



*Ocean Hill*  
NORTH LAKE LANDS

# EXECUTIVE SUMMARY

## **Project Name**

Ocean Hill

## **Project Location**

6 Everest Pkwy, Lakelands WA 6180

## **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**

Ocean Hill is a master-planned residential community located in North Lakelands, Western Australia, approximately 75 kilometers south of Perth's Central Business District. Developed by Satterley Property Group, the estate offers a harmonious blend of coastal living and urban convenience. Residents enjoy proximity to pristine beaches, notably Madora Beach, which is just 2 kilometers away, providing opportunities for seaside recreation.

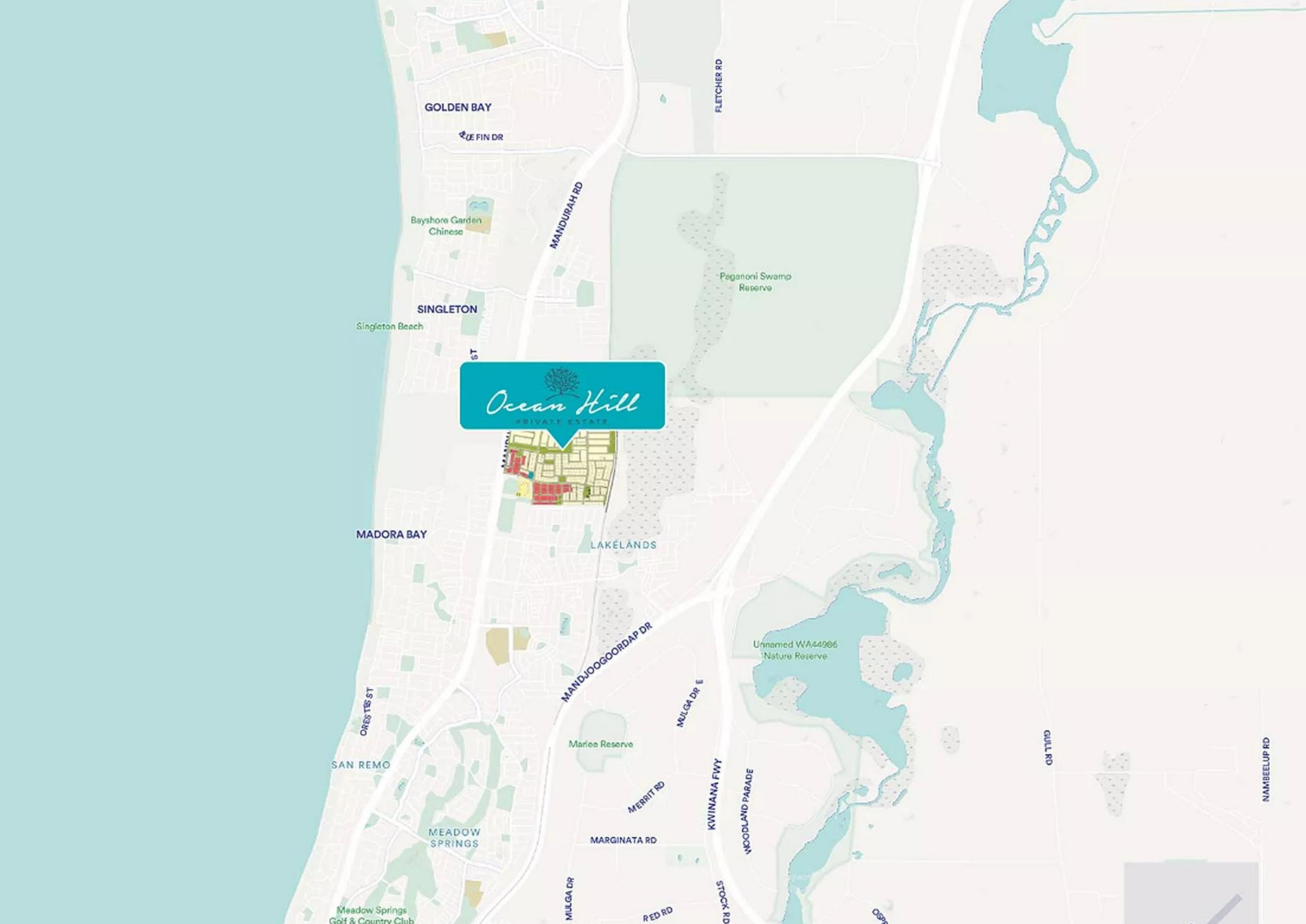
The community is well-served by a range of amenities. The Lakelands Shopping Centre, situated approximately 400 meters from Ocean Hill, features major retailers such as Aldi, Coles, and Kmart, along with over 30 specialty stores, ensuring residents have easy access to daily necessities. Educational facilities are also conveniently located; Coastal Lakes College and Lakelands Primary School are within walking distance, and there are plans for an additional primary school within the estate.

Transportation options are robust, with the Lakelands Train Station, operational since 2023, providing a direct link to Perth with a journey time of approximately 50 minutes. The estate is also designed to enhance natural features, incorporating parks and recreational spaces, including a central community park with a lookout, exercise stations, and play equipment, fostering a vibrant and active community lifestyle.





# Aerial Map



GOLDEN BAY

LE FIN DR

FLETCHER RD

Bayshore Garden Chinese

MANDURAH RD

Paganoni Swamp Reserve

SINGLETON

Singleton Beach



MADORA BAY

LAKELANDS

Unnamed WA44986 Nature Reserve

SAN REMO

MANDJOOGORDAP DR

Mariee Reserve

MULGA DR E

GULL RD

MEADOW SPRINGS

MERRIT RD

KWINANA FWY

WOODLAND PARADE

NAMBEELUP RD

Meadow Springs Golf & Country Club

MARGINATA RD

MULGA DR

RED RD

STOCK RD

OSPREY





# Ocean Hill

Experience the best of both worlds at Ocean Hill estate with the ocean and city-style amenities right on your doorstep.

Situated just a short distance from the beautiful Madora Beach and less than 400m from Lakelands Shopping Centre, Ocean Hill boasts idyllic living with the advantage of easy access to schools, shops, parks & playing fields, and Lakelands Train Station.



Masterplanned community



50 min from Perth CBD



Central park with lookout



## Estate Overview

### Location

- 65km south of Perth CBD
- 7km north of Mandurah

### Size

- 120-hectare masterplanned community
- 1,671 homes upon completion

### Parks & Playgrounds

- Future large-scale park at centre of the estate, complete with lookout
- Everest Parkway green spaces & playground
- Lakelands Park/Playing Fields (800m)
- Kyle Wade Playground (2km)
- Seaside Estate Park, Madora Bay (1.5km)
- McLennan Park & Pump Track, Madora Bay (2.5km)

### Schools

- Future plans for a primary school within Ocean Hill
- Madora Bay Primary School (500m)
- Coastal Lakes College (1.5km)
- Mandurah Baptist College (2.5km)
- Lakelands Primary School (2.5km)

### Childcare

- Childcare centre under construction within the estate
- There are a number of childcare centres within close distance in the surrounding suburbs of Lakelands, Meadow Springs and San Remo

### Shopping

- Lakelands Shopping Centre (400m)
- Singleton Village Shopping Centre (2km)
- Mandurah Forum (9.5km)

### Entertainment

- Madora Beach (2.5km)
- Singleton Beach (3.5km)
- Mandurah Foreshore & Marina (10km - restaurants, cafes, hotels, accommodation, foreshore swimming pool, shopping, cinema, performing arts centre, estuary cruises, tours & sightseeing)

### Transport

- Lakelands Train Station (1.5km)
- Mandurah Train Station (9km)

### Central Park & Lookout

- Situated in the centre of the estate, this park will have the highest vantage point and include a lookout, exercise stations and play equipment for everyone to enjoy. It will be a place for the whole community to come together to watch glorious sunsets, enjoy entertainment and celebrate nature.

# 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.



*Ocean Hill*  
NORTH LAKE LANDS