

RELEASE 28



RELEASE 28 LEGEND

15.17 Lot Height

Building Envelope
(Indicative only - refer to TBB Detailed Area Plan)

Street Trees
(Landscaping shown is purely conceptual)



Release 28 at The Village at Wellard comprises just 7 blocks ranging in size from 1527m² to 2051m². Located within walking distance of the new Wellard train station and the future Village Centre which will include everything from cafes and restaurants to community and medical facilities. There are beautifully landscaped parks close by, a proposed primary school within walking distance, and the Anglican College just minutes away.



- | | |
|--------------------------|--------------------------|
| NORTHERN PRECINCT | SOUTHERN PRECINCT |
| SOMERSET QUARTER | ESSEX QUARTER |
| HAMPSHIRE QUARTER | DORSET QUARTER |
| SUSSEX QUARTER | SUFFOLK QUARTER |
| OXFORDSHIRE QUARTER | CUMBRIA QUARTER |
| BERKSHIRE QUARTER | GLOUCESTERSHIRE |
| SURREY QUARTER | NORTHUMBRLAND |
| SOUTHERN PRECINCT | MIDDLESIRE QUARTER |
| VILLAGE CENTRE | DEVON QUARTER |
| LAND SALES OFFICE | WILTSHIRE QUARTER |
| DISPLAY HOMESITE | KENT QUARTER |
| TEMPORARY CAR PARK | SHROPSHIRE QUARTER |



2006 HIA GREENSMART AWARD - WA DEVELOPMENT OF THE YEAR

Lot ground heights are preliminary and are subject to change during construction. Street names are subject to approval by the Town of Kwinana and Geographic Names Committee and are subject to change. All areas and dimensions are subject to survey. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect.

RELEASE 28 PRICE LIST

Lot No.	Street Name	Type	Area m ²	Price
329	Beauchamp Loop	Homestead Lot	1613	SOLD
332	Beauchamp Loop	Homestead Lot	1537	\$340,000
333	Beauchamp Loop	Homestead Lot	2029	\$365,000
334	Beauchamp Loop	Homestead Lot	1584	\$340,000
335	Beauchamp Loop	Homestead Lot	2051	SOLD

Conditions of Purchase

The homestead lots at The Village at Wellard are a unique opportunity to create the ambience of a rural lifestyle within a thriving urban estate. To ensure this is achieved and the highest presentation standards within The Village at Wellard are maintained, buyers of the homestead lots will be governed by additional building covenants as listed below.

Building Envelope

The Buyer must not permit:

- Any building or development to take place outside of the Building Envelope, except driveways, and boundary fences from the adjacent street to the front of the building envelope
- Any development (including driveways, sheds, outbuildings, storage of materials, or disposal of waste) outside of the Building Envelope
- The removal of any indigenous tree, shrub, or substantial vegetation outside of the Building Envelope without the written approval of the Town of Kwinana, except for the purpose of a firebreak required by regulation or by-law and where the indigenous tree, shrub, or substantial vegetation is considered dead, diseased or dangerous by the Town of Kwinana
- Outbuildings that are visible from the street or public open space must be constructed from the same materials as the dwelling, while outbuildings that are not visible from the street or public open space may be constructed of metal or other material with a neutral colour and a non-glare finish.

Building Materials and Design

The Buyer must not construct or permit to be constructed on the Property any House unless:

- All external walls (excluding windows) are constructed with bricks or masonry or stone finished face work or painted render for a minimum of 80% of the wall area. Approval of other materials will require approval from both the Seller and the Town of Kwinana
- Roof materials are not constructed of highly reflective material, such as unpainted zincalume.

Fencing

- The buyer must not permit to be constructed any dividing fence unless such fence is behind the building line and is rural and open in nature and shall exclude asbestos, fibro cement, pickets, sheet iron and any other material that in the opinion either the Seller and the Town of Kwinana would detract from the amenity.

Contract of Sale

The buyer must comply with all other building covenants as set out in The Village at Wellard contract of sale.

All home sites are eligible to receive the "Bonus Lifestyle Package" which includes:

- Front Garden Landscaping • Front Garden Reticulation *Conditions Apply

PRICES ARE SUBJECT TO WELLARD JOINT VENTURE BOARD APPROVAL AND MAY CHANGE WITHOUT NOTICE

For more information call The Village at Wellard Sales Office on 9419 6222