

Lot No	Stage	Street Name	Area (m ²) / Frontage (m)	Titles	Price (\$)	Notes
1915	27A	Myrlea Trail	295 / 15	Titled	\$177,000 #	Cnr squat lot
1945	28A	Kane Loop	307 / 14	Titled	\$170,000 #	Squat Lot
1443	28B	Howden Parade	375 / 12.5	Titled	\$198,000	
2098	AN 1	Darbyshire Parade	350 / 12.5	Mar 2021	\$203,000	
2133	AN 1	Darbyshire Parade	412 / 17.5	Mar 2021	\$223,000	Opposite Park
2135	AN 1	Darbyshire Parade	314 / 10.5	Mar 2021	\$190,000 *	Park views
2136	AN 1	Darbyshire Parade	315 / 10.5	Mar 2021	\$190,000 *	
2137	AN 1	Trethowan Promenade	286 / 12.5	Mar 2021	\$177,000 *	Cnr lot
2138	AN 1	Trethowan Promenade	263 / 10.5	Mar 2021	\$170,000 *	
2139	AN 1	Trethowan Promenade	262 / 10.5	Mar 2021	\$170,000 *	
2291	AN 1	Darbyshire Parade	306 / 10.5	Mar 2021	\$198,000	Opposite Park

Please turn over



Traditional Homesites

Lot No	Stage	Street Name	Area (m ²) / Frontage (m)	Titles	Price (\$)	Notes
2292	AN 1	Darbyshire Parade	315 / 10.5	Mar 2021	\$190,000 *	
2293	AN 1	Darbyshire Parade	315 / 10.5	Mar 2021	\$190,000 *	

- 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, (upper floor only for lots 2135,2136,2292,2293 & 2294)
- Purchasers will need to ensure they have their pre-approval letter in place from their financial institution or Broker, and a \$1000 deposit.

Call Garth on 9590 0000 or email trinity@lwpproperty.com.au

Live three times better



Release 27a



veris



50 metres

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

- 42.00 PAD LEVEL
- 42.00 ROAD LEVEL
- BAL 12.5

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

All traditional lots (unless varied by a Local Development Plan) are subject to:
 * 60% site coverage
 * 5m average front setback

VERIS
 (08) 6241 3333
 www.veris.com.au

11th March 2019

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 27a

Live three times better



Release 28a



50 metres

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

- 42.00 PAD LEVEL
- 42.00 ROAD LEVEL
- BAL 12.5
- BAL 19
- BAL 29
- Lot subject to noise attenuation requirements upper floor only.

- RELEASE
- EXISTING RELEASE
- RMD Codes Apply

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

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18th June 2020

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Our Ref 10791 Stage 28a



Release 28b



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

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

- RELEASE
 - FUTURE RELEASE
 - EXISTING RELEASE
 - FUTURE RELEASE NON-RESIDENTIAL
 - PUBLIC OPEN SPACE
- RMD Codes Apply



50 metres



Release 1



50 metres

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

- PAD LEVEL
- ROAD LEVEL

- RELEASE
 - FUTURE RELEASE
 - FUTURE RELEASE NON-RESIDENTIAL
 - EXISTING RELEASE
 - PUBLIC OPEN SPACE
- * Lot subject to Quiet House Design requirements



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September 2020

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Our Ref 10791 Stage 2B8



Release 32a



50 metres

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

- 42.00 PAD LEVEL
- 42.00 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 32b



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

- PAD LEVEL
- ROAD LEVEL
- RMD Codes Apply

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



50 metres



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September 2020

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Our Ref 10791 Stage 32a



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 or www.firsthome.gov.au

Email: 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

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

Email: 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