

PRICELIST



Current as at 24th January 2022

| Lot No | Stage | Street Name | Area | Width | Length | Price | Titles | BAL/ Noise |
|--------|-------|---------------------|------|-------|--------|-----------|--------|---------------|
| 32 | 4 | Seacole Road | 370 | 9.49 | 30 | \$269,000 | Aug-22 | - |
| 34 | 4 | Seacole Road | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 35 | 4 | Seacole Road | 509 | 10.75 | 32.47 | \$300,000 | Aug-22 | - |
| 36 | 4 | Seacole Road | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 37 | 4 | Seacole Road | 255 | 8.5 | 30 | \$223,000 | Aug-22 | - |
| 38 | 4 | Seacole Road | 255 | 8.5 | 30 | \$223,000 | Aug-22 | - |
| 39 | 4 | Seacole Road | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 40 | 4 | Seacole Road | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 41 | 4 | Seacole Road | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 43 | 4 | Seacole Road | 467 | 15.17 | 32.27 | \$326,000 | Aug-22 | - |
| 44 | 4 | Seacole Road | 501 | 15.17 | 34.53 | \$335,000 | Aug-22 | - |
| 64 | 4 | Boudicca Drive | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 65 | 4 | Rathbone Drive | 340 | 11.99 | 23 | \$246,000 | Aug-22 | - |
| 69 | 4 | Boudicca Drive | 375 | 12.5 | 30 | \$275,000 | Aug-22 | - |
| 80 | 4 | Seacole Road | 507 | 10.7 | 32.47 | \$300,000 | Aug-22 | - |
| 58 | 1 | Boudicca Drive | 255 | 8.5 | 30 | \$223,000 | TITLED | - |
| 59 | 1 | Boudicca Drive | 255 | 8.5 | 30 | \$223,000 | TITLED | - |
| 92 | 3 | Anstey Road | 379 | 13.63 | 27.79 | \$270,000 | Apr-22 | - |
| 123 | 3 | Hypatia Boulevard | 375 | 15 | 25 | \$270,000 | Apr-22 | - |
| 127 | 3 | Mistral Crescent | 376 | 15 | 25 | \$274,000 | Apr-22 | - |
| 132 | 3 | Mistral Crescent | 391 | 12.74 | 25 | \$266,000 | Apr-22 | - |
| 134 | 3 | Mistral Crescent | 375 | 15 | 25 | \$274,000 | Apr-22 | - |
| 236 | 3 | Aquitaine Boulevard | 396 | 14.2 | 30 | \$256,000 | Apr-22 | - |

PRICELIST



Fast Facts Mahala

- Mahala will consist of approximately 550 lots
- There is a park going in stage 1 of the development
- A display village at the entrance of Mahala means appearance of the area (entry and throughout) will be top quality
- Mahala is part of the catchment of the Forrestdale Primary, Cecil Andrews Senior High School and the popular Harrisdale Senior High School
- A new primary school is planned within Mahala
- 8 mins from Harrisdale shopping centre, 10kms to Cockburn Gateway and 6kms to Armadale Town Centre
- 13mins to Kwinana freeway, 25 mins to Perth CBD and Airport, as well as easy access to Tonkin highway
- 13mins to Cockburn train station and 14mins to Aubin Grove train station
- Bus routes nearby on Armadale Road

Bonus inclusions

- Prices include side and rear fencing
- Front yard landscaping

Written pre- approval of finance from a Finance Broker or Financial Institution (Letter of Eligibility) is required prior to purchase. \$1,000 deposit is required on land purchase. Prices include GST and are subject to change without notification.

Contact Thanh Nguyen for more information on **0414 288 165**
or email tnguyen@lwpproperty.com.au



STAGE 1



| | | | | | | |
|---------------|--------------------------|------------------------|----------------------------|---|---------------------------------------|----------------------------------|
| LEGEND | Available Lots | Brick Paving | Retaining Wall | Street Light | Uni Pillar | Housing Authority Social Housing |
| | Proposed Display Village | Footpath | Designated Garage Location | Padmount Site with 129BA Restrictive Covenant | Mini Pillar | Road Level |
| | Future Release | Drainage Manhole | Side Entry Pit | Water Connection | Power Connection | Trees to be retained |
| | | Drainage Grate | Lot Level | Water Hydrant and Valve | Below Ground Service Pit & Connection | Trees indicative only |
| | | Deferred Water Service | Sewer Connection /Manhole | | | |
| | | | | | | |

Disclaimer: The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the sellers or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Trees are indicative only.

MAHALA

FORRESDALE

STAGE 3

PRELIMINARY



| | | | | | | | |
|---------------|-----|----------------------------|----------------------------|----------------------------|---|---------------------------------------|------------------------|
| LEGEND | R25 | Previous Release | Brick Paving | Retaining Wall | Street Light | Uni Pillar | Housing Authority Lots |
| | R30 | Future Release | Footpath | Designated Garage Location | Padmount Site with 129BA Restrictive Covenant | Mini Pillar | Road Level |
| | R40 | Proposed Display Village | Drainage Manhole | Side Entry Pit | Water Connection | Power Connection | Trees to be retained |
| | | | Drainage Grate | Lot Level | Water Hydrant & Valve | Below Ground Service Pit & Connection | Trees indicative only |
| | | "D" Deferred Water Service | Sewer Connection / Manhole | Subsoil Drainage Shaft | Opticomm Connection | | |

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MAHALA

FORRESTDAL

Stage 4



PRELIMINARY

| | | | | | | | |
|---------------|-----|------------------|------------------|--------------------------|---|---------------------|------------------------|
| LEGEND | R25 | Previous Release | Brick Paving | Retaining Wall | Street Light | Uni Pillar | Housing Authority Lots |
| | R30 | Future Release | Footpath | Side Entry Pit | Padmount Site with 129BA Restrictive Covenant | Mini Pillar | Trees to be retained |
| | R40 | Display Village | Drainage Manhole | Lot Level | Water Connection | Power Connection | Trees indicative only |
| | | | Drainage Grate | Sewer Connection/Manhole | Water Hydrant & Valve | Opticomm Connection | |

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MAHALA

FORRESTDALE



Fremantle 33 min

CBD 25 mins

Murdoch University
Fiona Stanley Hospital

KWINANA FWY

Curtin University

Cockburn Central
Train Station

Cockburn Gateway
Shopping City
Shopping Precinct

Jandakot Airport

PROPOSED THORNIE-COCKBURN RAIL LINK

ROE HWY

Canning Vale
Industrial Park

Atwell
Primary School

Ranford Primary School

Shops

St Emille's Catholic
Primary School

Gosnells Golf Course

Piara Waters

Harrisdale

Aspiri Primary School

CY O'Connor
Village Pub

Piara Waters
Sports Pavilion

Carey Baptist College

Providence
Christian College

Piara Nature Reserve

Harrisdale
Shopping Centre

Aldi

Harrisdale
High School

Harrisdale
Sports Pavilion

Southern River
Shopping Centre

Bletchley Park
Primary School

RANFORD RD

Shops

NICHOLSON RD

Amici Early Learning
Proposed primary school

Harrisdale
Primary School

SKEET RD

JANDAKOT REGIONAL PARK
(BUSH FOREVER)

Alfred Skeet Oval

St John Bosco College

ANSTEY RD

Proposed primary school

FORRESTDALE
LAKE NATURE
RESERVE

ARMADALE RD

MAHALA

KEANE RD

FORRESTDALE
BUSINESS PARK

William Skeet Oval

Armadale 8 mins

TONKIN HWY
Airport 25 min

Forrestdale
Primary School





-  MAHALA
-  STAGE 1



Disclaimer: The particulars on this plan are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the sellers or it's agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. Some services may not be shown, as engineering design is still to be finalised. Trees are indicative only.

FAST FACTS



Welcome to Mahala, a community that welcomes everyone.

Make a new home amongst friends and family in a diverse, natural community with a playful side. Mahala is a place where you can watch the world go about its natural rhythms. Time doesn't stand still here, it nestles gently between the beautiful parks and bushland, quietly wondering what all the fuss of modern life is about.

In many cultures, Mahala means 'neighbourhood'. Move to Mahala and you will move to a beautiful, vibrant neighbourhood that's welcoming to all.



Surrounded by nature



Easy access to Tonkin Hwy



Choice of local schools



25 mins to Perth and airport



Class A soil type



LBN ready

SIZE AND LOCATION

- Located in Perth's South Eastern Corridor.
- Set on 38 hectares, surrounded by parks and natural bushland.
- A wide range of lot sizes to suit every budget.

PARKS AND RESERVES

- Public open space is planned for Mahala's Stage 1 development.
- Future parklands planned for Mahala.
- Located opposite Jandakot Regional Park [designated Bush Forever], where more than 380 flora species and a rich variety of wildlife reside.
- 250m from the protected Forrestdale Lake Nature Reserve, home to many migrating waterbirds.
- Harrisdale Community and Sporting Pavilion is 9 minutes away.

EDUCATION

- Within the catchment for Forrestdale Primary School, Harrisdale Senior High School and Cecil Andrews Senior High School.
- A new primary school is planned within Mahala.
- Private schools nearby including Carey Baptist College and St John Bosco Catholic College.
- Close to Forrestdale Community Kindergarden.
- 18 mins [17kms] to Murdoch University.

SHOPPING AND FACILITIES

- Only 8 mins from Harrisdale Shopping Centre featuring Aldi, Woolworths and specialty shops.
- 10kms to Cockburn Gateway Shopping Centre with Target, BIG W, Coles, Woolworths, Aldi and JB HI-FI.
- 6kms to the Armadale Town Centre.
- Next to the Forrestdale Business Park, a major employment node for the area.

TRANSPORT

- Easy access to Tonkin Highway.
- 13 mins to Kwinana Freeway, 25 mins to Perth and 25 mins to Perth Airport.
- 13 mins to Cockburn Train Station and 14 mins to Aubin Grove Train Station.
- Bus routes nearby on Armadale Road.

For more information call **0402 426 119**
or email mahala@lwpproperty.com.au

mahala-land.com.au

