

Pricelist

Current as of 24th January 2022

VERTEX
PRIVATE ESTATE

Lot No	Stage	Street Name	Area (m ²)	Frontage (m)	Titles	Price (\$)	Notes
149	1	Ariane View	407	20	Titled	\$165,000	Wide front, narrow rear
301	3b	Capilano Avenue	446	11.5	Titled	\$179,000 #	Narrow front, wide rear
327 Q	3b	Castlemead Drive	451	15	Titled	\$181,000 #	
341	3c	Castlemead Drive	333	12.5	Feb 2022	\$158,000	
345	3c	Castlemead Drive	326	10.5	Feb 2022	\$157,000	
353	3c	Capilano Avenue	378	10.5	Feb 2022	\$165,000	Extra depth
354	3c	Capilano Avenue	316	15	Feb 2022	\$157,000	Squat Lot
362	3c	Castlemead Drive	386	20	Feb 2022	\$164,000	
365 Q	3c	Intempo Place	390	12.5	Feb 2022	\$160,000 #	
366 Q	3c	Intempo Place	390	12.5	Feb 2022	\$160,000 #	
381	3c	Capilano Avenue	310	10.5	Feb 2022	\$155,000	
382	3c	Capilano Avenue	310	10.5	Feb 2022	\$155,000	

- # BAL 12.5 / Q – Quiet home design requirement
- A finance Letter of Eligibility (LOE) from a Bank or Broker and a \$1,000 deposit is required to purchase in Vertex
- Prices include side & rear fencing and front yard landscaping.

Call Garth on 0497 007 977 or email vertex@lwpproperty.com.au

vertex-yanchep.com.au
9297 9934

LWP
bringing communities to life

Preliminary



- Release Lots R30
- Group Housing Site R50
- Existing Development
- Future Residential

LEGEND

- Brick Paving
- Footpath
- Planning Investigation Area
- Non-Operational Waste Water Treatment Plant Site
- 15.27 Lot Level
- 37.00 Road level
- Drainage Manhole
- Side Entry Pit
- Drainage Grate
- Sewer Housing Connection / Manhole
- Sewer Easement
- Water Valve & Hydrant
- Western Power Mini Pillar & Housing Connection
- Western Power Uni Pillar & Housing Connection
- Street Light
- Water Connection
- Access Restriction
- BAL - Fire Attack Level
- NBN Housing Connections
- NBN Network Pit
- NBN Fibre Distribution Hub
- Limestone Retaining Wall
- Garage Location
- Quiet House Design



STAGE 1

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All Dimensions and Areas are subject to survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Engineering and Cadastral design still to be finalised and is subject to change. MNG REF: 98894sa-014d DATE: 09/11/2015 ©COPYRIGHT



Preliminary



- Stage 3 Release 1 (R30)
- Stage 3 Release 2 (R30)
- Existing Residential
- Future Residential

- LEGEND**
- Brick Paving
 - Footpath
 - Drainage Manhole
 - Side Entry Pit
 - Drainage Grate
 - Lot Level
 - Western Power Mini Pillar & Housing Connection
 - Western Power Uni Pillar & Housing Connection
 - Street Light
 - Western Power Padmount Site
 - Access Restriction
 - Sewer Housing Connection / Manhole
 - Retaining Wall
 - Water Valve & Hydrant
 - Water Connection
 - NBN Housing Connections
 - NBN Network Pit
 - NBN Fibre Distribution Hub
 - Recommended Garage Location
 - Quiet House Design
 - Road level
 - BAL - Fire Attack Level
12.5 BAL - Indicative



**STAGE 3
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PRIMEWEST

Stage 3C (R30) 'RMD codes apply'

Existing Residential

Future Residential

- LEGEND**
- Brick Paving
 - Footpath
 - Drainage Manhole
 - Side Entry Pit
 - Drainage Grate
 - Lot Level
 - Western Power Mini Pillar & Housing Connection
 - Western Power Uni Pillar & Housing Connection
 - Street Light
 - Western Power Padmount Site
 - Access Restriction
 - Sewer Housing Connection / Manhole
 - Retaining Wall
 - Water Valve & Hydrant
 - Water Connection
 - NBN Housing Connections
 - NBN Network Pit
 - NBN Fibre Distribution Hub
 - Recommended Garage Location
 - Quiet House Design
 - Road level
 - BAL - Fire Attack Level
 - 12.5 BAL - Indicative



STAGE 3C
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Pre-Purchase Information.

To help make the process of buying land at Vertex as smooth as possible, LWP has put together the following pre-purchase information.

Should you have any other queries, please contact our Information & Sales Centre on 9297 9934.

Finance Pre-Approval

A finance pre-approval letter is required when you purchase your land at Vertex.

You will need to formally apply to a financial institution or broker seeking pre-approval of your finance; generally the more information you provide at the start of the process such as income, expenditure figures and assets the quicker your finance will be pre-approved.

Financial institutions and Brokers will pre-approve your finance in writing.

Deposit

A deposit of \$1,000 for the purchase of land is payable upon signing contract documentation. The deposit is accepted via EFT, cheque or bank transfer.

The deposit cheque should be made payable to LWP Realty Trust Account.

Finance Approval

Titled Land

Purchasers signing a contract to purchase land only will be given 4 weeks to obtain unconditional finance approval.

Purchasers requiring finance for both house and land will be given 7 weeks to obtain unconditional finance approval.

Untitled Land

Purchasers will be given 7 weeks to obtain unconditional finance approval, however a time longer than 7 weeks maybe given to obtain unconditional finance approval where titles are not expected to issue within 3 months of the date of contract signing.

Settlement

You will need to nominate a settlement representative at the earliest opportunity either at or shortly after signing your contract. Your settlement agent will be responsible for preparation of the transfer of land documentation and lodgement of contract for stamp duty assessment.

Settlement will be no later than A) within 21 days from unconditional finance approval, or B) within 14 days of issue of title.

First Home Owners

The Australian Government introduced the First Home Owner Grant (FHOG) Scheme to help people with the purchase of their first home. First home owners should check to ensure they qualify for the FHOG by one of the following:

Website: www.osr.wa.gov.au or www.firsthome.gov.au

Email: firsthomegrant@dtf.wa.gov.au

Telephone: 1300 363 211

Location: Office of State Revenue

Plaza Level, Mt Newman House

200 St Georges Terrace, Perth WA 6000

LWP recommends that all relevant information and approvals be passed on to your settlement agent / financial institution at the earliest opportunity.

Foreign Investment Review Board (FIRB)

If you are not a permanent resident of Australia and wish to purchase land there are special conditions that apply.

Please notify LWP at time of signing if you are not an Australian resident.

For further information, please contact the Foreign Investment Review Board:

c/o Department of the Treasury

Langton Crescent, Canberra ACT 2600

Telephone: (02) 6263 3795

Fax: (02) 6263 2940

Website: www.firb.gov.au

Your local council

For information on security services, shire rates or council policies please contact the City of Wanneroo

City of Wanneroo Civic Centre (Council Chambers & Administration)

23 Dundobar Road, Wanneroo WA 6065

Telephone Enquiries: 9405 5000

Web: www.wanneroo.wa.gov.au

Email: enquiries@wanneroo.wa.gov.au