

An aerial photograph of a residential development, likely a housing estate or retirement village, situated in a valley. The development consists of numerous small, uniform buildings arranged in a grid-like pattern. The surrounding landscape is lush and green, with dense forests and rolling hills. In the background, a range of mountains is visible under a clear blue sky. The lighting suggests a late afternoon or early morning setting, with a warm glow on the horizon.

# PROVIDENCE



# EXECUTIVE SUMMARY

## Project Name

Providence Estate

## Project Location

11 Revere Rise, Wellard WA 6170

## 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

Providence Estate in Wellard is a modern residential community offering a balance of suburban tranquillity with accessible urban conveniences. Set amid natural bushland, this estate provides residents with a serene environment, enhanced by local parks and landscaped gardens, making it ideal for families, couples, and individuals seeking a relaxed lifestyle.

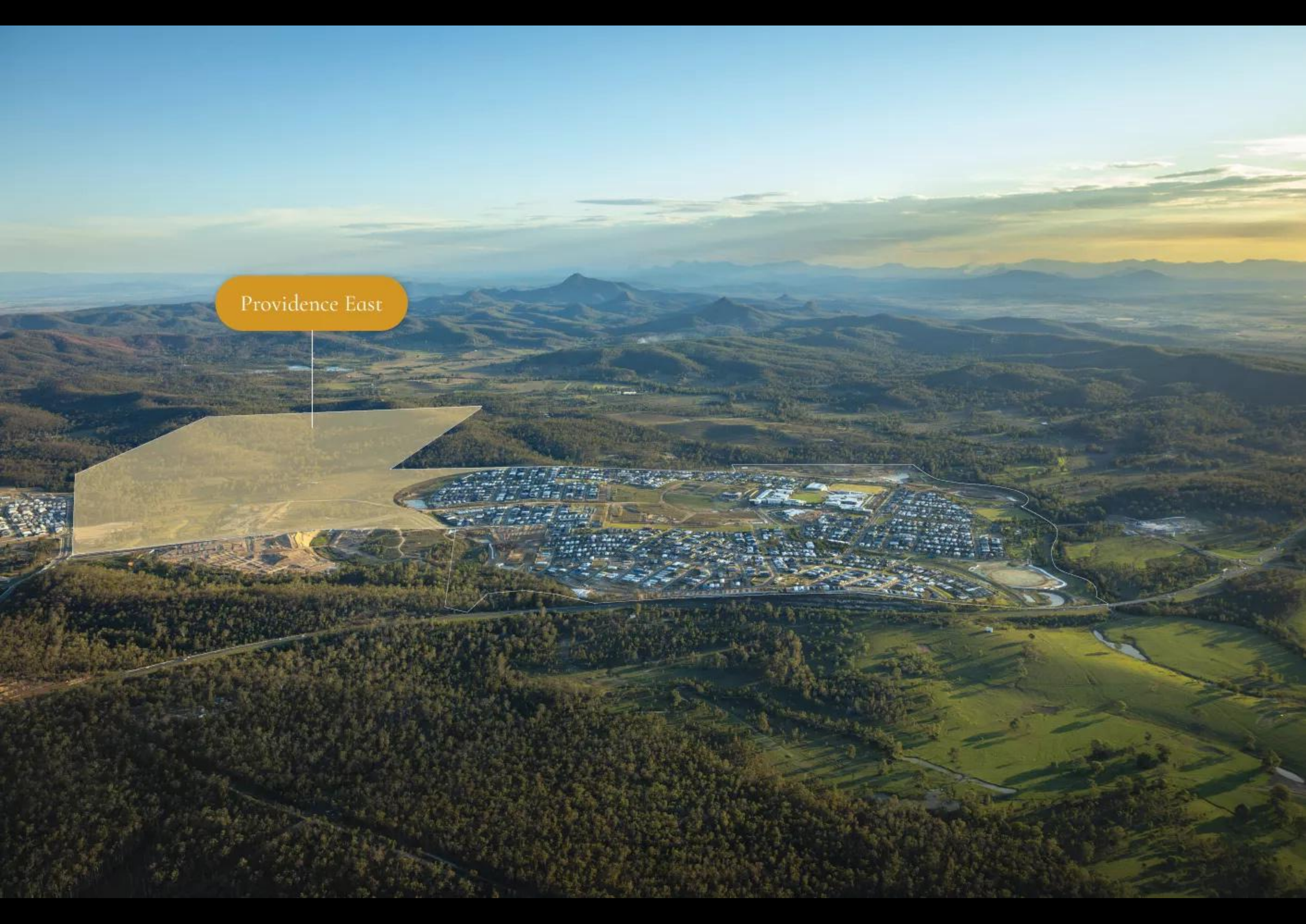
- Public Transport: Wellard Train Station (approx. 3 km) offers direct access to Perth CBD and Mandurah.
- Shopping Centres: Kwinana Marketplace (7-minute drive) and Wellard Square Shopping Centre (approx. 3 km) provide supermarkets, dining options, and essential services.
- Education: Multiple schools nearby, including Peter Carnley Anglican Community School and Wellard Primary School (both within 3 km).
- Healthcare: Kwinana Medical Centre and Kwinana Family Health Practice (10-minute drive).
- Parks & Recreation: Walking trails and parks within the estate; nearby, the expansive Kwinana Adventure Park is less than 10 minutes away.

Providence Estate combines natural surroundings with accessibility to Wellard's growing amenities and connectivity to Perth, making it a promising choice for both investment and lifestyle.





Providence East











# PROVIDENCE

Live life in a better place



LINER PARK WITH PICNIC AREAS AND OUTDOOR GYM EQUIPMENT

ESTATE ENTRANCE FEATURING PUBLIC ART AND SHOWCASE LANDSCAPING

LAND SALES OFFICE

ADVENTURE PLAYGROUND IN CENTRAL PARK

PROTECTED WETLANDS ADJOINING LANDSCAPED LINEAR PARK

CYCLE AND WALKING TRAILS CREATE A 5KM RECREATIONAL 'LOOP' AROUND THE ESTATE

WELLARD PRIMARY SCHOOL

PICNIC AREA LEADING TO 'BUSH FOREVER' WALKING TRAIL

## MASTERPLAN

800 LOTS. 6 PARKS. 30 MINUTES FROM THE CBD. WELCOME TO PROVIDENCE.

- UNWIND in over 20 hectares of landscaped parks, bush and wetlands.
- CREATE your dream home on one of 800 premium lots.
- EXPERIENCE the lifestyle you always wanted in an amenity-rich, fully connected community.



# 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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