



EAST
OF THE
Beach

EXECUTIVE SUMMARY

Project Name

East Of The Beach

Project Location

2 Chidley Lane, 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

The house and land packages in East of the Beach, Eglinton, offer an exceptional opportunity to live in a vibrant coastal community north of Perth. Nestled between pristine beaches and modern amenities, this master-planned estate is designed to cater to families, professionals, and retirees seeking a balanced lifestyle. With thoughtfully designed homes, nearby parks, and upcoming infrastructure, East of the Beach delivers the best of coastal living.

- **Beach Access:** Eglinton Beach is less than 2 km away, perfect for swimming, fishing, and relaxing by the ocean.
- **Public Transport:** Future Eglinton Train Station (part of the METRONET Yanchep Rail Extension) within walking distance, providing convenient access to Perth CBD.
- **Shopping & Dining:** Alkimos Gateway Shopping Centre (5-minute drive) and Butler Central (10-minute drive) for supermarkets, retail, and cafes.
- **Education:** Close to Alkimos Primary School (4 km), Northshore Christian Grammar School (3 km), and future planned schools within Eglinton.
- **Healthcare:** Butler Health Centre (8-minute drive) and Joondalup Health Campus (approx. 20 km).
- **Recreation:** Multiple parks and playgrounds within the estate, and easy access to walking and cycling trails along the coast.

East of the Beach in Eglinton is positioned to benefit from Perth's northern expansion, with its coastal charm, modern conveniences, and upcoming infrastructure creating a community where residents can thrive. It's an ideal choice for those seeking affordable coastal living without compromising on lifestyle or connectivity.



STAGE 10





INDIAN OCEAN

AMBERLTON BEACH

EGLINTON

East OF THE BEACH

ALKIMOS

5mins TO THE BEACH

SHOREHAVEN BEACH

ALKIMOS BEACH

WANNEROO ROAD

FUTURE EAST WANNEROO BYPASS

WANNEROO ROAD

BLUEWATER DR

SHOREHAVEN BLVD

MORINION AVENUE

GRACEFUL BLVD

FUTURE LOWR CENTRE TRAIN STATION

FUTURE LOCAL PRIMARY SCHOOL

GREAT BEGINNINGS CHILDRENS CENTRE

COFFEE SHOP

THE SHORE CAFE

FUTURE RETAIL PRECINCT

ST JAMES ANGLICAN SCHOOL

STRAF LIFESAVING CLUB

ALKIMOS GATEWAY SECTING PRECINCT

NORTHSIDE COLLEGE

AFRICAN FRUIT FIELDS

FUTURE CITY CENTRE & TRAIN STATION

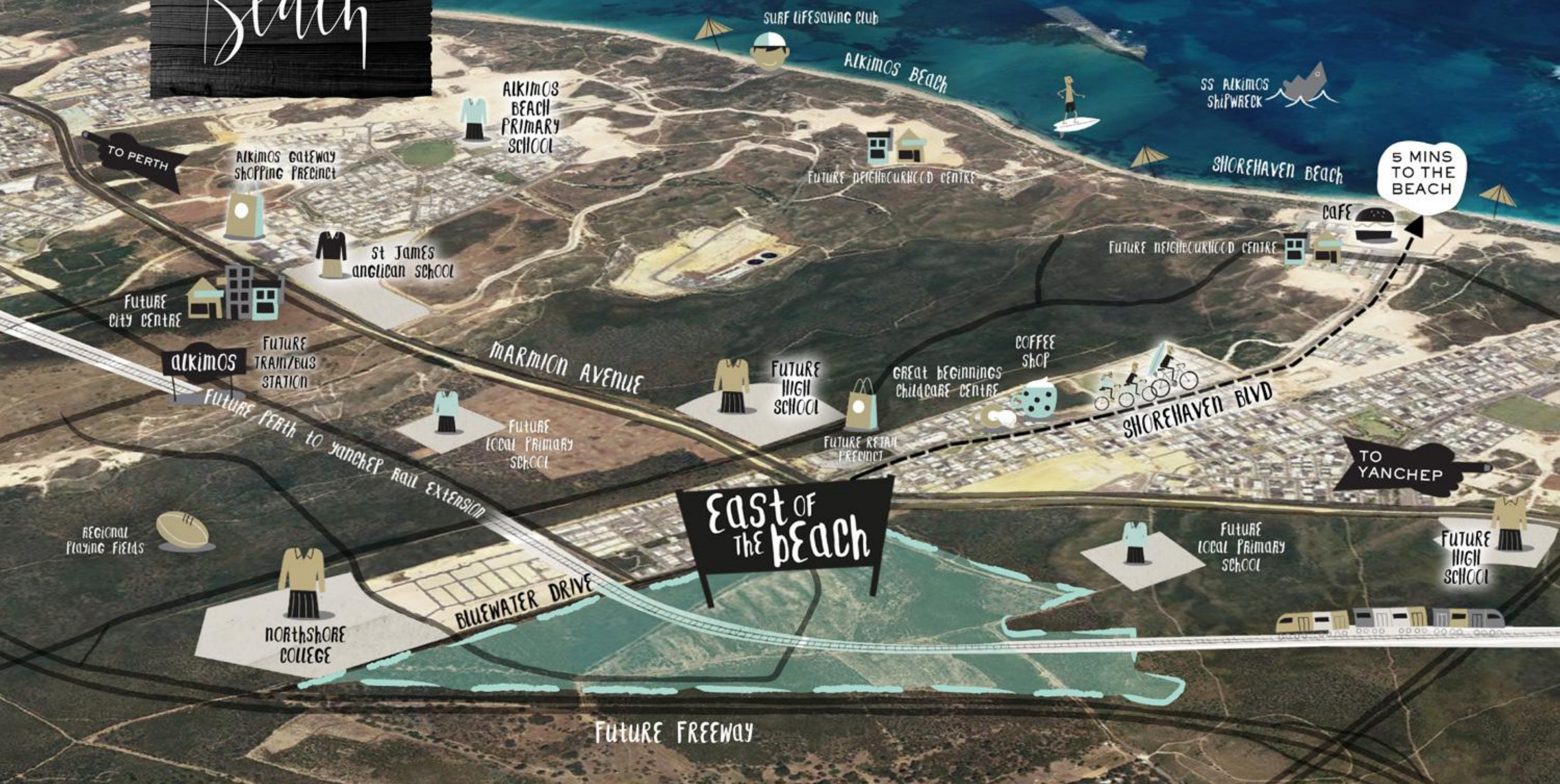
alkimos

FUTURE ALBERT FREEMAN EXTENSION

FUTURE FERRIS TO MARKET RAIL EXTENSION

EAST OF THE Beach

A Seagull's View



East of the beach

LIVE SALTY!

1km TO FUTURE EGINTON TOWN CENTRE



STAGE 10

PROPOSED FUTURE EMPLOYMENT PRECINCT

1.5km TO FUTURE ALKIMOS TOWN CENTRE

NORTHSHORE CHRISTIAN GRAMMAR SCHOOL



Yanchep To Perth Rail Line

FUTURE PRIMARY SCHOOL



Marmion Avenue

5 mins TO THE BEACH



Bluewater Drive

RIDDLE STREET

CORONATION WAY

HOPETOUN DRIVE

TARCOOLA GROVE

BARRENS ROAD

BORANUP ROAD

BREMNER ROAD

STARK STREET

CHIDLAY LANE

PARAKEET RISE

HEARSON AVENUE

CANAL LANE

TRUCK LANE

ROEBUCK BOULEVARD

LOWLANDS AVENUE

JURIEN AVENUE

LUCKY GROVE

PREVELLY WAY

GERDIE LOOP

GERDIE LOOP

FULBY LANE

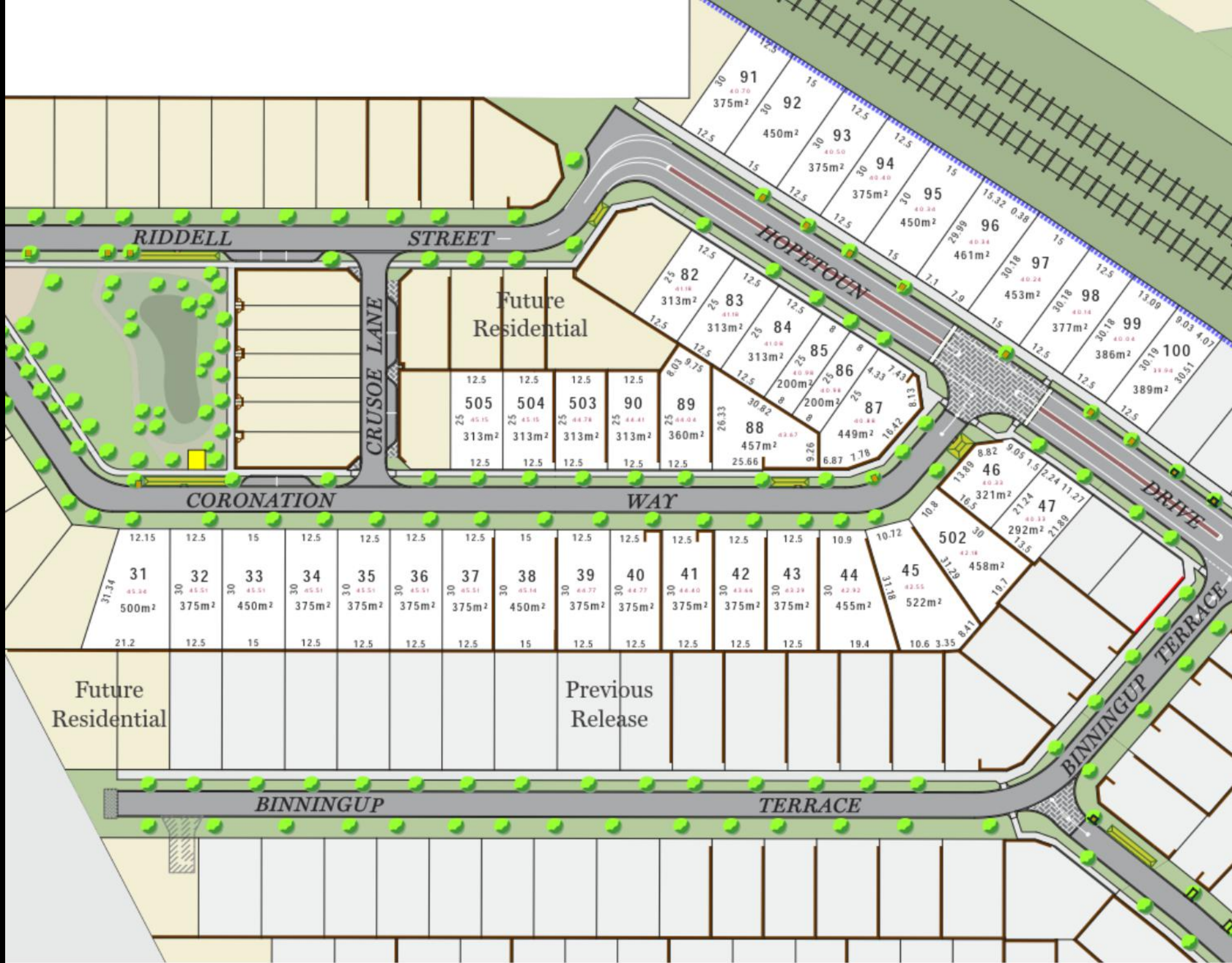
SOLD

SOLD

SOLD

SOLD

SOLD



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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