

An aerial photograph of a coastal landscape. On the left, the ocean stretches towards the horizon, with waves breaking onto a wide, sandy beach. The beach is marked with numerous tracks and footprints. To the right of the beach, there is a dune area covered in low-lying green and brown vegetation. A small, elevated wooden structure, possibly a viewing platform or lifeguard stand, is visible on the dunes. The sky is a pale blue with some light clouds. The text 'ALKIMOS BEACH' is overlaid in the center of the image.

ALKIMOS BEACH

EXECUTIVE SUMMARY

Project Name

Alkimos Beach

Project Location

47 Painted Parkway, Alkimos WA 6038

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

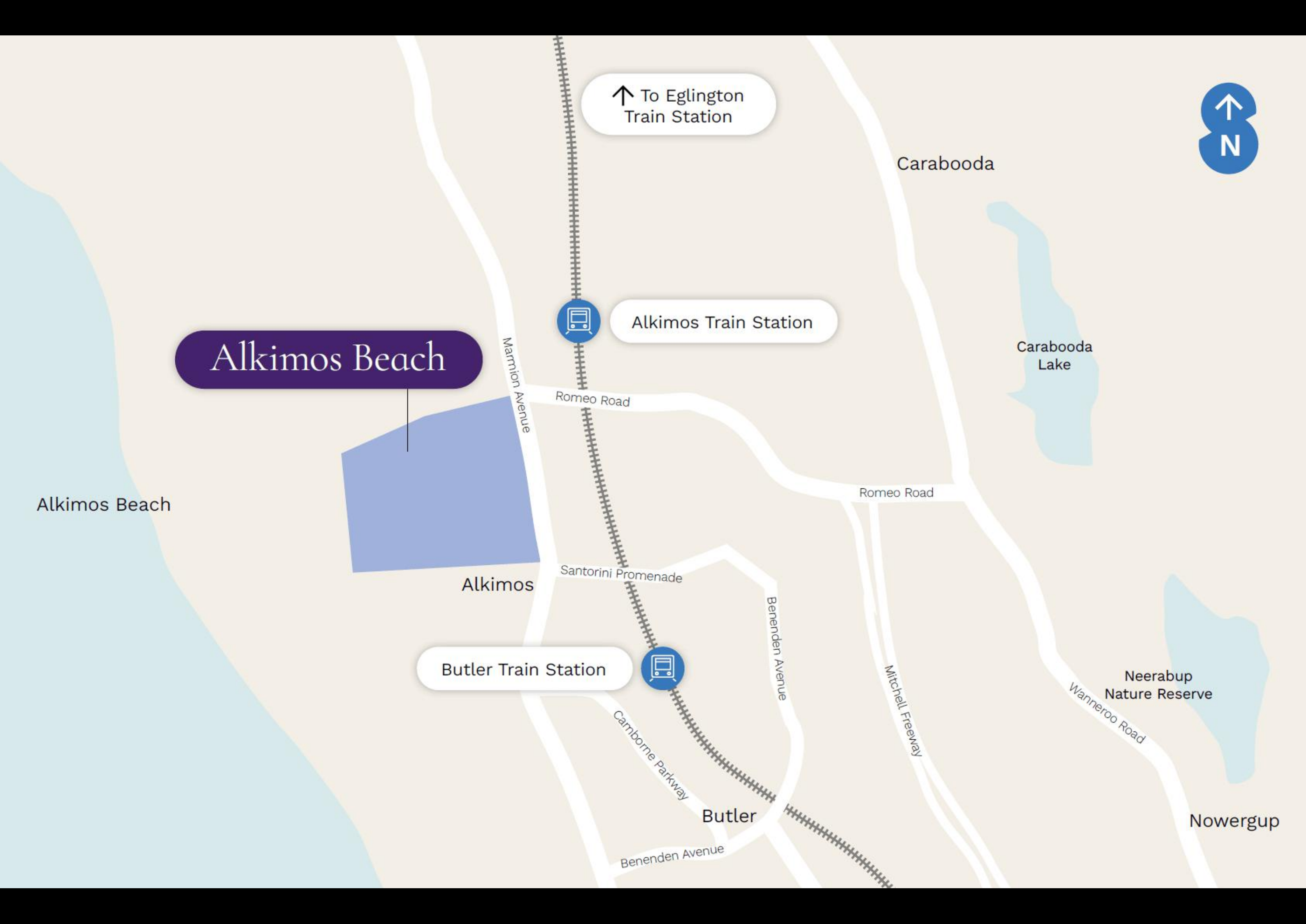
Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Alkimos Beach is a premium coastal community located in Alkimos, Western Australia, approximately 45 kilometres north of the Perth CBD. This master-planned estate offers a perfect blend of modern coastal living, sustainable design, and urban convenience, making it an attractive option for homebuyers and investors alike.

- **Transport:** Alkimos Beach is well-connected via Marmion Avenue and the Mitchell Freeway, with future plans for the Yanchep Rail Extension set to improve accessibility further. Public transport options include Transperth bus services linking to nearby train stations.
- **Education:** Families benefit from access to quality schools, including Alkimos Beach Primary School, Alkimos College, and St James' Anglican School. Additional educational facilities are planned as the community continues to grow.
- **Shopping & Dining:** The Gateway Shopping Precinct in Alkimos offers a variety of retail stores, supermarkets, cafes, and restaurants. Nearby shopping hubs such as Butler Central and Joondalup Shopping Centre provide additional retail and dining options.
- **Recreation & Lifestyle:** The community is designed with active lifestyles in mind, featuring extensive walking and cycling trails, parks, and playgrounds. Alkimos Beach itself provides stunning coastal views, swimming, and recreational activities. The nearby Eden Beach Foreshore and Mindarie Marina offer further leisure and dining experiences.
- **Healthcare:** Residents have access to medical centres and pharmacies within Alkimos, with larger hospitals such as Joondalup Health Campus a short drive away.

Alkimos Beach presents an exceptional opportunity to secure a home in one of Perth's most sought-after coastal locations, offering a perfect mix of modern living, lifestyle amenities, and future growth potential.



Alkimos Beach

↑ To Eglington
Train Station

Alkimos Train Station



Alkimos Beach

Alkimos

Butler Train Station

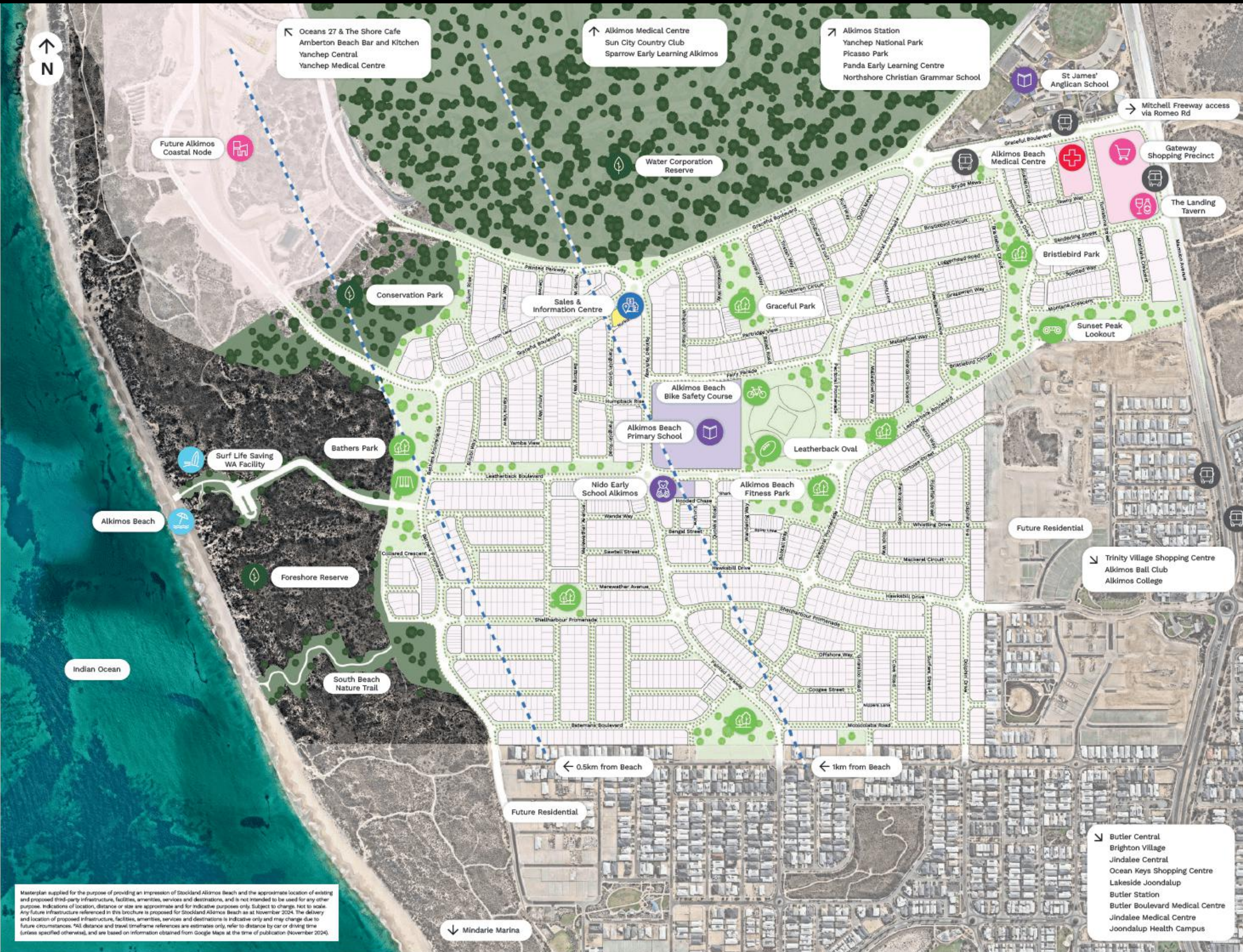
Butler

Carabooda

Carabooda
Lake

Neerabup
Nature Reserve

Nowergup



Shopping and Amenities

The Gateway Shopping Precinct – 1.4km
The Landing Tavern – 1.5km
Trinity Village Shopping Centre – 2.2km
Butler Central – 3.9km
Brighton Village Shopping Centre – 4.6km
Jindalee Central – 4.7km
Oceans 27 and The Shore Cafe – 5.9km
The Amberton Beach Bar and Kitchen – 6.9km
Ocean Keys Shopping Centre – 9.7km
Mindarie Marina – 10.5km
Yanchep Central – 11.2km
Lakeside Joondalup – 18.7km

Public Transport and Accesses

Alkimos Train Station and Future Alkimos Regional Centre – 2.6km
Mitchell Freeway Access Point at Romeo Road – 3.6km
Butler Train Station – 3.7km
Marmion Avenue/Graceful Boulevard Bus Stops

Medical Centres

Alkimos Beach Medical Centre – 1.2km
Alkimos Medical Centre – 4.2km
Butler Boulevard Medical Centre – 4.6km
Jindalee Medical Centre – 4.6km
Yanchep Medical Centre – 11.6km
Joondalup Health Campus – 19.1km

Leisure and Sporting Clubs

Alkimos Pirates Lacrosse Club – 450m
Alkimos Football Club – 650m
Beach Access – 1km
Alkimos Beach – 1.3km
Alkimos Surf Life Saving Club – 1.3km
Alkimos Ball Club – 3.4km
Alkimos Tigers Junior Rugby League – 5.6km
Yanchep National Park – 13.4km
Sun City Country Club Golf Course – 14.3km

Parks and Open Spaces

Alkimos Beach Interpretive Signage Trail
Alkimos Beach Bike Safety Course – 400m
Graceful Park – 550m
Leatherback Oval – 750m
Alkimos Beach Fitness Park – 850m
Bathers Park – 1km
Bristlebird Park – 1.2km
Sunset Peak Lookout – 1.4km
Picasso Park – 2.9km

Education and Childcare Centres

Nido Early School Alkimos – 500m
Sparrow Early Learning Alkimos – 4.2km
Panda Early Learning Centre – 5.2km
Alkimos Beach Primary School – 1.2km
St James' Anglican School – 1.3km
Alkimos College – 2.3km
Northshore Christian Grammar School – 5.6km

Sales & Information Centre

Cnr Painted Pkwy & Graceful Blvd, Alkimos WA 6038

Legend

Residential
Retail
Education











INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.