

An aerial photograph of a residential development during the golden hour of sunset. The scene shows a mix of modern, single-story houses with dark roofs and some larger, more complex structures. A prominent feature is a large, winding green lawn area that runs through the center of the development, bordered by paved walkways and landscaped gardens with various trees and shrubs. The sun is low on the horizon, creating a warm, golden glow and long shadows across the landscape. In the background, there are rolling hills under a clear sky. The text "Sienna Wood" is overlaid in a white, serif font across the middle of the image.

Sienna Wood

EXECUTIVE SUMMARY

Project Name

Sienna Wood

Project Location

Cnr Weatherly Way & Forrest Rd, Hilbert WA 6112

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

Sienna Wood, located in Hilbert, Western Australia, is a growing master-planned community within the City of Armadale. Situated in Perth's south-eastern corridor, Sienna Wood provides a blend of modern suburban living with easy access to natural landscapes, parks, and essential amenities. This development is ideal for families, first-home buyers, and young professionals seeking an active, community-focused lifestyle within reach of both urban and regional attractions.

- Convenient access to Tonkin Highway (5-10 mins), providing a direct route to Perth CBD.
- Approximately 10 minutes to Armadale Train Station, offering rail services to Perth and southern suburbs.
- Close to major bus routes servicing the area, providing additional public transport options.
- Nearby schools include Xavier Catholic School, Dale Christian School, and Armadale Senior High School.
- Future schools planned within Sienna Wood to support the community's growth and cater to families.
- Just minutes from Haynes Shopping Centre, with supermarkets, cafes, and essential services.
- Close proximity to Armadale Central Shopping Centre, offering a broader range of retail and dining options.
- Extensive parklands, including Shipwreck Park, a popular space with adventure playgrounds, BBQ areas, and water play zones.
- Planned walking and cycling trails connecting residents to green spaces, natural reserves, and other recreational amenities.

Sienna Wood is designed as a well-rounded community that combines convenient access to essential services with a focus on outdoor, family-friendly living. The development emphasises sustainable infrastructure, ample open spaces, and a strong sense of neighbourhood connectedness, making it ideal for residents seeking a balanced lifestyle.





Fremantle 29km

Fiona Stanley & Murdoch Hospitals 20km

Kwinana Freeway

Perth CBD 33km

Jandakot Airport

Stockland Harrisdale Shopping Centre

Perth Airport 31.5km →

← Stockland Wildflower, Para Waters 10km

Armadale Road

Tonkin Highway

Forrestdale Primary School

Haynes Bar & Grill

Cecil Andrews College

Champion Lakes Regatta Centre

Armadale Golf Course

Future District Sports Fields

Wungong River

Haynes Shopping Centre

Armadale Fitness and Aquatic Centre

Future Community Centre

Wallaston Road

Explorer Park

Armadale Hospital 6km →
Armadale Train Station 3.5km

Sienna Wood Sales & Information Centre

Future High School and Primary School

Haynes

Eighth Road

Future Town Centre

Forrest Road

Eleventh Road

Hilbert

Xavier Catholic Primary School

Neerigen Brook Primary School

Proposed Tavern

Mooba Cafe

Future Primary School

Kids Active Early Learning Centre

Neerigen Brook Conservation Area

Dale Christian School

Neerigen Brook Conservation Area

Shipwreck Park

Sienna Wood Dog Park

Neerigen Brook Conservation Area

Neerigen Brook Conservation Area

Neerigen Brook Conservation Area

Gwynne Park Primary School

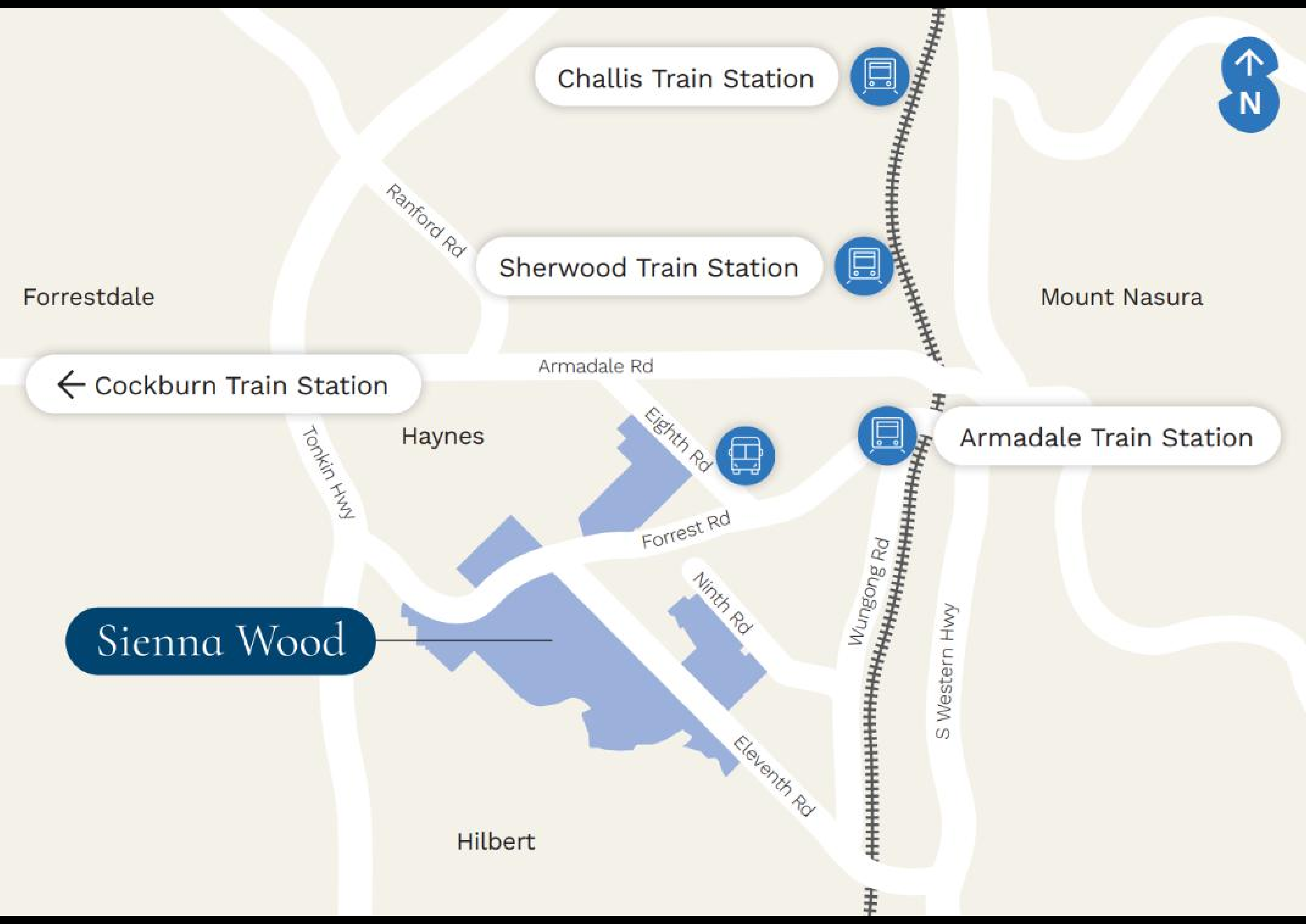
Conservation Area

Cockatoo Reserve

Future Primary School

Ewyn Gribble Community Centre

Australian Christian College 1.7km ↓



Challis Train Station

Sherwood Train Station

← Cockburn Train Station

Armadale Train Station

Sienna Wood

Ranford Rd

Armadale Rd

Tonkin Hwy

Haynes

Eighth Rd

Forrest Rd

Ninth Rd

Eleventh Rd

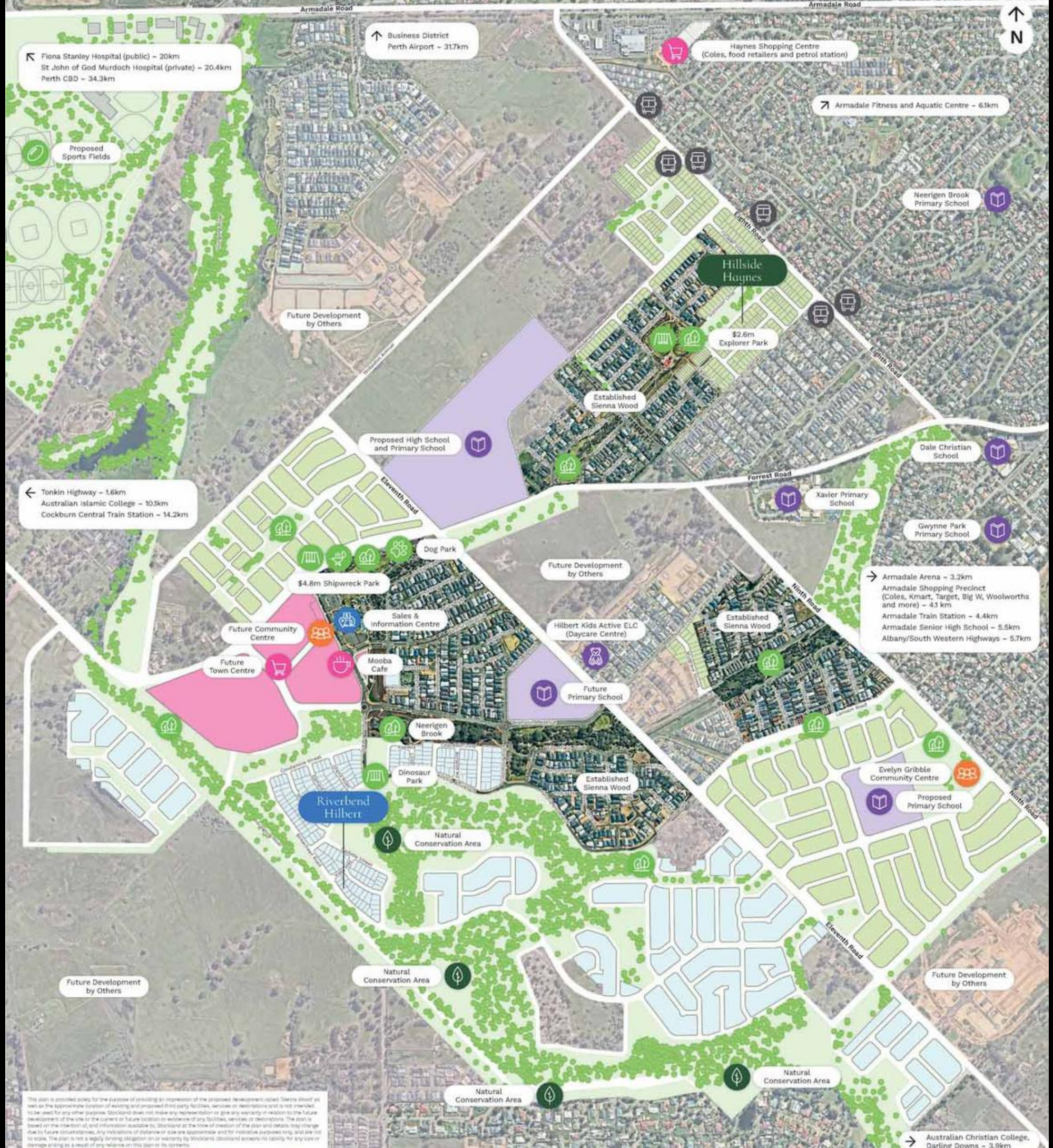
Wungong Rd

S Western Hwy

Forrestdale

Mount Nasura

Hilbert



← Fiona Stanley Hospital (public) - 20km
 St John of God Murdoch Hospital (private) - 20.4km
 Perth CBD - 34.3km

↑ Business District
 Perth Airport - 31.7km

↗ Armadale Fitness and Aquatic Centre - 6.1km

← Tonkin Highway - 1.6km
 Australian Islamic College - 10.1km
 Cockburn Central Train Station - 14.2km

→ Armada Arena - 3.2km
 Armada Shopping Precinct
 (Coles, Kmart, Target, Big W, Woolworths
 and more) - 4.1 km
 Armada Train Station - 4.4km
 Armada Senior High School - 5.5km
 Albany/South Western Highways - 5.7km

This plan is provided solely for the purpose of providing an impression of the proposed development called 'Sienna Wood' as well as the approximate location of existing and proposed third party facilities, services or infrastructure and is not intended to be used for any other purpose. It does not include any representation or give any warranty in relation to the future development of the site or the current or future location or existence of any facilities, services or infrastructure. The plan is based on the information available to the developer at the time of creation of the plan and details may change due to future developments. Any indications of distance or size are approximate and for indicative purposes only and are not to scale. The plan is not a legally binding obligation on or liability by the developer and no liability for any loss or damage arising as a result of any reliance on this plan or its contents.

→ Australian Christian College,
 Darling Downs - 3.9km

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.

An aerial photograph of a residential development during the golden hour of sunset. The scene shows a mix of modern, single-story houses with dark roofs and light-colored walls, interspersed with large, landscaped green spaces and winding concrete paths. The sun is low on the horizon, creating a warm, golden glow and long shadows across the landscape. The text "Sienna Wood" is overlaid in a white, serif font in the center of the image.

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