

Ambernton Beach

EXECUTIVE SUMMARY

Project Name

Amberton Beach

Project Location

Eglinton WA 6034

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

Amberton Beach, located in Eglinton, WA, is a coastal community designed to offer relaxed, seaside living within Perth's northern growth corridor. The development is centred around outdoor recreation, family-oriented facilities, and coastal amenities, making it ideal for those who prioritise a beachside lifestyle. Residents at Amberton Beach benefit from a well-connected neighbourhood with easy access to urban conveniences and coastal attractions.

- Close to the newly extended Mitchell Freeway, providing direct access to Perth CBD.
- A short drive to Butler Train Station (approx. 10 minutes) and the upcoming Eglinton Train Station as part of the METRONET project.
- Local bus routes connect Amberton Beach to surrounding suburbs and major transport hubs.
- Nearby schools include Northshore Christian Grammar School, Alkimos College, and Yanchep Secondary College.
- Future schools planned within the Eglinton area to support community growth.
- Close to Trinity Village Shopping Centre, offering a supermarket, cafes, and essential stores.
- Short drive to Butler Central Shopping Centre and the upcoming Eglinton Town Centre, which will feature a wider array of retail, dining, and services.
- Direct access to Amberton Beach Foreshore Park, with its coastal paths, BBQ areas, and playgrounds.
- Nearby sports fields, beachside cafes, and outdoor gyms, along with future plans for expanded recreational facilities.

Amberton Beach is envisioned as a vibrant, coastal community that emphasises a laid-back, beach-oriented lifestyle with all the necessary amenities close at hand. Designed with families, young professionals, and retirees in mind, Amberton Beach offers a variety of recreational spaces, quality schools, and shopping facilities to create a well-rounded, active lifestyle. The development's proximity to both natural and urban amenities makes it a desirable destination for those seeking the perfect balance between beachside tranquillity and city convenience.



Amberton Beach



Planned Eglinton Train Station and Future Eglinton District Centre - 2 mins

Yanchep National Park

Yanchep - 8min

Amberton Beach Sales & Information Centre

Bus Stop

 Amberton Beach

Conservation Area

1000m to beach

500m to beach

Northshore Christian Grammar School

Ocean View Park

Alkimos Medical Centre

Shorehaven Primary School

Flying Fox Park

Sports Oval, Pirate Park and Scooter Track

Skate Spot, Dog Park and Cricket Nets

Childcare Centre

Future Primary School

Future Local Shops

Sunset Park

Foreshore with Car Park, Swimming Beach, Play Area, BBQ, Showers, Bike and Walking Tracks

The Amberton Beach Bar & Kitchen

Two Rocks Marina

Future Mitchell Freeway

Planned Alkimos Train Station and Future Regional Centre - 5 mins

Romeo Road / Mitchell Freeway extension - works underway

St James Anglican School

Alkimos Beach Primary School

Hester Avenue - Mitchell Freeway Interchange

Alkimos Gateway Shopping Centre

Butler Central

Alkimos College

Butler Train Station

North Metropolitan TAFE Joondalup

Edith Cowan University Joondalup Campus

Brighton Town Centre

Ocean Keys Shopping Centre

Perth CBD - 45min

Joondalup - 24 mins

Hilary's Boat Harbour

Mindarie Marina

Oceans 27 Restaurant

Lighthouse Adventure Park



Future Development By Others

Conservation Area

Yarchoop National Park - 12km

Future Development By Others

The Green
AMPHITHEATRE

Future Government
Primary School

Health Park

Dog Park & Petal Playground

Community Hub

Future Neighbourhood Shops

Amberstone
SALES & INFORMATION CENTRE

Oceanview
AMPHITHEATRE

The Amberstone Beach Bar and Kitchen

Lighthouse Park

500M
From Beach

1000M
From Beach

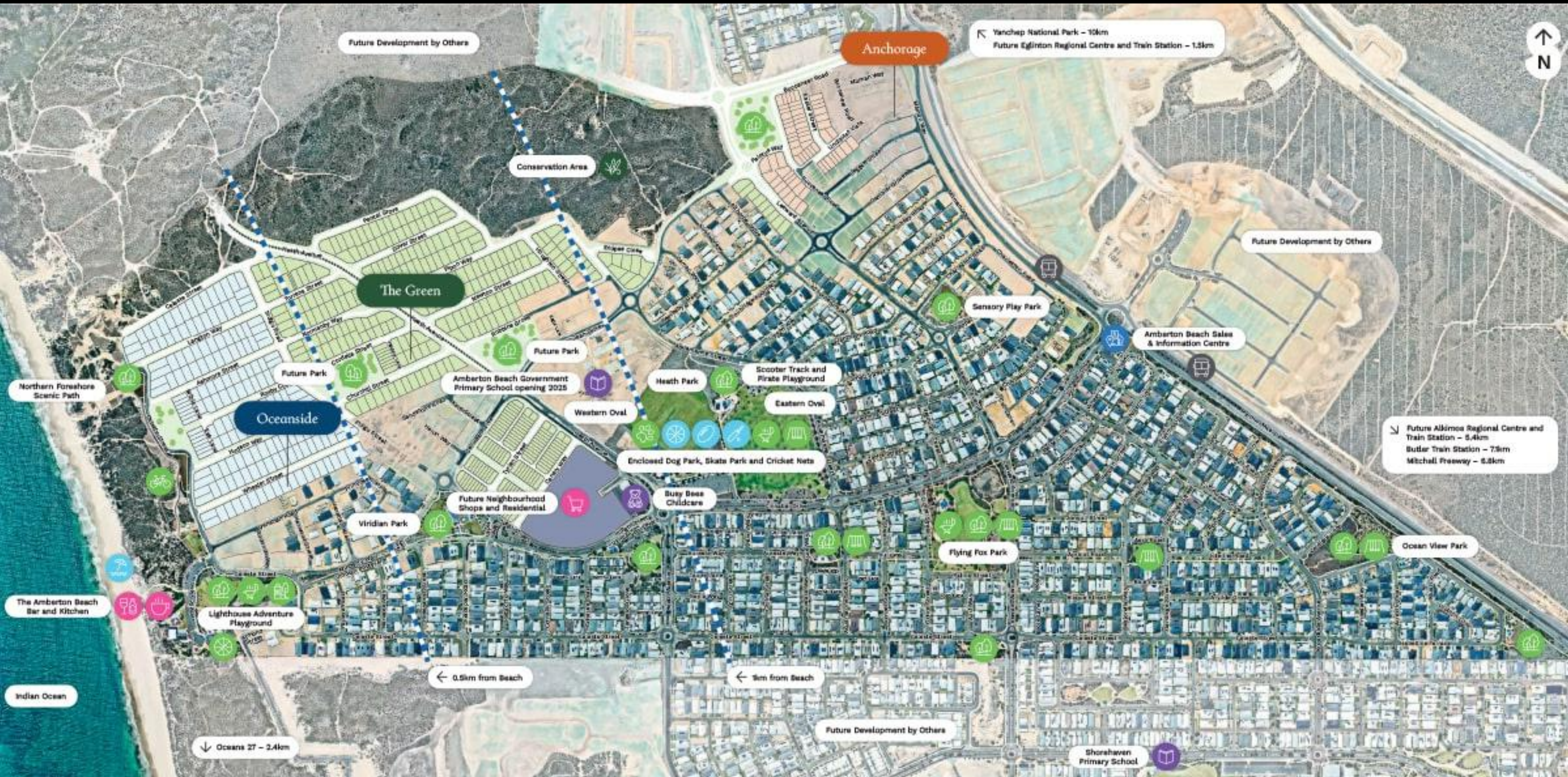
Future Development By Others

Future Albiro Regional Centre and Train Station - 2km
Butler Train Station - 8km
Mitschell Freeway - 12km

Green View Park

Flying Fox Park

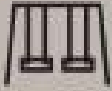
Zone 17 - 4km





**Amberton Beach Sales
& Information Centre**

**Scooter Track
and Pirate Park**



**Amberton
Beach**

Heath Park



Cinnabar Dr

Marmion Ave

Viridian Blvd

Flying Fox Park



Majorelle Park

Celeste St

Leeward Ave



**Lighthouse
Adventure Park**

**The Amberton
Beach Bar &
Kitchen**

Idyllic View





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.



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