

HOUSE & LAND PACKAGE

Price Starts at
\$894,450

**DUAL KEY,
DUAL INCOME**



**GARRARD PARADE
TWO ROCKS, WA 6037**

OVERVIEW

SUBURB
TWO ROCKS

LOCATION
GARRARD PARADE

LAND SIZE
375 SQM

LAND PRICE
\$350,000

HOUSE DESIGN
12.5X 25 Dual Key

BUILDING SIZE
375 SQM

ESTIMATED BUILDING TIME
40 WEEKS

TITLE REGISTERED
YES {READY TO BUILD}

LAND DEPOSIT
\$3,000

BUILDING DEPOSIT
(PRE-WORKS) \$2,000

RENTAL ESTIMATE
\$1,150/WEEK

RENTAL YIELD
6.68%



**first national
REAL ESTATE
COMPASS**

NOTE: Due to the immense popularity of land in Perth currently this particular lot may sell prior to your enquiry, in which case we will find you another similar lot in the same estate/area. Please note that the Build and Package prices may vary if BAL or noise packages are required.

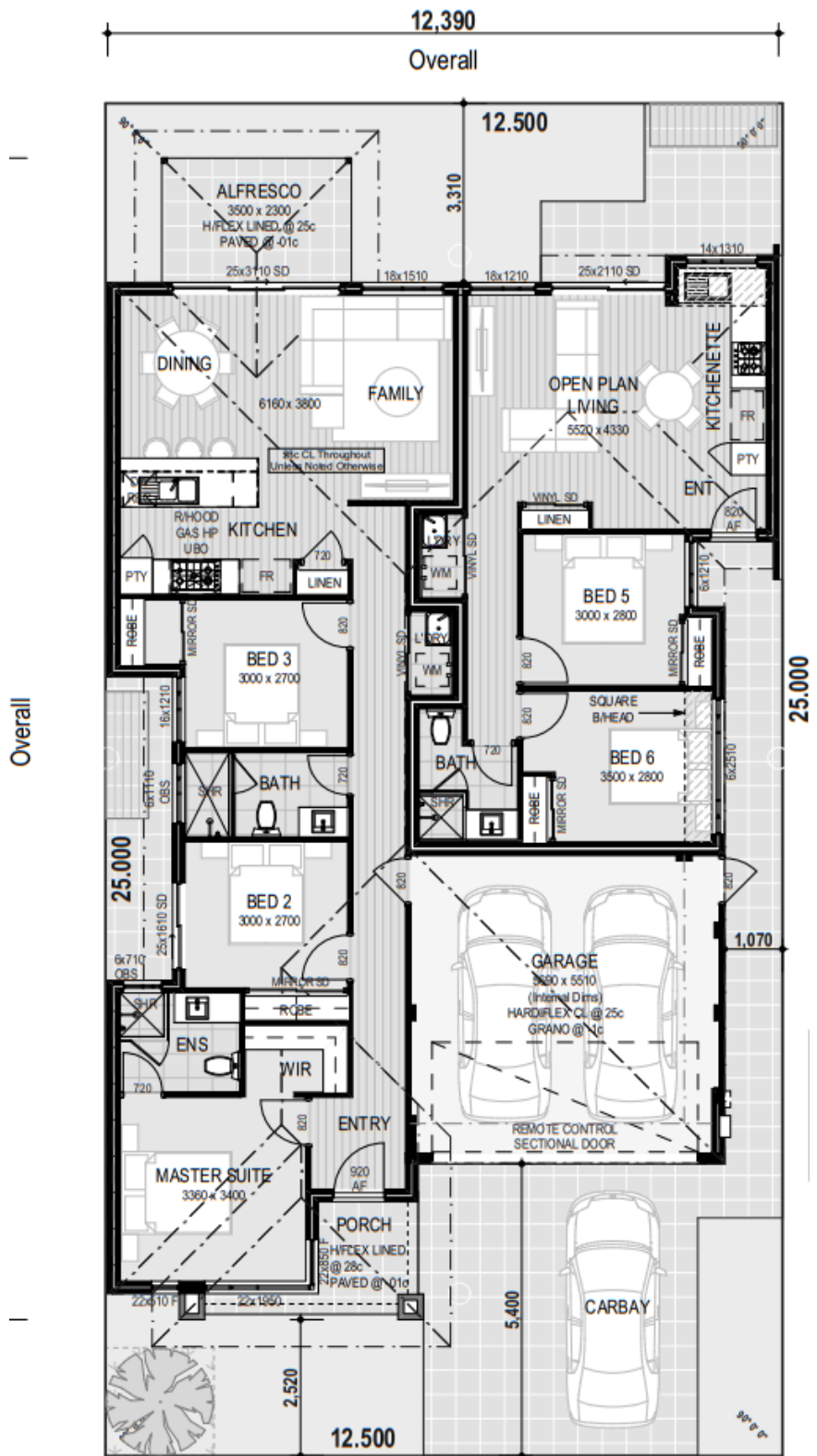
12.5M X 25M DUAL KEY

PRIMARY:  3  2

SECONDARY:  2  1

PROPERTY FEATURES

- Fixed price building contract
- Coveted Dual Residency design
- 600mm Stainless steel appliances
- Stone benchtops throughout
- 3 split system reverse cycle A/C's
- Big 5 bedroom, 3 bathroom design
- Robes to all bedrooms
- Post-Construction structural guarantee & maintenance period
- Full turnkey ready for occupation



AREAS		
Name	Area	Perimeter
HOUSE	101.114	54.940
ANCILLARY	60.517	38.420
GARAGE	33.033	23.000
ALFRESCO	8.050	11.600
PORCH	4.935	13.580
	207.649 m ²	



DISCLAIMER
 DISCLAIMER: FULL TURNKEY PACKAGE (READY FOR OCCUPATION) INCLUDING SITEWORKS AND LANDSCAPING. CONCEPT SKETCH SUBJECT TO SURVEYOR'S ANALYSIS, DEVELOPERS & SHIRE APPROVAL. WITH REGARDS TO MULTIPLE TENANCY DWELLINGS, TENANTS WILL PAY PRO-RATED UTILITIES USAGE. ANY FURNITURE & 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 FLOORPLAN MAY DEPICT A MIRROR IMAGE OF THE ACTUAL DESIGN TO BE BUILT DUE TO LOT DIMENSIONS & ORIENTATION. WHILST EVERY CARE IS TAKEN TO ENSURE ACCURACY OF THE INFORMATION CONTAINED IN THIS DOCUMENT, ALL DIMENSIONS, MEASUREMENTS, AREAS, ANTICIPATED RETURNS 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 AS TO THE SUITABILITY OF THIS PRODUCT WITH REGARDS TO THEIR OWN PERSONAL FINANCIAL SITUATION. UNLESS CONTRACTS HAVE BEEN ISSUED & DEPOSIT RECEIVED, PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SPECIFICATIONS

GENERAL INCLUSIONS

- 6 months defects liability period & lifetime structural guarantee
- Full working drawings and addenda for local authority submissions
- Full Builder's indemnity insurance
- Site contour survey
- Structural site report and Engineer certified working drawings
- Council approved Energy Efficiency report
- Shire building permit fees and standard Water Corporation fees
- Gas allowance to meter box for ATCO run in and connection
- 25 degree roof pitch*
- COLORBOND® custom Orb steel roof, gutters, fascia and downpipes
- H2 treated pine roof (Blue Pine)
- Plasterboard ceiling internally with Aria cornice
- White set hard wall plaster • Metal corner beads to trafficable walls
- R4 insulation to ceiling throughout
- Full Perimeter termite treatment
- Double brick construction
- 2 course face brick, with rolled cream mortar joints from Builder's range
- Extent of eaves as show on plan, with fiber cement lining
- Auto sectional door to garage from Builder's range with two remote control handsets & one wall mounted remote
- Painting internally and externally (excluding internal walls unless otherwise noted in turn key items)*
- Brick paving to driveway (garage door width), crossover, porch and alfresco (if applicable) from Builder's range
- Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- 2 outdoor garden taps
- High efficiency instantaneous gas hot water system

DOOR AND WINDOW FEATURES

- Aluminium Entry Door (820mm wide) with translucent glazing
- Front entry door handle from Builder's range (to suit aluminium door)
- All external door locks keyed alike
- Lever handles to all internal doors from Builder's range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c regal metal door frames throughout
- Painted 25c flush panel internal doors from Builder's range
- Mirror sliding robe doors to all secondary robes (where shown on sketch)
- Vinyl sliding door to linen cupboard (where shown on sketch)
- Powder coated aluminium window frames and sliding doors
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed vent locks to all sliding windows
- Obscured glazing to bathrooms, ensuite, WC and powder room (where applicable)*

ELECTRICAL INCLUSIONS

- Single phase power
- RCD earth leakage safety circuits as required to protect your family
- Double power points throughout the home (1 per room)
- 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- 1 x single power point to dishwasher recess
- 8w LED Downlights (Natural) throughout from Builder's range
- Modern light switches in white
- Telecommunications conduit Provision for National Broadband Network connection
- Hard wired smoke detectors installed to Australian Standards

DUAL KEY INCLUSIONS

- 2nd entry door - Aluminium Entry Door (820mm wide) with translucent glazing
- All external door locks to ancillary dwelling keyed alike - differently to main residence
- phase meter upgrade (including run-ins) Electric, gas and water submeters Additional
- Kitchenette sink, Laundry trough with cabinet, basin, WC and shower
- Additional Kitchenette appliances:
 - - 600mm Artusi stainless steel fan-forced under bench electric oven
 - -600mm Artusi stainless steel gas hotplate
- -600mm Artusi stainless steel canopy flumed rangehood
- Additional bank of 4 cutlery drawers (450mm) to Kitchenette
- Additional Instantaneous hot water unit - 26L continuous flow
- 1x additional outdoor garden tap (3 in total)
- Additional TV point (2 in total)
- Additional air-conditioning - 5KW split system
- Lounge - 5kW split system
- Additional washing line including additional 7m² brick paved path
- Additional brick paving to the Courtyard and up to 2nd Entry door (if applicable)
- Double slot letterbox in lieu of single slot
- Fencing between main residence and ancillary dwelling
- Additional colorbond gate
- Firewall between main and ancillary dwelling

KITCHEN INCLUSIONS

- 20mm stone benchtops from Builder's range
- ABS edging and soft closers to drawers and cupboards from Builder's Formica Velour range
- Drawer and cupboard handles from Builder's range
- Feature over mount stainless steel sink with feature chrome mixer tapware
- 900mm Artusi stainless steel fan-forced under bench electric oven
- 900mm Artusi stainless steel gas hotplate
- 900mm Artusi stainless steel canopy flumed rangehood
- Bank of 4 cutlery drawers (450mm)
- 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder from Builder's range
- Dishwasher recess with plumbing and electrical provisions

BATHROOM & LAUNDRY INCLUSIONS

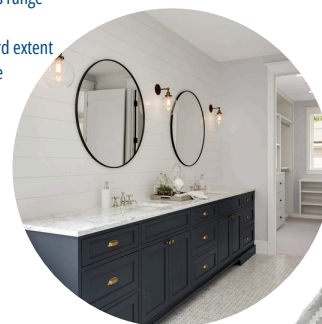
- 20mm Essastone benchtops to ensuites and bathrooms from Builder's range
- ABS edging and soft closers cupboards from Builder's Formica range
- Drawer and cupboard handles from Builder's range
- Frameless mirrors to full width of vanity cupboards
- Choice of feature inset vanity basins from Builder's range
- Feature tapware from Builder's range
- Feature close coupled china toilet suite with soft closing seat from Builder's range
- Clear glazed semi-frameless pivot doors to showers*
- 2000mm high tiling to showers from Builder's range
- 1525mm/1675mm bath to bathroom from Builder's range
- Stainless steel trough with cabinet to laundry from Builder's range
- Square chrome floor wastes, where applicable
- Ceramic floor tiles from Builder's range, to Builder's standard extent
- Feature towel rail and toilet roll holder from Builder's range

CEILING & INSULATIONS

- Internally - 28c Plasterboard
- Garage - 25c Fibre Cement
- Porch - 25c Fibre Cement Alfresco -
- 25c Fibre Cement

EXCLUSIONS

- Boundary Fencing - By Developer
- Front landscaping including retic box and capped off connection point - By Developer
- BAL upgrades not allowed in quote (if applicable)
- Acoustic upgrades not allowed in quote (if applicable)
- Coastal upgrades not allowed in quote (if applicable)
- Scale in metres, indicative only. Dimensions are approximate. Information is from reliable sources but not guaranteed. Interested parties should verify independently.





GARRARD PARADE, TWO ROCKS WA 6037

Secure Your Coastal Investment at Garrard Parade, Two Rocks

Positioned in Perth's fast-growing northern corridor, Garrard Parade offers a unique opportunity to invest in one of Western Australia's emerging coastal hubs. Just minutes from pristine beaches and natural open spaces, this location combines lifestyle appeal with strong growth potential. With new schools, shops, and transport infrastructure shaping the area's future, Two Rocks is poised for long-term capital growth. Investors will also benefit from the suburb's increasing popularity with families seeking affordable coastal living close to essential amenities.

Whether you're expanding your portfolio or entering the market, Garrard Parade represents a smart investment in a vibrant, connected community with plenty of upside for the future.



TWO ROCKS WA 6037

Thinking of living in Two Rocks, Western Australia?

Discover a laid-back coastal community just north of Perth, where ocean views and a relaxed lifestyle come together. With stunning beaches, fishing spots, and a family-friendly atmosphere, Two Rocks offers the perfect blend of natural beauty and everyday convenience.

Surrounded by new schools, shops, and planned infrastructure upgrades, this growing suburb is quickly becoming a sought-after location for families and investors alike. Whether you're building your dream home or looking for long-term growth potential, Two Rocks is a place where coastal living meets future opportunity.



CONTACT US

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RENTAL APPRAISAL LETTER



7th of September 2025

Garrard Parade, Two Rocks WA 6037

Dear Investor,

A rental appraisal for the different configuration types in the Two Rocks area is detailed below. All prices are indicative based on the current market conditions and we only see the rental market strengthening leading into the latter half of 2025.

When assessing the rental value of a property, we consider many factors that assist in leasing the property promptly. This includes comparison of similar properties, both for lease and those that have recently leased, and market supply and demand. We also consider the features or inclusions that the property has to offer, such as air conditioning, appliances, rooms, parking, amenities, location etc.

We believe that properties in the Ravenswood suburb may achieve a rent return as outlined below:

BEDROOMS	BATHROOMS	CARPARKING	RENT IN THE VICINITY OF
4 bedrooms	2 bathrooms	2 carpark	\$650- \$690 per week
3 bedrooms	2 bathrooms	2 carpark	\$540- \$590 per week
2 bedrooms	1 bathrooms	1 carpark	\$480- \$530 per week
2 bedrooms	2 bathrooms	1 carpark	\$440- \$490 per week
1 bedroom	1 bathroom	1 carpark	\$390- \$430 per week
Studio	1 bathroom	1 carpark	\$350- \$390 per week

If you require any further information or need an appraisal on a particular property, please contact me on **0414 934 693** or by direct e-mail will.trainer@fncompass.com.au

Kind Regards

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