

Price list

Current at 12:06 PM 03 November 2022

Vertex

Lot No.	Stage	Street Name	Area (m ²)	Frontage (m)	Titles	Price (\$)	Notes
233	4A	Capilano Avenue	407	15.0	Nov 2022	\$182,000 #	Corner Lot
154	4B	Ariane View	512	15.0	Mar 2023	\$238,000	Extra depth
157	4B	Ariane View	479	15.0	Mar 2023	\$232,000	Extra depth
159	4B	Ariane View	448	17.0	Mar 2023	\$229,000	
513	4B	Ariane View	301	13.5	Mar 2023	\$172,000	Corner Lot
517	4B	Ariane View	403	16.0	Mar 2023	\$195,000	Corner Lot

Prices include premium eco-logical front yard landscaping package and side & rear fencing.

Prices shown are inclusive of GST and subject to change without notice.

- # BAL (Bushfire Attack Level) rating applies
- * Quiet House Design requirement applies

Resale lots are excluded from any promotion or incentive LWP may offer from time to time.
















Purchasers will need to ensure they have their Finance Letter of Eligibility (LOE) in place from their financial institution or Broker, and a \$1,000 deposit.

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



- Stage 4A (R30)
- Existing Residential
- Future Residential

LEGEND

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

VERTEX STAGE 4A

PRIVATE ESTATE YANCHEP

vertex-yanchep.com.au

All of the lots are subject to RMD-30 zoning



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-109a DATE: 13/07/2022 ©COPYRIGHT





- Stage 4B (R30)
- Existing Residential
- Future Residential

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

All of the lots are subject to RMD-30 zoning



VERTEX STAGE 4B YANCHEP

PRIVATE ESTATE

vertex-yanchep.com.au

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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 Sales team on 0497 007 977.

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