



Baldivis Parks

EXECUTIVE SUMMARY

Project Name

Baldivis Parks

Project Location

Daintree Street, Baldivis WA 6171

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

The house and land packages in Baldivis Parks offer a family-friendly lifestyle in a well-established community south of Perth. Baldivis Parks is designed for modern living, with beautifully planned streetscapes, green open spaces, and easy access to essential amenities. With its affordable offerings and relaxed atmosphere, it's a perfect location for first-home buyers, growing families, and downsizers.

- **Shopping:** Baldivis Stockland Shopping Centre (approx. 5-minute drive) with supermarkets, retail stores, and dining options.
- **Education:** Nearby schools include Baldivis Gardens Primary School and Ridge View Secondary College (both within 2 km).
- **Healthcare:** Baldivis Medical Centre (5-minute drive) and Rockingham General Hospital (15-minute drive).
- **Transport:** Convenient access to the Kwinana Freeway (3 km) for a 40-minute drive to Perth CBD.
- **Recreation:** Beautiful parks and playgrounds within the estate, with nearby Baldivis Nature Reserve and Rockingham beaches (15-minute drive).

Baldivis Parks combines the tranquillity of suburban living with the convenience of nearby urban amenities, offering a lifestyle that's both connected and community-focused. With its spacious land options and family-oriented design, this development provides an opportunity to create a home in one of Perth's most sought-after southern suburbs.





GARDEN ISLAND

ROCKINGHAM

FREMANTLE

PERTH

Bonney's WA
Water Ski Park 6km

Rockingham
General Hospital

Rockingham
Golf Club

Lake Coo loongup

Spudshed Baldvis

Baldvis Gardens
Primary School

7-Eleven Baldvis North

Baldvis
Parks

Mundijong Road

MANDURAH 29KM

Mandurah Road

Eighty Road

Baldvis
Primary School

Baldvis
Recreation Centre

Future Local Shopping
Centre & Child Care Centre

BALDIVIS GROVE 5KM

Nairn Drive

Baldvis Road

Sheoak Grove Primary School

Kwinana Freeway

Baldvis Central
Tennis Courts

Nido Early School

Bunnings

Baldvis Vet
Hospital

Safety Bay Road

Tamworth Hill
Swamp Reserve

Baldvis Shopping Centre

Ampol Foodary
Baldvis

Baldvis Square 4km

Baldvis Secondary
College 4km

Baldvis Medical Centre

Baldivis Parks MASTERPLAN

Enjoy park life.



Live proud.



This masterplan and its contents (including dimensions) are artist's impressions, an indicative guide only and not to scale. Frasers Property reserves the right to amend the finish and selection that constitute the internal and external fabric of the development. The features depicted including amenities such as future local shopping centre, child care centre, playing fields and public spaces, may be subject to statutory approvals (eg council approval), delivery by third parties and/or change due to unforeseen building constraints. Changes may be made during the development process. Purchasers must rely on their own enquiries and the contract for sale.





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.

A man and a woman are sitting in a field of tall grass, laughing and looking at each other. The man is on the left, wearing a light blue t-shirt, and the woman is on the right, wearing a green t-shirt. The background is a lush green field with trees in the distance. The text "Baldivis Parks" is overlaid in the center of the image.

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