



GOLDEN BAY

EXECUTIVE SUMMARY

Project Name

Golden Bay Estate

Project Location

4 Glenburgh Dr, Golden Bay WA 6174

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

Golden Bay Estate, located in the coastal suburb of Golden Bay, WA, offers residents a laid-back beachside lifestyle in Perth's south-western corridor. Known for its family-friendly design, Golden Bay Estate combines tranquil coastal living with the convenience of urban amenities, making it an attractive option for families, young professionals, and retirees alike.

- Easy access to the Kwinana Freeway, connecting to Perth CBD in under 50 minutes.
- Approximately 10 minutes to Warnbro and Mandurah Train Stations, with rail services to Perth and other key destinations.
- Bus services throughout Golden Bay and nearby suburbs provide additional public transport options.
- Close to local schools including Golden Bay Primary School, Comet Bay College, and Secret Harbour Primary.
- Future schools planned within the estate to support the growing community and families.
- Minutes from Secret Harbour Square, offering supermarkets, cafes, dining, and essential services.
- Proximity to Rockingham and Mandurah shopping precincts for a broader range of retail and recreational options.
- Direct access to Golden Bay Beach and foreshore parks, providing walking trails, BBQ areas, and playgrounds.
- Community parks, sports ovals, and recreational facilities throughout the estate, along with future upgrades to parklands and sporting grounds.

Golden Bay Estate is envisioned as a modern, beachside community that celebrates a relaxed, outdoor lifestyle with all essential amenities close at hand. The development emphasises sustainable design, quality infrastructure, and a range of recreational options to foster a vibrant, family-friendly neighbourhood. With its coastal setting, nearby conveniences, and strong sense of community, Golden Bay Estate offers a balanced lifestyle for those seeking both natural beauty and everyday accessibility.





LEGEND

- WALK PRECINCT CURRENT RELEASE
- SUNSET RISE PRECINCT CURRENT RELEASE
- RESERVE PRECINCT CURRENT RELEASE
- MULTI DWELLING SITES
- PROPOSED FUTURE COMMERCIAL PRECINCT
- FUTURE RELEASE

Black Swan Lake (10 mins)

Mandurah (15 mins)

Mandurah Ocean Marina (18 mins)

Paganoni Lake (5 mins)

Lakelands Train Station (9 mins)

Lakelands Shopping Centre (9 mins)

Singleton Village (6 mins)

Laurie Stanford Reserve (7 mins)

Coastal Community Centre

Golden Bay Primary School

Golden Bay Beach

TREEHOUSE COVE

GOLDEN BAY'S LADDER

7-Eleven, Snap Fitness and Domino's Pizza

Daniel Kelly Skate Park

Direct Beach Access and Car Parks

SHIPWRECK COVE

Paganoni Road Freeway Access

Warnbro Sound Avenue

Hearts & Minds Early Learning

Rhonda Scarrott Reserve and Sports Pavilion

Proposed Future Karnup Train Station

Great Beginnings Early Education

Secret Harbour Links Golf Course (5 mins)

Mandurah Road

Comet Bay College (2 mins)

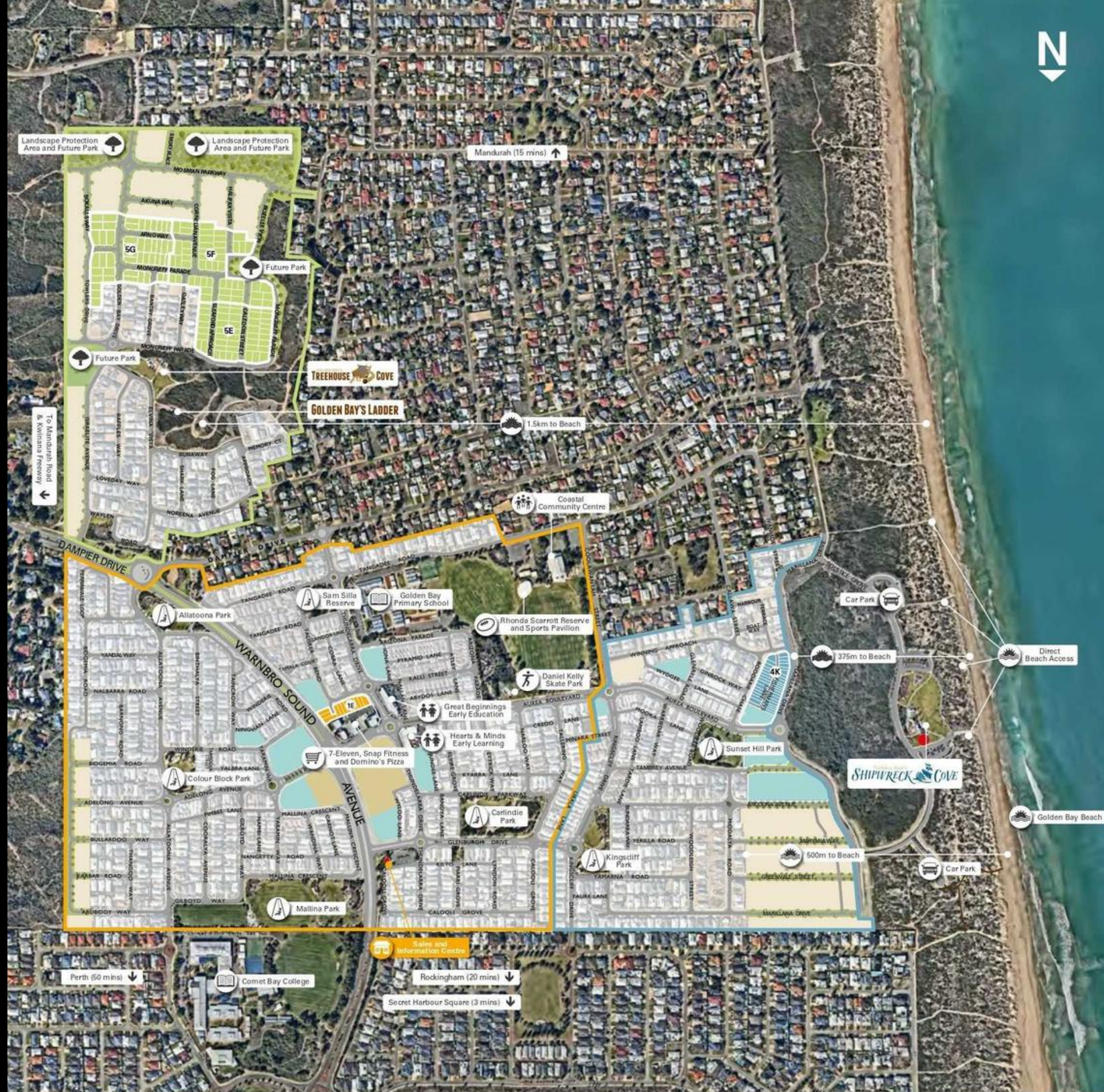
Sales and Information Centre



Perth (50 mins)

Secret Harbour Square (3 mins)

Rockingham (20 mins)



LEGEND

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|  'Walk Precinct' Current Release |  Future Release |  Stage Number = Current Release |  Proposed Future Café |
|  'Sunset Rise Precinct' Current Release |  Multi Dwelling Site |  Existing Park | |
|  'Reserve Precinct' Current Release |  Future Proposed Commercial/Mixed Use |  Sales and Information Centre | |
|  Previous Release | | | |

An aerial photograph of the Shipwreck Cove resort. The resort is a large, green, landscaped area with a winding road, several swimming pools, and a playground. It is situated on a peninsula or near a beach, with the ocean visible in the background. A yellow circular callout bubble is overlaid on the right side of the image, containing text.

Home to
1.5HA
SHIPWRECK
COVE



AWARD
WINNING
coastal
community





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.

GOLDENBAY

