



Apsley
BY QUBE

EXECUTIVE SUMMARY

Project Name

Apsley By Qube

Project Location

Mokare Entrance, Mandogalup WA 6167

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

Apsley, located in Mandogalup, Western Australia, is a growing residential community situated within Perth's expanding southern corridor. Known for its balance of natural surroundings and accessibility, Apsley offers a blend of tranquil suburban living with convenient proximity to major city amenities.

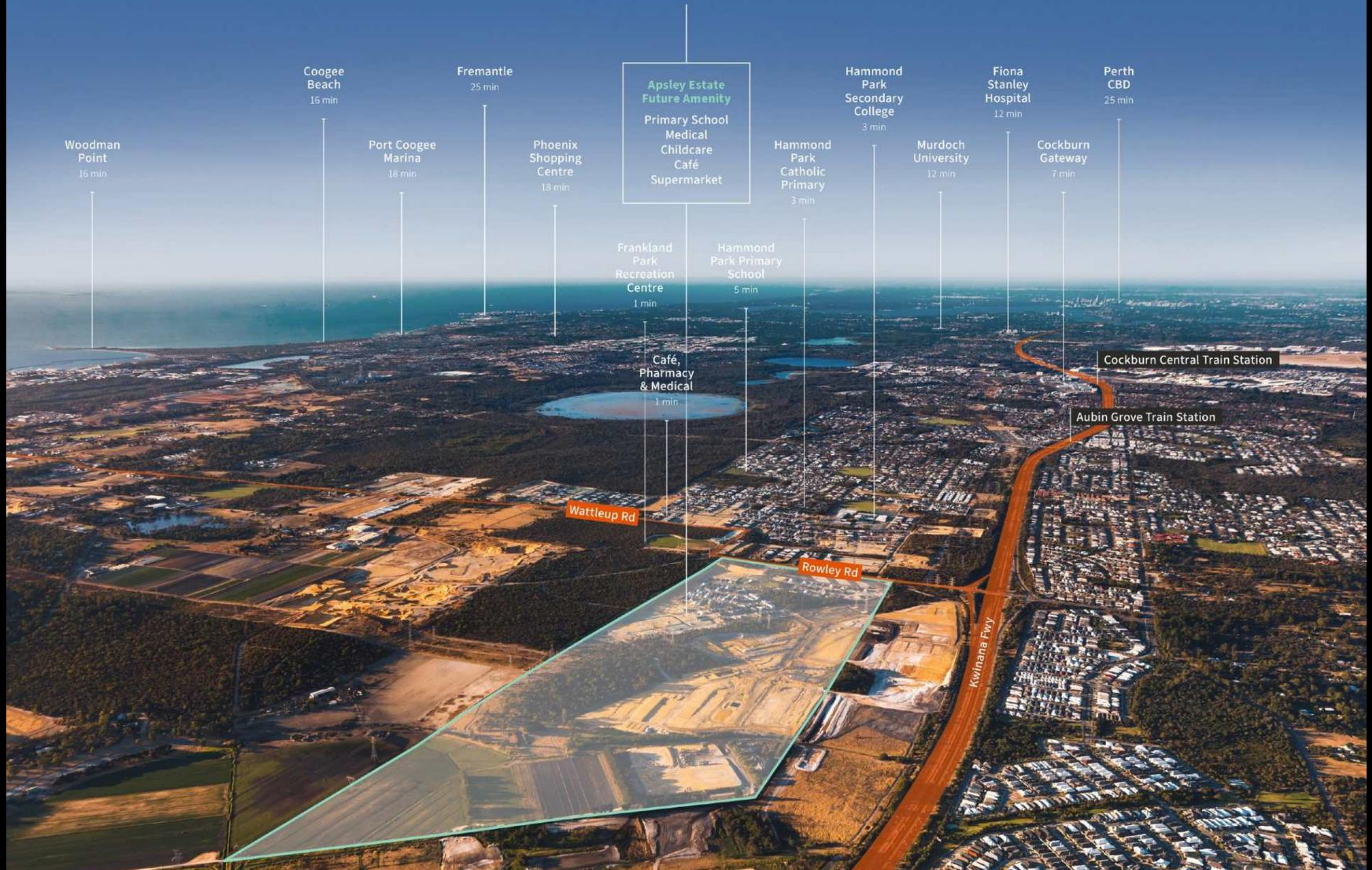
- Approx. 10-15 minutes to Kwinana Freeway, providing quick access to Perth CBD.
- Close to the Aubin Grove Train Station (approx. 15 minutes) with links to Perth and Mandurah.
- Future development of public transport options planned within the area.
- Nearby schools include Hammond Park Secondary College and Aubin Grove Primary.
- Proposed new school sites in Mandogalup to accommodate growing families.
- Close to Cockburn Gateway Shopping City (approx. 15 minutes), offering major retailers, dining, and entertainment.
- Proximity to local shops, supermarkets, and essentials in Kwinana Marketplace (approx. 10 minutes).
- Surrounded by parks and green spaces, including the nearby Adventure Park at Kwinana.
- Planned walking trails, playgrounds, and recreational facilities within the community.

Apsley is designed to cater to families, young professionals, and retirees looking for an affordable, community-focused lifestyle within reach of Perth's urban core. The development emphasises sustainability, family-friendly amenities, and quality homes.



Apsley

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**Apsley Estate
Future Amenity**
Primary School
Medical
Childcare
Café
Supermarket

Hammond
Park
Secondary
College
3 min

Fiona
Stanley
Hospital
12 min

Perth
CBD
25 min

Coogee
Beach
16 min

Fremantle
25 min

Port Coogee
Marina
18 min

Phoenix
Shopping
Centre
18 min

Hammond
Park
Catholic
Primary
3 min

Murdoch
University
12 min

Cockburn
Gateway
7 min

Woodman
Point
16 min

Frankland
Park
Recreation
Centre
1 min

Hammond
Park
Primary
School
5 min

Café,
Pharmacy
& Medical
1 min

Cockburn Central Train Station

Aubin Grove Train Station

Wattleup Rd

Rowley Rd

Kwinana Fwy

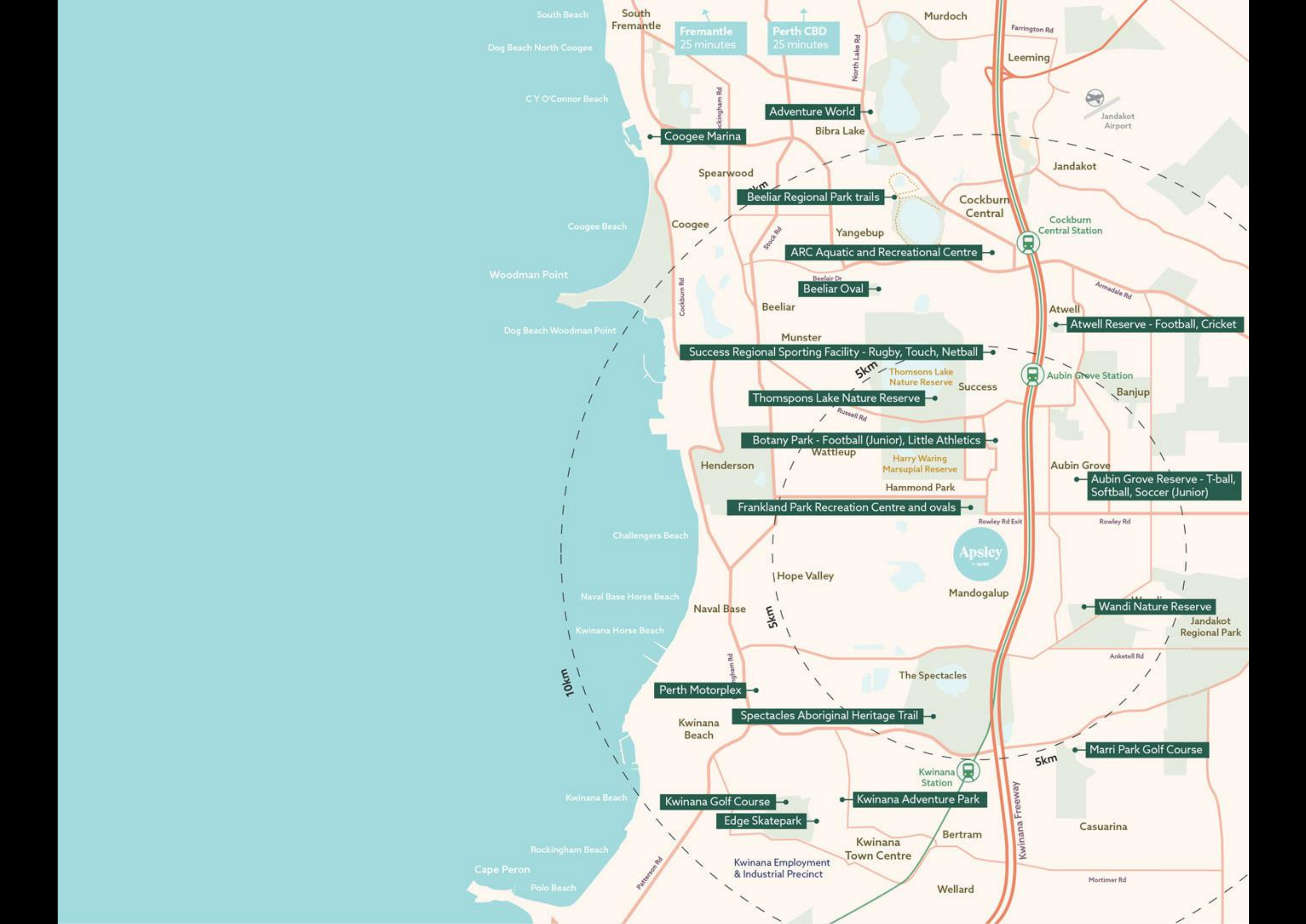
Apsley

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Master Plan







Fremantle
25 minutes

Perth CBD
25 minutes

Coogee Marina

Adventure World

Beeliar Regional Park trails

ARC Aquatic and Recreational Centre

Beeliar Oval

Success Regional Sporting Facility - Rugby, Touch, Netball

Thomsons Lake Nature Reserve

Botany Park - Football (Junior), Little Athletics

Frankland Park Recreation Centre and ovals

Perth Motorplex

Spectacles Aboriginal Heritage Trail

Kwinana Golf Course

Edge Skatepark

Kwinana Adventure Park

Marri Park Golf Course

Wandi Nature Reserve

Aubin Grove Reserve - T-ball, Softball, Soccer (Junior)

Atwell Reserve - Football, Cricket

101

5km

5km

5km

Apsley

Kwinana Freeway

Patterson Rd

Rockingham Rd

Cockburn Rd

Beeliar Dr

Wattleup

Russell Rd

North Lake Rd

Spearwood

Coogee

Beeliar

Munster

Henderson

Naval Base

Kwinana Beach

Kwinana Town Centre

Kwinana Employment & Industrial Precinct

Kwinana Station

Wellard

The Spectacles

Mandogalup

Hammond Park

Harry Waring Marsupial Reserve

Success

Success

Cockburn Central

Cockburn Central

Leeming

Farrington Rd

Jandakot Airport

Jandakot

Cockburn Central Station

Atwell

Aubin Grove Station

Aubin Grove

Wandi Nature Reserve

Anketell Rd

Casuarina

Mortimer Rd

Armadale Rd

Rowley Rd

Jandakot Regional Park

Anketell Rd

Mortimer Rd

Mortimer Rd



Fremantle
25 minutes

Perth CBD
25 minutes

10km

5km

5km

Murdoch University
Murdoch TAFE Campus

North Lake Rd

Rockingham Rd

Stork Rd

Cockburn Rd

Beelair Dr

Russell Rd

Rowley Rd Exit

Rockingham Rd

Thomas Rd

Patterson Rd

Kwinana Freeway

Anketell Rd

Mortimer Rd

South Beach
Dog Beach North Coogee
CY O'Connor Beach

Coogee Beach
Woodman Point
Dog Beach Woodman Point

Challengers Beach

Naval Base Horse Beach
Kwinana Horse Beach

Kwinana Beach

Rockingham Beach
Cape Peron
Polo Beach

Murdoch

Murdoch University
Murdoch TAFE Campus

Leeming

Bibra Lake

Jandakot Airport

Spearwood

Jandakot

Cockburn Central

Cockburn Central Station

Yangebup

Beeliar

Jandakot Primary School

Success Pre-kindy

Success Primary School

Nature Reserve

Hammond Park Primary School

Hammond Park Catholic Primary School

Hammond Park Secondary School

Atwell Primary School

Atwell Secondary College

Harmony Primary School

Aubin Grove

Aubin Grove Primary School

Proposed Apsley Primary School

Honeywood Primary School

Jandakot Regional Park

The Spectacles

Kwinana Beach

Kwinana TAFE Campus

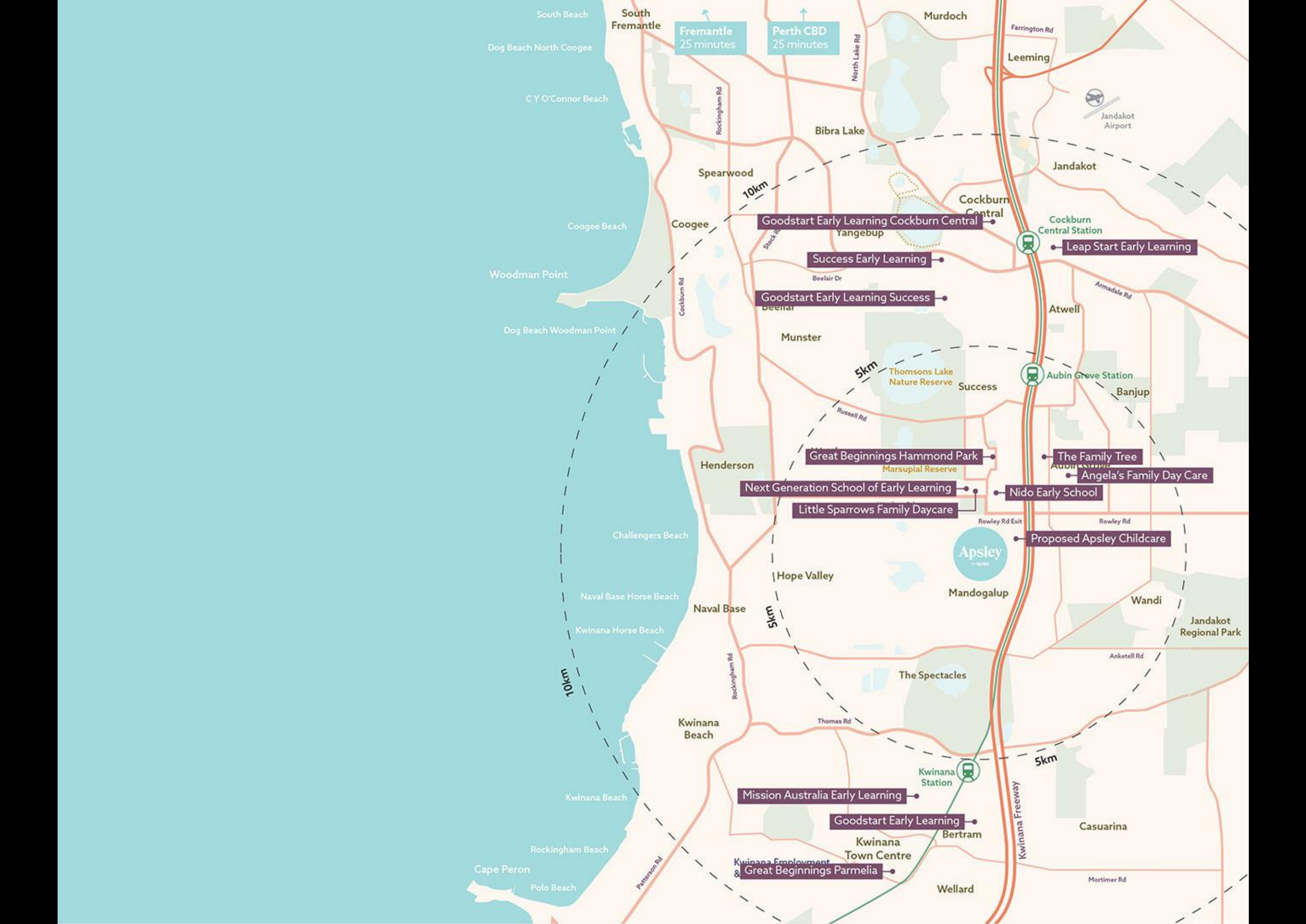
Kwinana Station

Kwinana Town Centre

Kwinana Employment & Industrial Precinct

Wellard

Casuarina



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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