

STAGE 6 - UNTITLED



LEGEND

- Stage 6 Lot Release
- Stage 6 2nd Release
- Previous Release
- Future Release
- Signpost Fees to be Released
- Asphalt Road
- Future Road
- Pathway
- Retaining Wall
- Retaining Wall with Lattice Face Block
- Lot Level
- Submerged Garage Location
- Optimise Connection
- Water Connection
- Harvest Tank
- Universal Filter Pumper Dome & Connection
- Mini Pumper Dome & Connection
- Western Power Transformer Site
- Street Light
- Drainage Markers
- Clear Site Entry Pt.
- Stormwater Drainage Pit & Easement
- Sewer Manhole
- Clear Manhole



Garage Locations Disclaimer
 Garage positions shown are indicative only.
 - Where garage locations are fixed under a Local Development Plan (LDP), these are as identified by the Local Government.
 - For corner lots without an LDP, garages are generally required on the secondary street under the R-Codes. A garage on the primary frontage may require planning approval, which can add time, cost, and design changes.
 - Where a "preferred" garage location is shown, this indicates that the garage may benefit from being in that position. Buyers should consider the design requirements of the lot and make their own determination as to the final location of the garage. Buyers should confirm all garage location and design requirements with their builder or local authority prior to purchase.

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*TERMS AND CONDITIONS APPLY - 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. All areas and dimensions are subject to survey. *Full retail prices are as advertised. The promotional advertised price includes an incentive as noted as either a land rebate or builder incentive or other. Any rebate is only applicable on selected lots and is paid at settlement. Sales Agent: Parcel Property Pty Ltd (ABN 66-153 825 542). Licence number: 64265. REP - 96789aw-696-awub. DATE: 16/03/2026. ©COPYRIGHT

parcel.

Lot	Frontage	Depth	Area	Status	BAL	Zoning	Site Class / Footing	Titles Due	Land Price
Lot 361 Yearling Road	12.5m	20m	245m ²	On Hold	LOW	R40	A/B1	15/10/2026	\$255,000



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VISIT OUR BUILDER PORTAL FOR LOT PLANS + OTHER INFO

EXPECTED A CLASS SOIL / B1 FOOTING

Colorbond FENCING AND FRONT LANDSCAPING PACKAGE

OPTICOMM FIBRE INTERNET CONNECTION - DATA ONLY

LAND DEPOSITS OF \$2,000

SOAKWELLS REQUIRED

GAS CONNECTION AVAILABLE

10 MIN TO FUTURE BYFORD TRAIN STATION

50 km TO PERTH CBD

2 YEAR FREE FRONT LANDSCAPING MAINTENANCE PACKAGE FOR STAGE 1-4

FUTURE TONKIN HWY EXTENSION

4 SCHOOLS AND A UNIVERSITY CLOSE BY

*DISCLAIMER - Site Class: The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Strucsterre Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General: While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at

settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283. DISCLAIMER: 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. 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 for marketing purposes are indicative only. Street tree locations have been approved by the City of Rockingham. The purchaser and their builder must take notice of these locations prior to submitting a Building Application. The developer is not responsible for the relocation of any street trees. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

Prices current at 24 Mar, 2026.