



**MILLARS
LANDING**

EXECUTIVE SUMMARY

Project Name

Millars Landing

Project Location

33 Heartwood Boulevard, 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

Millars Landing, located in Baldivis, Western Australia, is a thoughtfully designed residential community that offers a variety of house and land packages to suit diverse lifestyles. The estate is strategically positioned to provide residents with convenient access to essential amenities and services.

- **Wellard Train Station:** Approximately 7 kilometres north, providing convenient public transport options to Perth and surrounding areas.
- **Baldivis Town Centre:** Approximately 5 kilometres south, offering a variety of shopping, dining, and entertainment options.
- **Rockingham Beach:** Approximately 15 kilometres west, providing coastal recreational opportunities.
- **Perth CBD:** Approximately 42 kilometres north, accessible via the Kwinana Freeway.
- **Local Schools:** Wellard Village Primary School is approximately 1.9 kilometres northwest, and Baldivis Primary School is approximately 3.2 kilometres southwest, offering educational facilities for families.

Millars Landing presents an exceptional opportunity for individuals and families seeking a balanced lifestyle that combines modern living with convenient access to essential services and recreational activities. Its strategic location and diverse housing options make it an attractive choice for prospective homeowners.





*Plan subject to change and referenced areas are not controlled by Cedar Woods. To be used as a guide only.



EDUCATION

1. Rivergums Primary School
2. Baldivis Primary School
3. Baldivis Secondary College
4. Wellard Primary School
5. The Kings College Primary and Secondary School
6. South Metropolitan TAFE Kwinana Campus
7. Tranby College
8. Baldivis Gardens Primary School
9. Wellard Village Primary School
10. Murdoch University Rockingham Campus
11. South Metro TAFE Rockingham Campus



MEDICAL SERVICES

12. Baldivis Medical Centre
13. Rockingham General Hospital
14. Baldivis Vet Hospital



CHILDCARE

15. Jellybeans Childcare Centre
16. Busy Bees Wellard
17. Great Beginnings Parmelia
18. Nido Early School Baldivis East
19. Great Beginnings Baldivis



TRANSPORT

20. Warnbro Train Station
21. Rockingham Train Station
22. Wellard Train Station
23. Kwinana Train Station



ATTRACTIONS

24. Baldivis Children's Forest
25. Perth Wildlife Encounters
26. Wellard Skate Park
27. Kwinana Adventure Park
28. Rockingham Foreshore
29. Wellard Wetlands
30. One71 Pump Track



RECREATION

31. Kwinana Golf Club
32. Rockingham Golf Club Inc
33. Kwinana Requatic
34. Baldivis Recreation Centre



SHOPPING

35. Baldivis Shopping Centre
36. Rockingham Centre
37. Spudshed Baldivis
38. Bunnings Baldivis
39. Wellard Square Shopping Centre

Masterplan



Disclaimer: This plan is indicative only and therefore subject to change. The particulars set out in this plan, including use and dimensions, are for guidance and shall not be taken as representations or warranties by the Vendor or its Agents and a purchaser should satisfy itself by inspection and enquiry as to the correctness of each item. It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. Note: The engineering shown on this plan is yet to be designed and finalised and is subject to construction and may change without notice.

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.