

# Olive Waters



**GR8**<sup>TM</sup>  
PROPERTY

# Olive Waters Estate Falcon WA



## **“Last one Available” Now with Bonus Corian Bench Top**

This is your last opportunity to purchase one of these amazing properties, right on the banks of the Mandurah Estuary.

These high quality 3 bedroom, 2 bathroom homes will be built by well established boutique builder, Newglen Constructions. They boast a full turn-key package and an exceptional finish including an alfresco entertaining area under the main roof, double garage with remote entry and direct access to living areas, split-system air conditioner, stainless steel appliances, dishwasher, window treatments throughout, laminated timber flooring to living areas, skirting boards, and reticulated gardens.

The estate is only metres from the Falcon Estuary foreshore and parklands (offering walking and cycle paths through natural bushland) in the Peel Region of Western Australia. It is within walking distance of established community facilities such as a medical centre, schools, childcare centre, Miami Plaza Shopping Centre, food outlets and much more.



## Olive Waters Estate, Falcon WA 3 x 2 House and Land Packages

**Full Turn-Key Package – ready for tenants to move straight in at handover**

- DEPOSIT** : \$1000 deposit at contract signing
- PRICES FROM** : \$ 369,000
- TAX DEDUCATIONS** : House & Land packages attract full tax deductions
- RENT** : Guaranteed for 2 years @ \$355pw – Conditions Apply
- INSIDE** : Price List, Location, Site Plan, Lot Plans, House Plans, Specifications, Artist's Impressions, Population Demographics, Research, Rental Estimates



# GR8<sup>TM</sup> PROPERTY

In conjunction with



For further information contact:

**GR8 Property**  
**08 9358 3400**

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## 3 x 2 House and Land Packages

### PRICE LIST

Lot	SQM	House Design	SQM	Bed/Bath	Land Price	House Price	Total
737	272m2	Custom	165m2	3/2	135,000	234,000	369,000

- ✓ Deposit of \$1 000
- ✓ Stamp Duty payable on land only
- ✓ Full turnkey packages
- ✓ Bonus Corian Kitchen Bench Top



## Location

Falcon is located just 8.9 kms south of the Mandurah CBD, on a narrow stretch of land between the estuary and ocean. Falcon covers an area approximately 8 km<sup>2</sup>. It has 16 parks covering nearly 7% of the total area. There are 3 primary schools, a high school and childcare centres located in and around the Falcon area.

## Olive Waters Estate - Affordable Affluence

Olive Waters private estate residential subdivision rests only 6.5 kms south of Mandurah's CBD.

### Other features include:

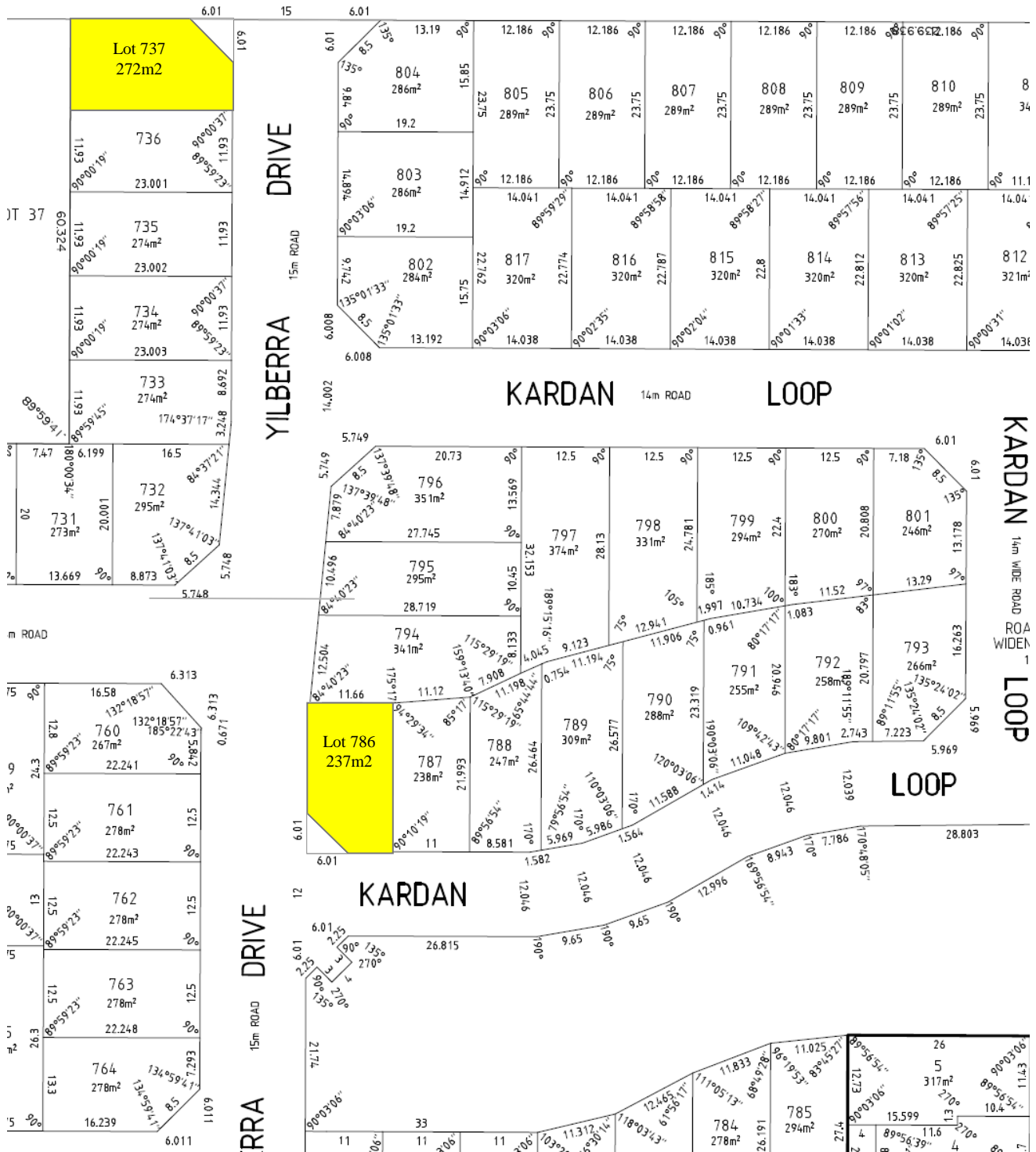
- \* Extensive landscaping to public open space and subdivision.
- \* Estuary Frontage
- \* State of the art, medium density town centre subdivision.
- \* Only 200m from:

- |                     |                   |               |
|---------------------|-------------------|---------------|
| ▪ IGA Supermarket   | ▪ Specialty shops | ▪ Post Office |
| ▪ Fast Food Outlets | ▪ Medical Centre  | ▪ Dentist     |
| ▪ Cobblers Tavern   | ▪ Woolworths      | ▪ Bank        |

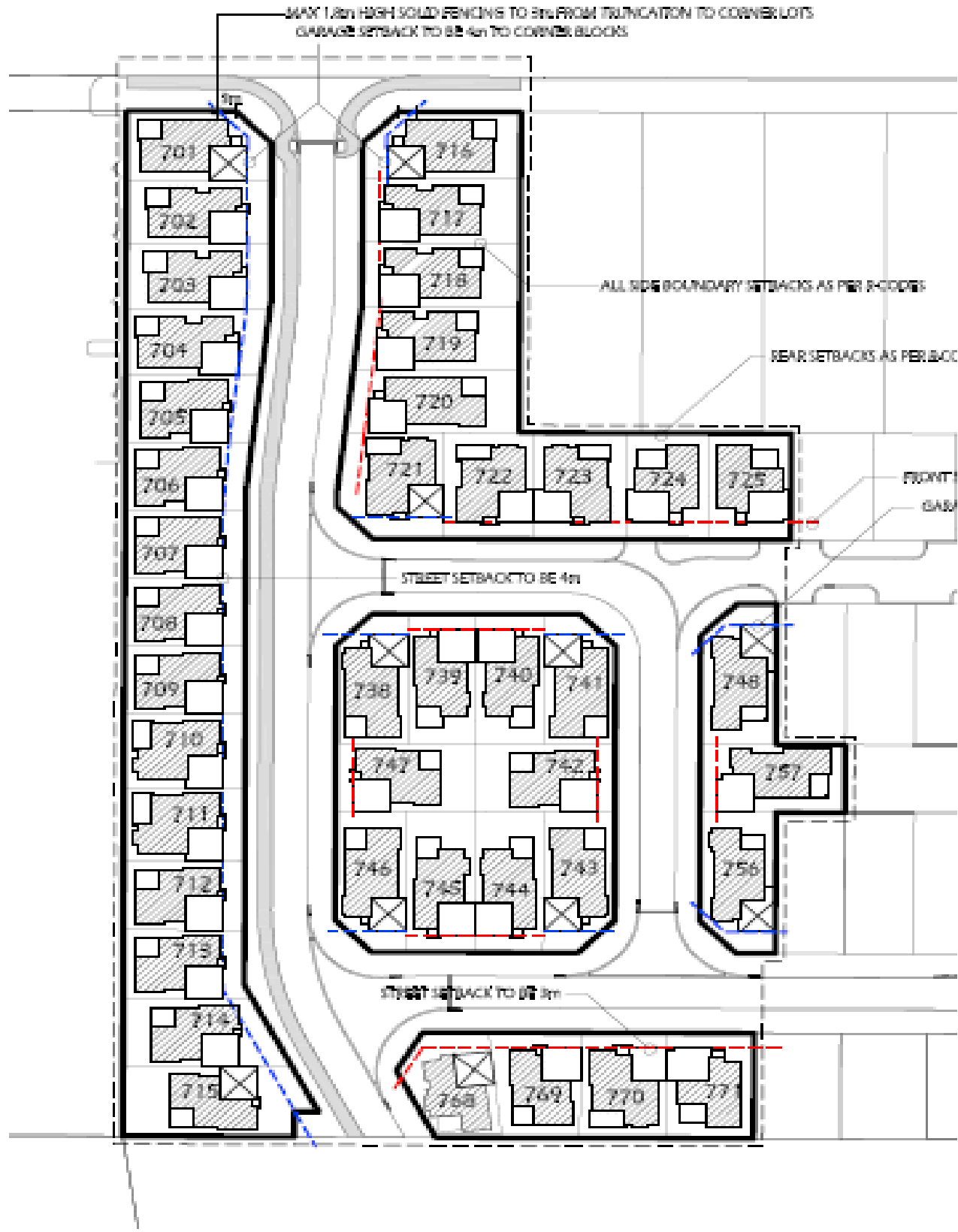


**Site Plans**

**OLIVE ROAD**

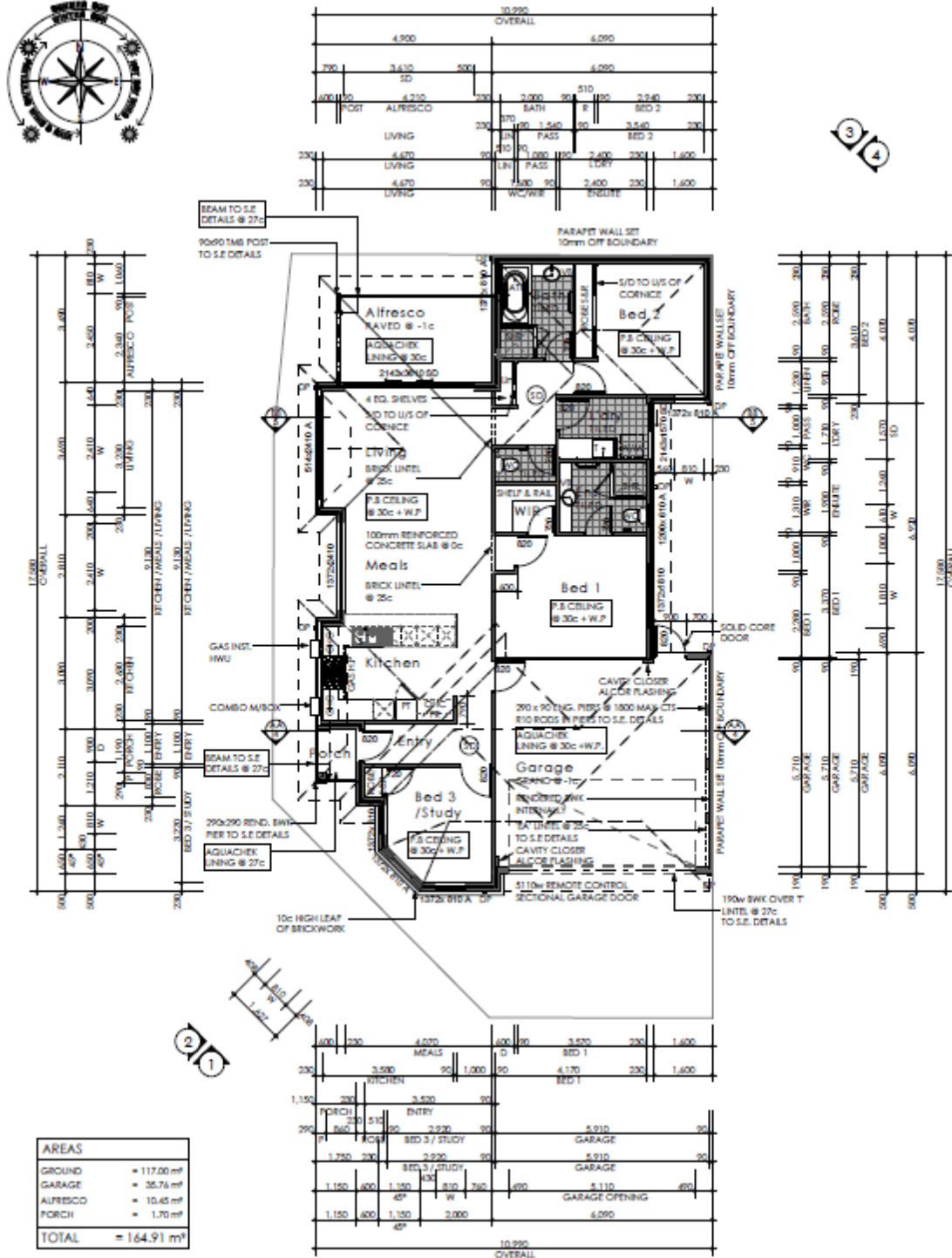


**Lot Plan – Stage 1**





House Plans -



## Specifications

### Termite Control

Pre-slab chemical application

### Concretor / Grano

Footing / Slab (100mm)

Grano Paving

Garage (Grey)

### Bricklayer

External Bricks (Rendered)

Midland Brick Maxibrick

Internal Bricks

Midland Brick Maxibrick

Wire Ties

Stainless Steel

Lintels (Internal / External)

Galvanised

T-Bar

Galvanised

### Meter Box

Pressed Metal

Combination Gas / Electric

### External Joinery

Timber (Single Rebated)

Entry Frame

Pressed Metal

Garage Entry

### Internal Joinery

Pressed Metal (Standard Height)

As per plan

### Aluminium Doors and Windows

*sliding doors keyed alike to front door,*

*all windows and doors to be keylocked,*

*barrier doors to all, flyscreens to all*

Finish

Powdercoat

### Roof Structure

Roof Frame

Timber Stick / Steel Truss

### Roof Cover

Metal

Custom Orb Colorbond

### Roof Plumbing

Fascia / Gutters / Downpipes

Colorbond to match Roof Cover

### Ceilings

90mm Cove cornice included

### Insulation

Internal Flat Ceilings

AGI R3.5 Batts to house and garage

### Garage Door

Sectional Door remotes included

### Air Conditioning

Inverter split system included

### Electric

All light fittings, power points, switches, exhaust fans, smoke detectors etc included

Single phase

Telephones

2 points included

TV

2 points included, antenna on roof

### Plumbing

All installation included

Gas Bayonet

x1 internal

Stormwater included

### Hot Water Unit

Gas Instantaneous 20Lt

### Appliances

All included – Stainless Steel

*Cooktop, Rangehood, Oven, Dishwasher*

### Painting

Included throughout

2 feature walls included



## Specifications cont.

### Doors External

Front Door  
Hume XN5  
Garage Entry  
Solidcore Duracote

### Doors Internal

General  
Hollowcore Readicote

### Door Furniture

*all external doors keyed alike*  
Front Door  
Gainsborough Angular Leverset  
Garage Entry  
Gainsborough Angular Leverset  
Internal  
Gainsborough Angular Leverset  
Colour  
Satin Chrome  
Privacy Sets  
Bathroom / Ensuite / WC  
Dummy Sets  
Linen

### Mouldings

Skirting / Nosing  
Included Standard  
Capping  
To low walls

### Cabinets

Bench Tops  
Standard Laminate  
Doors  
Standard Laminate  
Door Handles  
Included (\$5 each max)

### Shower Screen / Mirrors

Included Standard

### Robes

Bedrooms  
x1 melamine shelf w/ hanging rail  
Sliding Vinyl Doors

### Linen

x4 melamine shelf

### Fixtures

All quality plumbing fixtures supplied  
Tapware, basins, towel/toilet roll holders, baths, toilet suites etc

### Floor Coverings

Carpets to bedrooms  
Laminate timber flooring to living areas

### Landscaping

Letter box, reticulation, clothes line, plants and lawn included

### Alfresco

Included

### Fencing

Included

### Painting

Included

### Window Treatments

Vertical blinds Included

### Appliances

Included- Fisher & Pykel SS Oven, Cook top, Range hood & Dishwasher

### Telephone

2 Points Included

All homes are built to Western Australian Coastal Conditions Specifications

*\* Please note that Newglen Constructions Pty Ltd reserves the right to alter any and all fixtures and fittings, specifications etc. without notice.*



**Artists Impressions:  
Sarah**



**Lexis**



## Streetscape



## Population Demographics

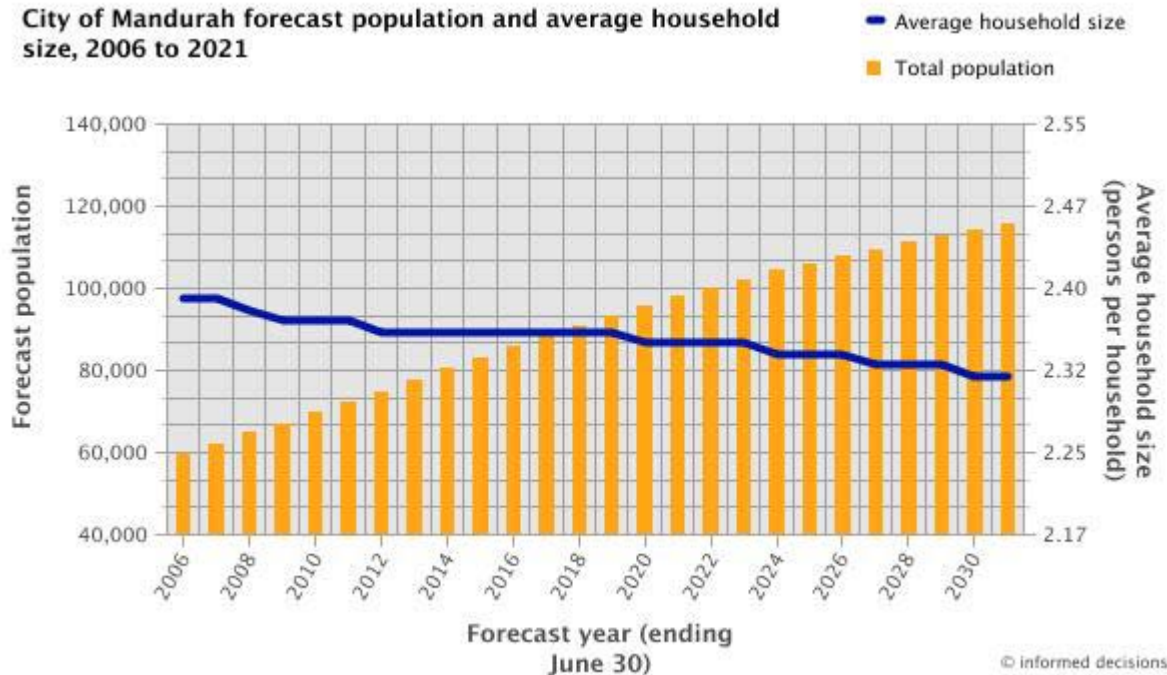


In the 2006 Census (held on 8th August 2006), there were 55 814 persons residing in the statistical local area of Mandurah (today it is approximately 65 000). 18.8% of the population were children aged between 0-14 years, and 34.5% were persons aged 55 years and over. The median age of persons in Mandurah was 43 years, compared with 37 years for persons in Australia. 35.6% were couple families with children.

In Mandurah, the median weekly individual income for persons aged 15 years and over was \$384, compared with \$466 in Australia. The median weekly household income was \$810 compared with \$1 027 in Australia and the median weekly family income was \$1 038 compared with \$1 171 in Australia. (2006 Census)

On 2006 Census night, 33.7% of occupied private dwellings were fully owned, 29.9% were being purchased and 26% were rented. Of those being rented, only 9.9% were rented from a State or Territory housing authority.

**City of Mandurah forecast population and average household size, 2006 to 2021**



## Research

In a recent independent research document compiled by MacroPlan Australia it was reported that:

The Federal Budget has forecast a return to positive growth (2.25%) in the following financial year.

Following a 9 month period of national decline, the last 9 months has seen a 27.3% trend increase in the number of home loans.

Western Australia is ahead of the national average with the second lowest unemployment rate in the country (behind Tasmania). In June, the unemployment rate for Western Australia increased to 5.1%, a 0.1% seasonally adjusted increase. This equates to approximately an additional 900 unemployed persons across the State.

Olive Waters is located in the Local Government Area (LGA) of Mandurah. Of the top five industries in the Mandurah LGA (Construction, Retail Trade, Manufacturing, Health Care and Social Assistance, and Education and Training) only Construction is expected to contract over the next five years to 2013/14. Health care and education are in fact predicted to have the greatest employment growth (3.0% and 2.4% per annum respectively).

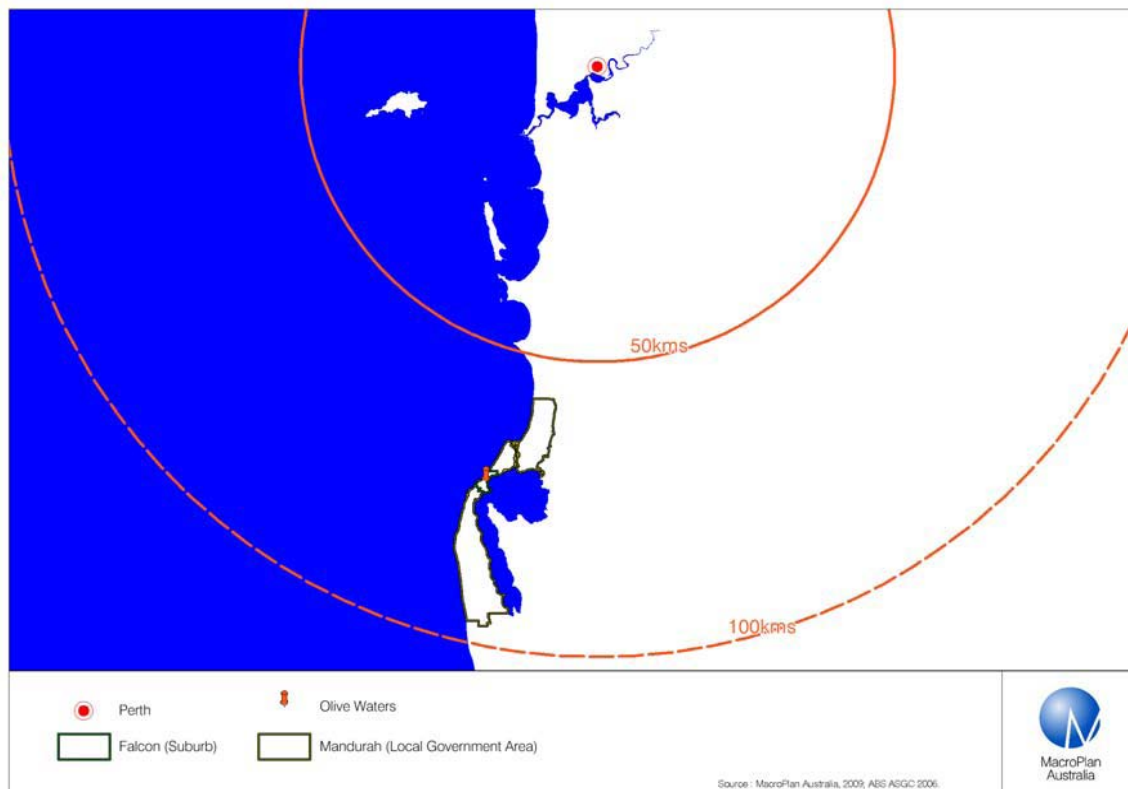
### Infrastructure projects of the Peel area:

- \$113.4 million for the construction of the Mandurah Entrance Road
- \$113 million on wastewater and water supply projects
- \$22 million to complete the Perth to Bunbury Highway
- \$5 million to finalise construction of Greenlands Road to connect the Perth Bunbury Highway to the South West Highway
- \$3 million to construct the Marri Grove Primary School and the Pinjarra Early Childhood Centre

The City of Mandurah is well serviced with access to numerous facilities and services. These include pre-schools, 11 primary schools, 4 high schools, 3 combined schools and 4 specialist schools. The largest shopping centre is Centro Mandurah, a regional centre located in Mandurah; there is also a number of neighbourhood and main street shopping centres throughout the city.

The Mandurah to Perth rail line opened a year and a half ago. With the Perth to Bunbury highway soon to open, commuting to and from Mandurah has and will continue to become easier and more accessible.





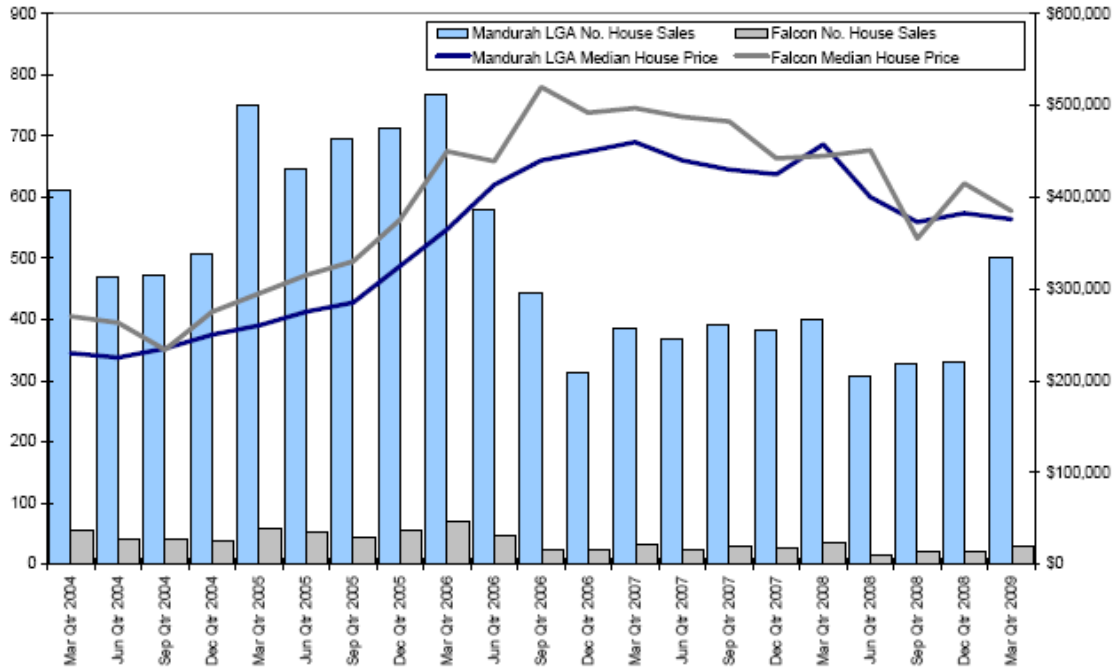
Since 2001 the Mandurah LGA has grown by almost 16 000 people at an average annual growth rate of 4.11%, more than double the growth rate of the Perth Metropolitan area (2.02%).

The population of Mandurah is forecast to grow by over 40 000 people between 2009 and 2026, which will create a significant demand for housing in the area.

Since July 2008 Mandurah has averaged 46 building approvals for new houses per month. Of the 32 council areas in the Perth/Peel region, Mandurah recorded the 8th highest average.

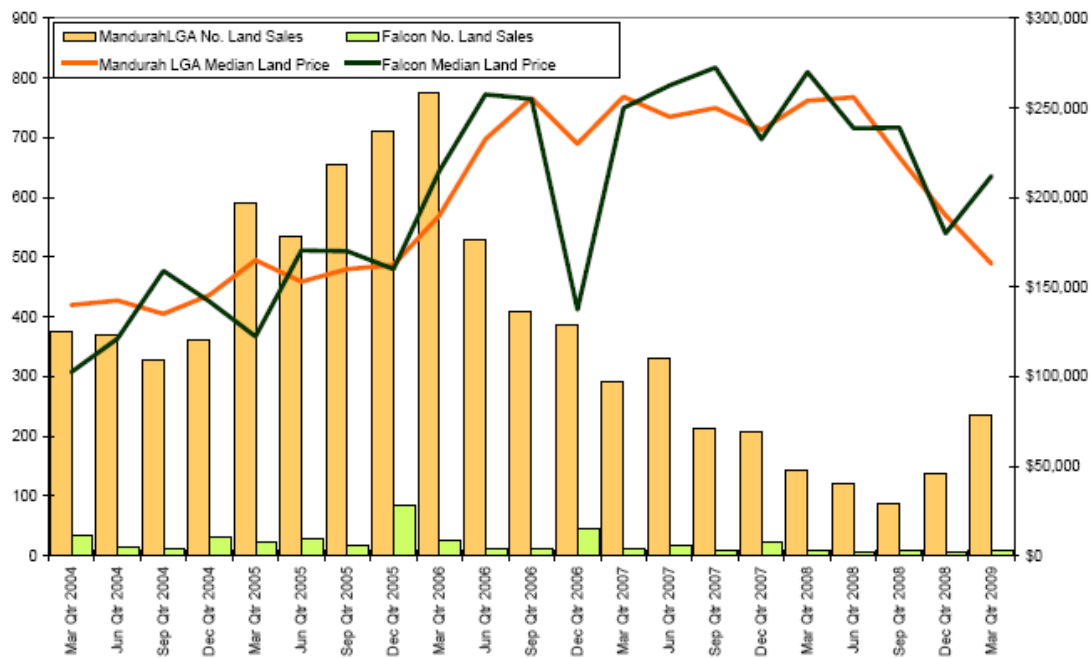


**Figure 7. House Sales in Falcon & Mandurah LGA 2004 - 2009**



Source: RP Data (2009), MacroPlan Australia (2009).

**Figure 8. Land Sales in Falcon & Mandurah LGA 2004 - 2009**



Source: RP Data (2009), MacroPlan Australia (2009).



### General Investment Commentary

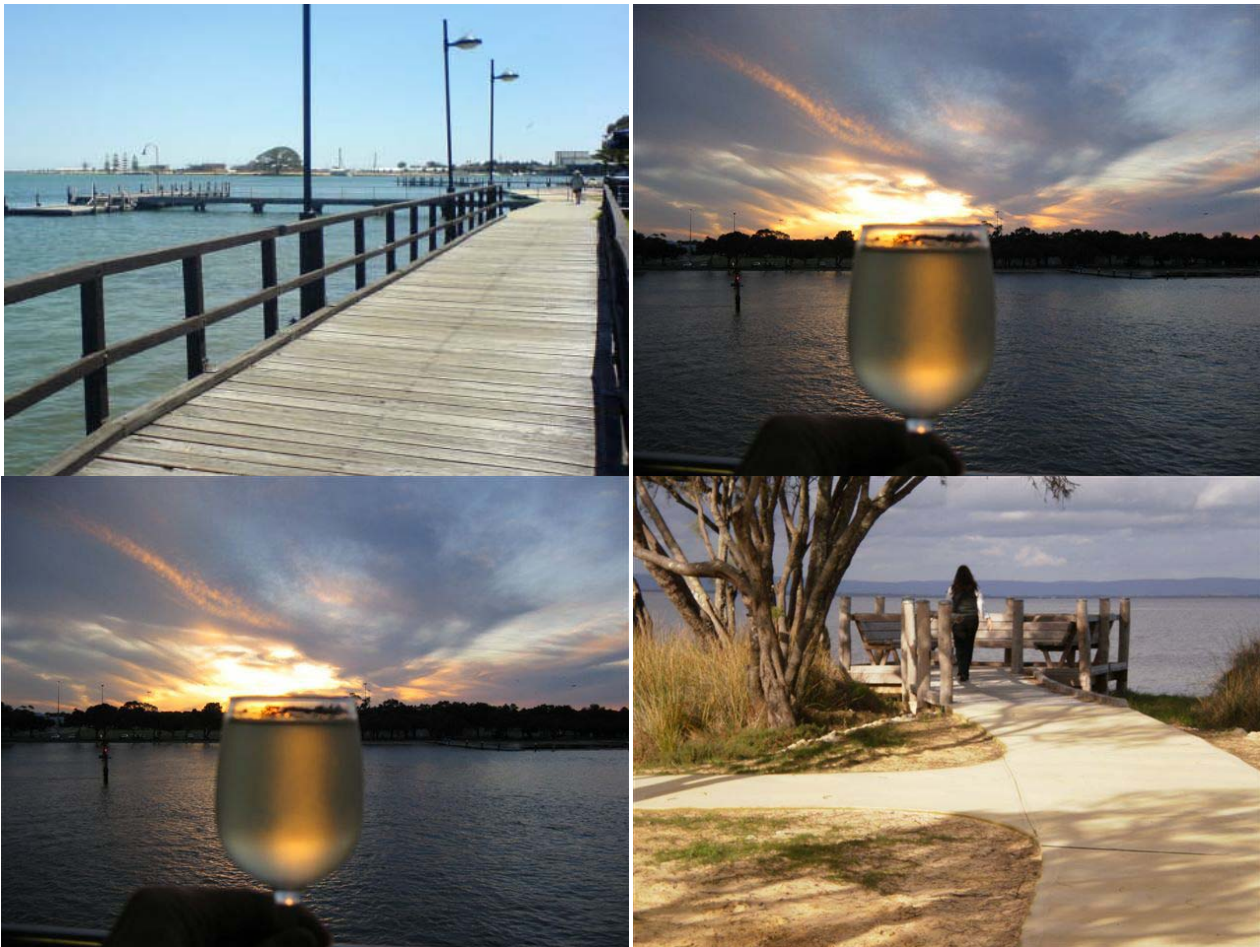
The continued population growth of the Mandurah area and the relatively stable employment outlook suggests that there will be continued demand for owner/occupier residential dwelling products in the short term. Employment figures are key to housing demand over the immediate short term. Of the region's top employing industries (Construction, Retail Trade, Manufacturing, Health Care and Social Assistance and Education and Training) only construction is predicted to decline to 2013/14.

While median house prices have declined somewhat in recent months in line with the economic downturn, median prices in the area are still over \$100 000 higher than they were at the start of 2004. It is unlikely that prices will fall much further.

Unlike the UK and US, the Australian housing market is not oversupplied. To this point in time, although slowing in terms of market activity, the housing market has remained largely unaffected by world events.

This presents a solid choice for interested parties considering the option of investing in Olive Waters, with the area underpinned by strong population growth (driving continued demand) and what has proved to be substantial price resilience.

A copy of the report can be obtained from Newglen on request.



**Rental Estimates**



REAL ESTATE AGENTS  
AUCTIONEERS  
PROPERTY MANAGERS

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& HACKETT STREET  
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MANDURAH WA 6210

16 July 2009

TO WHOM IT MAY CONCERN

**RE: RENTAL APPRAISAL – OLIVE WATERS ESTATE, FALCON WA**

We have completed a rental appraisal at the above property and believe an indicative weekly rental estimate to be between \$320.00 – \$340.00 per week, which is based on the current market rental trends at the time of putting the property on the rental market.

Mandurah is still a very seasonal area, with rents being higher in the summer months than the winter months.

Should you have any further queries please do not hesitate to contact the office on 9586 2222.

Yours faithfully

**PETA WATERMAN**  
BUSINESS DEVELOPMENT MANAGER  
Acton Mandurah

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# SALES ADVICE

**DATE:**  **REFERENCE:**

**TO:**  **FAX:**

**CONSULTANT:**  **FAX:**

**PURCHASER'S DETAIL'S:**

Purchaser 1 -  % Split   
 (Full Legal Name):

Purchaser 2 -  % Split   
 (Full Legal Name):

Street Address:

Suburb:  Postcode:

Ph:  Fax:

Mobile:

Email:

**PROPERTY DETAILS:**

Street Address:

Suburb:  Postcode:

**HOUSE DESIGN:**

**PURCHASE PRICE:**

Land:	<input type="text"/>	Deposit:	<input type="text"/>
House:	<input type="text"/>	Deposit:	<input type="text"/>
Villa:	<input type="text"/>	Deposit:	<input type="text"/>
Spec Home:	<input type="text"/>	Deposit:	<input type="text"/>

**FINANCE LENDER DETAILS:**

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AGENT'S SIGNATURE: ..... DATE: / /

CLIENTS SIGNATURE: ..... DATE: / /

