

**e c h o b e a c h**



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# Mandurah Lifestyle

An alluring mix of inner-city panache and classic suburban culture define the Mandurah lifestyle. As a result of the 'sea change' phenomenon which transformed the suburb, Mandurah is now home to one of the largest shopping centres south of the city, quality restaurants, charming retail outlets, ample parklands, beaches, a bustling foreshore and a pulsating boardwalk.

Throughout the year, Mandurah hosts several popular annual events such as the Crab Festival in mid-March and the Mandurah Boat Show in mid-October. Other notable features include the Mandurah Train Station, which provides a fast transport option into and out of Perth CBD, and local schools, Mandurah Primary School, Mandurah Baptist College, Mandurah Catholic College and Frederick Irwin Anglican School to mention a few.

Situated along Western Australia's coastline, Mandurah has firmly established itself as a first class 'sea change' destination with an assortment of property genres that include everything from family homes, to modern apartments in new estates and luxurious mansions with canal views.

Echo Beach Estate is located in the heart of Mandurah, a mere stones throw to Mandurah Forum, Rushton Park and major transportation routes. A locale offering flawless convenience and appeal to both tenants and homebuyers alike.





# A True Masterstroke in Residential Development!

Realnet Projects is proud to present these architectural masterpieces built by an ISO Accredited builder in the heart of Mandurah.

Defined by clean crisp lines and wide open spaces, they are finished with an alluring mix of colours reflecting sun, sea and surf – the true spirit of Mandurah!

Light-filled and well-appointed with quality fittings and appliances throughout, every detail has been thoughtfully designed to provide comfort and functionality in stylish surrounds.

The bright, modern living zones are designed to maximise space and take full advantage of natural light.

The kitchens are both stylish and functional with sweeping Caesarstone benchtops, bringing luxury to the everyday.

Enjoy the ultimate in convenient living from your own private balcony – the perfect place to unwind and watch the world go by at the end of the day.



# 7 Reasons to Invest in Mandurah



1 Mandurah is a thriving coastal community, less than an hours drive from Perth's CBD and international airport. Boasting many schools and so close to Perth that the same bus and train network encompass the whole region. These days, Perth and Mandurah's boundaries have essentially merged to form one sprawling metropolis, so tenant availability will never be in short supply ensuring maximum occupancy of your rental property.

Echo Beach is a mere stones throw from arguably the most formidable shopping precinct south of Perth, a hop, skip and jump from Mandurah Train station, and a leisurely stroll to Mandurah's Foreshore and Café Strip.



2 With its proximity to Perth's major arterial freeway, coupled with Perth CBD being just a short 40 minute train ride away, the superior transport links are unquestionable.

Additionally the thriving population of approximately 100,000 permanent residents is forecast to grow by 20% by 2035.

Considering Mandurah's low entry price for property, the fact that it offers advanced transportation, ample employment opportunities, educational facilities, recreational options, shopping precincts and tourist attractions makes it an incredible investment choice primed for growth.



3 Currently Mandurah Real Estate still remains ridiculously affordable for a primely located coastal community. However, its severe rental crisis and lack of properties for sale indicates that this could be a short lived prospect.

The low entry price and distance to Perth CBD are now heavily driving both Investors and Homebuyers to this area.



4 It seems Mandurah's attraction to Property Investor's strengthens by the day! Despite offering comparably priced rents to the Perth-based suburbs to the north, its land prices are significantly cheaper. Clearly this offers extremely lucrative investment options for house and land package buyers. Couple this with multiple tenancy options like those on offer at Echo Beach Estate and you have extraordinary rental yields available.



5 Given Mandurah's rapidly booming population, and fully developed economic conditions, it has consistently generated huge demands and fast sales in its Real Estate sector. Should a future owner need to sell in a hurry for whatever reason, they should not expect an issue securing a quick sale.



6 Extraordinarily strong rental yields and proximity to WA's capital make for fantastic value in this soughtafter city. Compared to Perth suburb medians, it's almost unheard of Australia-wide to find such comparable value this close to a states capital city.



7 With an ISO accredited builder at the helm, this complete Turnkey investment is coupled with our Property Management team who are renowned for treasuring your investment as if it were their own!

There will be a live feed camera on-site so you can watch as your townhouse takes shape from the comfort of your own desktop.

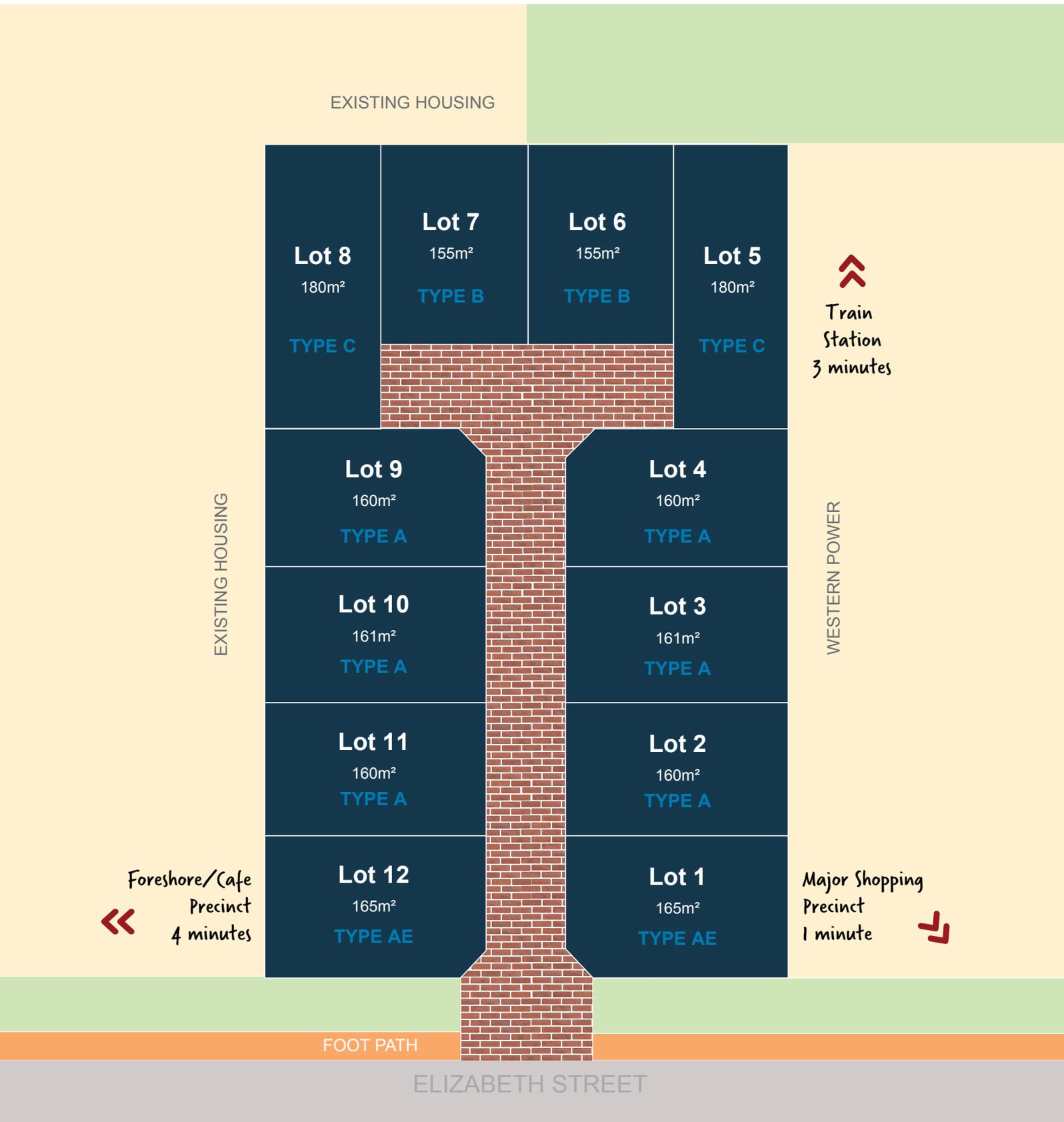


# echobeach Site Plan

Elizabeth Street, Mandurah



echobeach



# House Plan

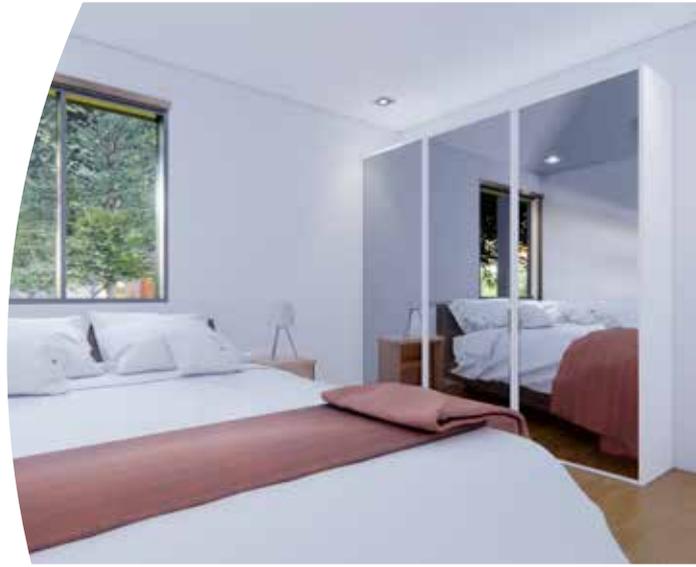
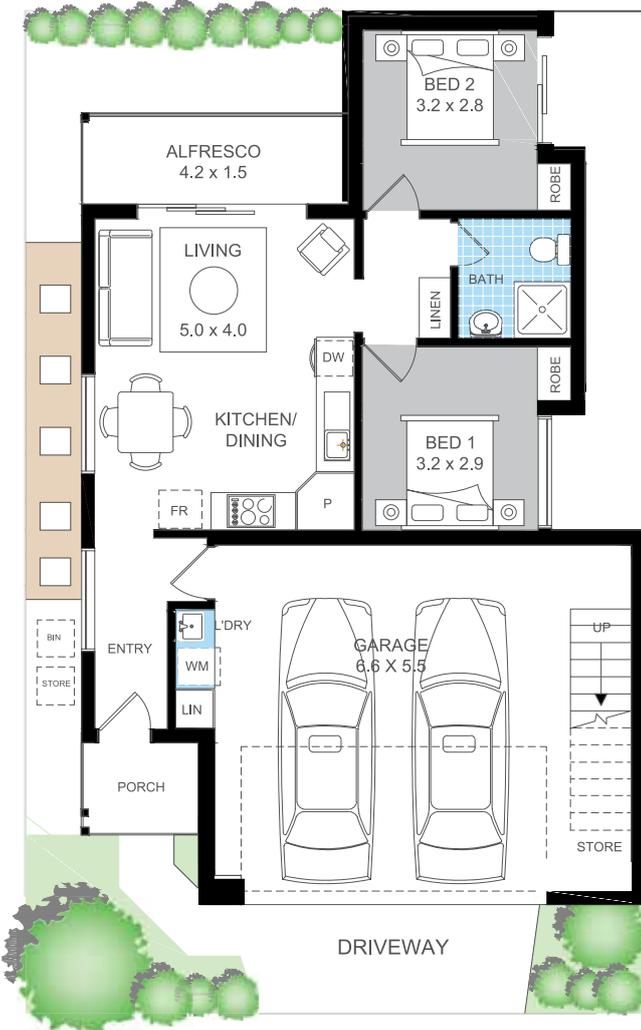
## Type A

### AREAS

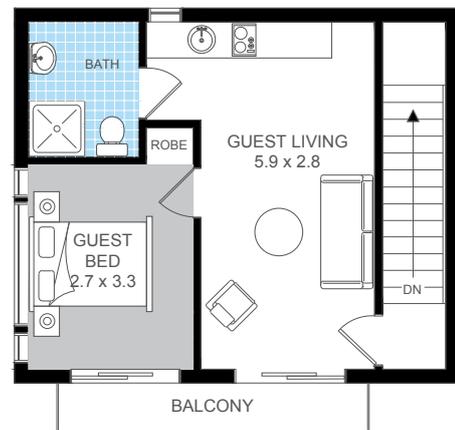
residence.....	100m <sup>2</sup>
garage / laundry .....	41m <sup>2</sup>
portico / alfresco .....	9m <sup>2</sup>
balcony.....	4m <sup>2</sup>
approx total .....	154m <sup>2</sup>



### Ground Floor



### Upper Floor



# House Plan

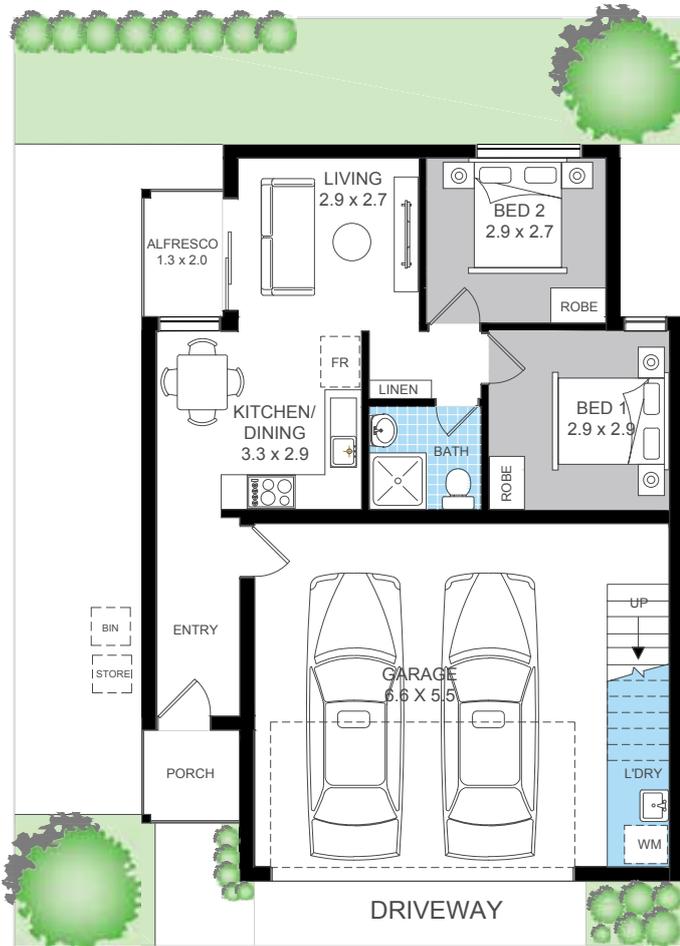
## Type B

### AREAS

residence.....	94m <sup>2</sup>
garage / laundry .....	39m <sup>2</sup>
portico / alfresco .....	7m <sup>2</sup>
balcony.....	5m <sup>2</sup>
approx total .....	143m <sup>2</sup>



## Ground Floor



## Upper Floor



# House Plan

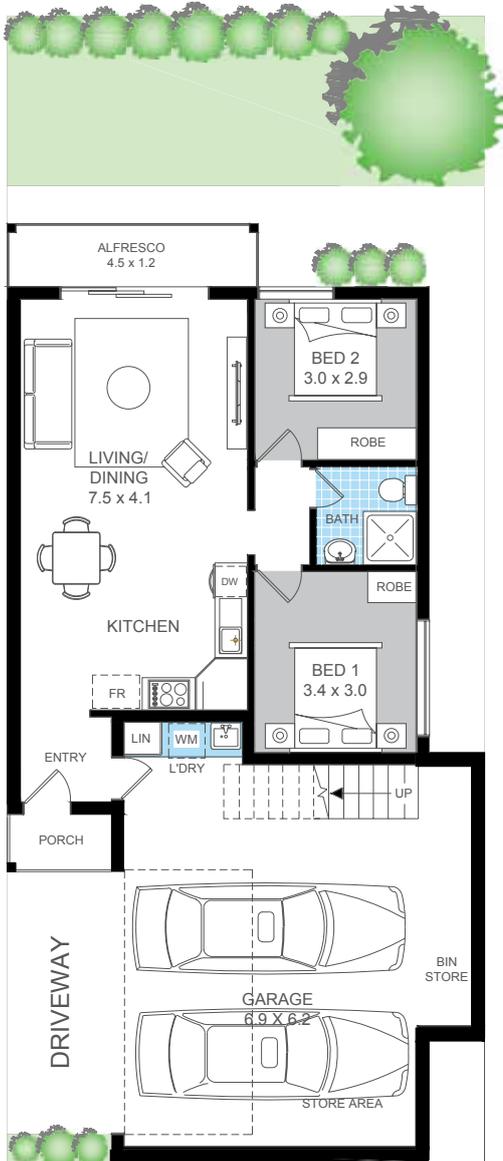
## Type C

### AREAS

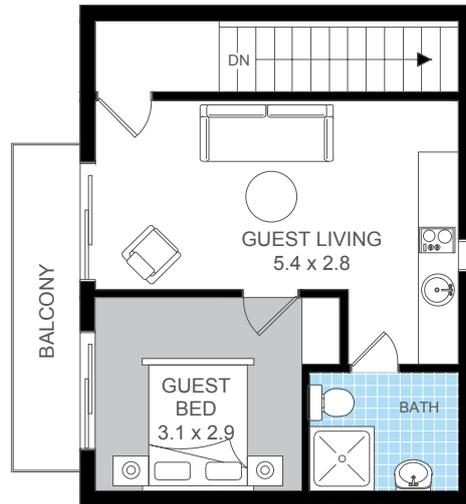
residence.....	109m <sup>2</sup>
garage / laundry .....	47m <sup>2</sup>
portico / alfresco .....	7m <sup>2</sup>
balcony.....	4m <sup>2</sup>
approx total .....	167m <sup>2</sup>



### Ground Floor



### Upper Floor



# House Plan

## Type AE

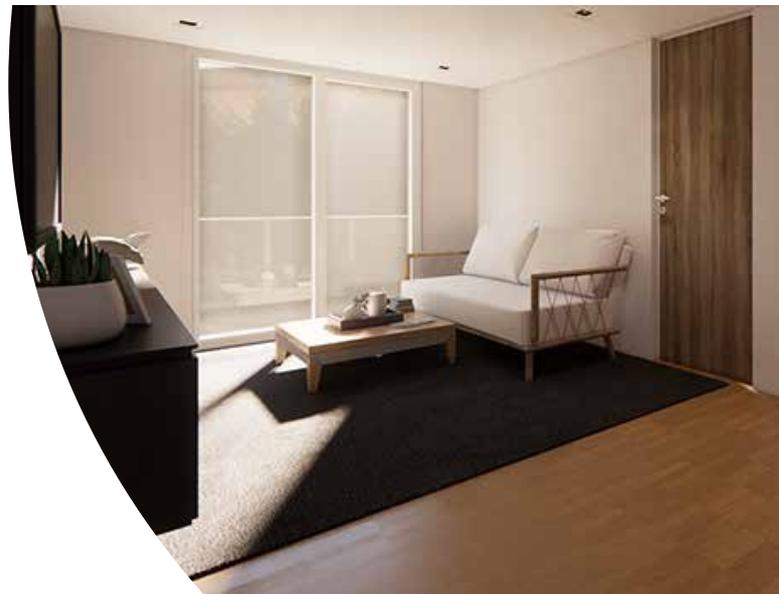
### AREAS

residence.....	107m <sup>2</sup>
garage / laundry .....	45m <sup>2</sup>
portico / alfresco .....	7m <sup>2</sup>
balcony.....	5m <sup>2</sup>
approx total .....	164m <sup>2</sup>



### Ground Floor

### Upper Floor



# Inclusions

## PEACE OF MIND

- 6 Months Service Warranty
- HIA Lump Sum Fixed Price Building Contract
- Housing and Indemnity Insurance
- Quality Products and Services used Throughout Every Home
- Built by Quality Tradespeople
- WA Owned and Independent Builder
- Building Permit and Water Corporation Fees included
- Contour Survey included

## ELECTRICAL

- Synergy Approved Electrical Safety Switches (RCD's)
- Hardwired Smoke Detectors
- LED Lighting and Double Power Points throughout
- Home Technology Pack with Phone, TV and Data Point
- Fibre Optic Network Provision for NBN
- Flumed Exhaust Fans to Bathrooms
- Stylish Clipsal Iconic Light Switches and Power Points

## KITCHEN

- Engineered Stone Benchtops or equivalent
- Soft Close Cupboards and Drawers
- Double Bowl Stainless Steel Sink with Designer Chrome Sink Mixer
- 600mm Stainless Steel Appliances, Hotplate, Under Bench Oven and Canopy Rangehood to Kitchen
- ABS Edging to All Cabinets
- Dishwasher Recess with Power and Water
- Tiled Splashback to Kitchen

## EXTERNAL FEATURES

- Paving to Driveway, Path, Porch and Alfresco
- 25 Degree Pitched Colorbond Roof
- Aluminium Windows and Sliding Doors
- Flyscreens to all Opening Windows and Sliding Doors
- Termite Protection
- Double Garage with Remote Controllers
- R4.1 Ceiling Insulation Batts
- Quality Architectural External and Internal Door Handles
- Weather Seals to External Doors
- Colorbond Fascia, Downpipes and Gutters
- Construction: Steel Frame throughout
- Cream/Grey Mortar with Rolled Joints to Brickwork
- Rear Landscaping (Turf at the rear and Paving where indicated)
- 2 External Garden Taps
- Colorbond gates as per Plans



## BATHROOMS/LAUNDRY

- Quality Closed Coupled Toilet Suites
- Quality Vitreous China Basins
- Quality Ceramic Wall and Floor Tiles to Bathroom, Ensuite and Laundry
- 2m High Tiling to Shower Recess.
- Framed Clear Safety Glass for Bathroom and Ensuite Shower Screens
- Chrome Floor Wastes to Laundry, Bathroom and Ensuite
- Mirrors Above Vanities in Bathroom and Ensuite
- Double Towel Rails to Bathroom and Ensuite
- Toilet Roll Holders to WC and Ensuite
- Tightform Formica OE benchtops to Bathroom and Laundry
- 45L Stainless Steel Laundry Trough with Cupboard

## ADDITIONAL FEATURES

- 28c Ceilings Throughout
- Quality Carpet and Underlay to Bedrooms and Theatre (if applicable) from Builders' Standard Range
- Quality Vinyl Sheet Flooring to Entry, Living Area and Rear Hallway from Builders' Standard Range
- Vertical Blinds to Sliding Doors and Windows (excluding Wet Areas)
- Fully Painted Ceilings, Doors, Door Frames, Timberwork, Eaves and Meter Box
- Protective Corner Beads to Trafficable Corners
- Rheem 26L Instantaneous Gas Hot Water System
- Walk in or Built in Robes with Vinyl Sliding Doors (where shown on plan) including Lined Shelf and Hanging Rail
- Walk in or Built in Linen Cupboard (where shown on plan) with 4 x Lined Shelves
- Internal Wall Painting Throughout
- 2 Split system Air Conditioning Units
- Letterbox and Clothesline



# Rental Valuation



05/03/2026

68 Mandurah Terrace  
Mandurah, WA 6210  
t: 08 9586 5555  
f: 08 9581 3070  
e: mandurah@ljh.com.au

DEAR INVESTOR

**RE: PROPOSED 6 LOT+CP SURVEY STRATA SUBDIVISION OF 46 & 48 ELIZABETH ST, MANDURAH**

Thank you for your invitation to appraise this property and provide you with an opinion of the current market value.

In arriving at a price at which I expect the property will lease for, my assessment is based on 4 main factors: -

- (a) A comparison with other properties currently for rent, (market competition)
- (b) Recent leasing of similar properties
- (c) The current state of the real estate market
- (d) Total turnkey finish

Taking all the above factors into consideration we would expect your property to receive an approximate rental return in the range of:

1-Bedroom Apartment	\$380.00 to \$420.00 per week.
2-Bedroom Unit	\$600.00 to \$640.00 per week.

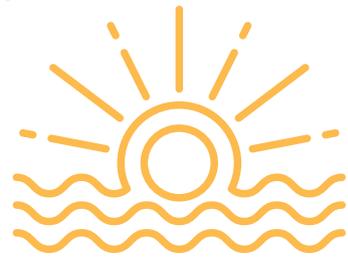
The current market is seeing higher than normal returns, due to the very strong demand for this sized property.

Thank you for entrusting your business to L.J. Hooker, I can assure you of the best possible service when acting in your interests.

Kind Regards

Jesse Munro  
Business Development Manager  
[jmunro.mandurah@ljhooker.com.au](mailto:jmunro.mandurah@ljhooker.com.au)  
LJ Hooker Mandurah  
0413 076 165

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion and not to be taken as sworn valuation. Registered Company name trading as **LJ Hooker Mandurah**. ABN 60900337828



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# Say Hello

**Matt Coole**

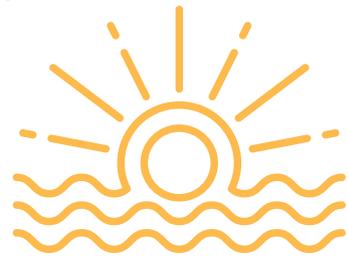
**M: +61 421 984 200**

**A: PO Box 3160, Success WA 6964**

**E: matt@realnet.net.au**



Disclaimer: Full turnkey package (ready for occupation) including siteworks and landscaping. Plans contained herein are concept sketch only subject to Surveyor, Developer, Western Power and Local Council analysis and approval. With regards to Multiple Tenancy dwellings, tenants will pay pro-rated utilities usage. Any furniture and softscaping is indicative only and not included in the Build Contract. Working Drawings may vary from sales sketch due to brick or steel form dimensions, building codes and site requirements. Displayed floorplans may depict mirror images of the actual designs to be built due to lot dimensions and orientation. Whilst every care is taken to ensure accuracy of the information contained in this document, all dimensions, measurements, areas, anticipated returns, time and distance measurements, statistics and images are approximate, not to scale and for illustrative purposes only and should only be used as a guide. Buyers must make their own enquiries and where applicable obtain appropriate professional advice (legal, financial or other) as to their particular circumstances. Unless contracts have been issued and deposit received, prices and availability are subject to change without notice. RealNet Australasia attempts to provide accurate data and information at the time of compilation but does not take any responsibility for inaccuracy or variations in the data and information provided.



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**Contact your agent for details**



**RealNet**  
PROJECTS

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