

An aerial photograph of a modern architectural complex, likely a school or community center, situated on a coastal hillside. The building features a prominent green corrugated metal roof and large glass windows. In the foreground, a paved walkway curves through a lush green lawn where several people are walking. The background shows a vast, turquoise ocean under a clear blue sky with light clouds. The word "jindowie" is overlaid in white, lowercase letters across the center of the image.

jindowie

EXECUTIVE SUMMARY

Project Name

Jindowie

Project Location

Yanchep Beach Rd, Yanchep WA 6035

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 Jindowie, Yanchep, present an excellent opportunity to build your dream home in one of Perth's fastest-growing coastal communities. Located just 50 km north of Perth, Jindowie offers a blend of natural beauty, coastal living, and modern convenience. With affordable packages and access to excellent amenities, Jindowie caters to families, professionals, and retirees alike.

- **Beach Access:** Yanchep Lagoon is less than 5 minutes away, offering pristine beaches and a relaxed coastal lifestyle.
- **Public Transport:** Future Yanchep Train Station (under 2 km), connecting to Perth CBD as part of the METRONET project.
- **Shopping:** Yanchep Central Shopping Centre (2-minute drive) with supermarkets, cafes, and essential services.
- **Education:** Close to Yanchep Lagoon Primary School (1.5 km), Yanchep Secondary College (2 km), and childcare facilities.
- **Healthcare:** Yanchep Medical Centre (2 km) and Joondalup Health Campus (approx. 30 km).
- **Recreation:** Yanchep National Park (5-minute drive) for outdoor adventures, walking trails, and wildlife experiences; local parks and playgrounds within the estate.

Jindowie offers the perfect balance of coastal tranquillity and urban convenience, making it a highly desirable choice for those looking to settle in Perth's northern corridor. With its community-focused design and proximity to upcoming infrastructure, Jindowie is ideal for building a future in a vibrant and growing neighbourhood.

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TWO ROCKS

PROPOSED MARMION AVE UPGRADE

Future Central Business District

Future Health Precinct

Beach 3 MIN

Future District Open Space

Future Education Precinct

Future Sport & Recreation Precinct

Yanchep Lagoon Primary School 2 MIN

Yanchep Central Shopping 1 MIN

Yanchep Sports Club 1 MIN

Future Perth-Yanchep Train Station

Yanchep Shopping Precinct 2 MINS

Child Care Centre 1 MIN

Sales Centre

Yanchep National Park

Kalbarri Park

Mariala Vista Park / BMX Pump Track

Sun City Country Club Golf Course 4 MIN

Yanchep Secondary College 3 MINS

Burleigh Park

MARMION AVE

FUTURE YANCHEP TO PERTH RAILWAY LINE

YANCHEP BEACH RD

JOONDALUP
PERTH

Bush Forever

WANNEROO RD

Bush Forever

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OVERALL ESTATE PLAN



jindowie / Stage 26B



LEGEND

Stage 26B	Road	Western Power Dome and Connection	Soakwell Gully Pit	Water Hydrant/ Valve
Future Release	Brick Paving	Padmount Site & Restrictive Covenant	Drainage Grate	Deferred Water Service
Previous Release	Temporary Emergency Fire Access Track	Street Light / 1m x 1m Street Light Road Widening	Drainage Manhole	Water Connection
	Footpath	Lot Level	NBN Pit & Connection	Drainage Verge Swale
	Retaining Wall	Garage Location	Road Level	Sewer Housing Connection/Manhole
	1.8m Noise Wall on Retaining Wall		Lots subject to Noise Attenuation	Lots retained for Department of Communities
			Bushfire Management Level BAL 12.5	

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 modern architectural complex. The main building features a prominent green, corrugated metal roof and a facade of light-colored concrete with large glass windows. A wide, paved walkway leads from the building towards a large, vibrant green lawn. In the background, a vast, turquoise ocean stretches to the horizon under a clear blue sky with a few wispy clouds. The overall scene is bright and open, suggesting a coastal or park-like setting.

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