

HOME & LAND

PROPERTY | WEALTH | FREEDOM

LANCELIN SOUTH: WHY WA'S NEXT MAJOR COASTAL COMMUNITY IS ATTRACTING PROPERTY INVESTORS

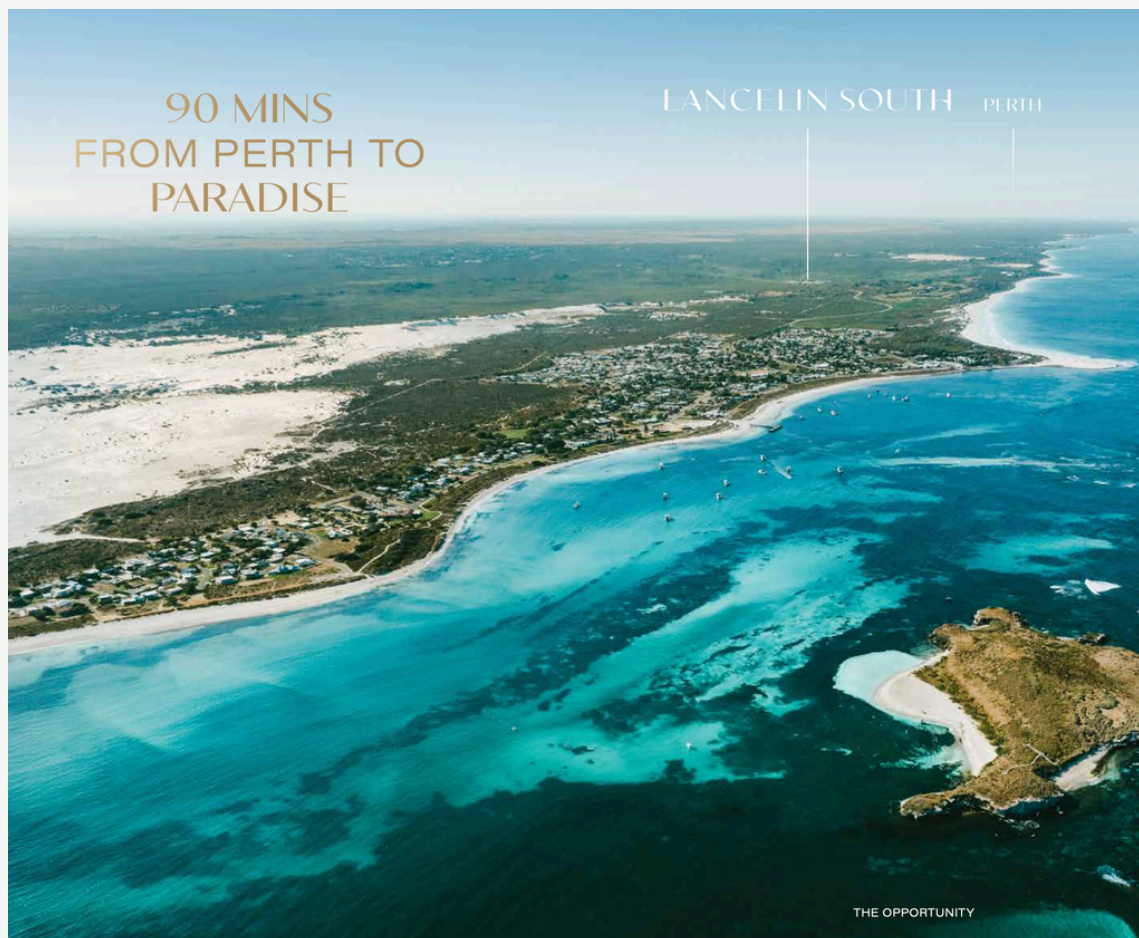
AND WHY NOW IS
THE TIME TO BUY!

COASTAL LAND

FROM 290K

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- EACH STAGE SELLING OUT IN JUST WEEKS.
- STAGE 11 250 BLOCKS SOLD IN JUST 2 WEEKS.
- 8,000 LOTS PLANNED.
- A MASTER-PLANNED COASTAL COMMUNITY.
- LAND FROM \$290,000.

WHY BUYING INTO
LANCELIN SOUTH TODAY COULD BE A
STRATEGIC MOVE FOR LONG-TERM
PROPERTY INVESTORS.

LANCELIN SOUTH

What if you could secure coastal land in Western Australia before a major new community reaches its full potential?

With Stage 11 recording 250 block sales in just two weeks, Lancelin South is attracting significant buyer interest. Located approximately 90 minutes north of Perth, this ambitious coastal development offers an opportunity to purchase land while a much larger residential community is still taking shape. But the opportunity extends far beyond securing a block near the beach.

Lancelin South is being developed with a long-term vision encompassing residential neighbourhoods, schools, shopping centres, healthcare, tourism, recreational facilities and renewable energy infrastructure.

For property investors, the combination of coastal lifestyle, relatively affordable land and proposed infrastructure creates an interesting opportunity to examine the area's long-term potential. The question is not simply what Lancelin South looks like today. It is what this coastal community could become over the next decade.



1. THE MASTERPLAN:

A COASTAL COMMUNITY DESIGNED FOR THE FUTURE

Lancelin South is not simply another residential land release. It is a large-scale master-planned development designed to transform an established holiday destination into a thriving residential, commercial and tourism community.

The broader development vision includes approximately 8,000 residential lots planned over the next eight years. The project information pack also outlines an initial development ambition of 5,500 residential lots accommodating more than 15,000 residents over a ten-year period, with capacity for further expansion.

This represents a substantial proposed transformation of the existing coastal township.

What is planned for Lancelin South?

The developer's masterplan outlines an extensive range of proposed facilities and infrastructure, including:

Two major shopping centres, retail precincts, restaurants and hospitality venues. Primary and secondary schools, childcare centres and educational facilities. Healthcare services, medical facilities and community infrastructure. A vibrant town centre with grocery stores, fresh produce retailers and spaces for community events. Parks, sporting facilities, outdoor recreation areas and pedestrian-friendly neighbourhoods. A potential world-class golf resort, premium accommodation and tourism facilities. Cycleways, landscaped green spaces and improved coastal access. Renewable energy infrastructure, including solar farms, battery storage and a proposed green microgrid.

These facilities form part of the developer's long-term vision and remain subject to relevant approvals, development staging, funding and commercial demand.



Why does this matter to investors?

One of the key considerations when investing in an emerging location is understanding what could support future residential demand.

As a community develops, new homes bring residents. Residents create demand for schools, shopping, healthcare, hospitality and other essential services.

In turn, the establishment of these facilities can make an area more attractive to families, retirees, permanent residents and businesses.

Lancelin South's proposed scale creates the potential for this type of gradual transformation. Rather than purchasing land in an isolated subdivision, buyers have the opportunity to consider a location with a broader residential and commercial development strategy.

The important consideration is that the community's future value will depend on how successfully the proposed infrastructure is delivered and whether population and housing demand grow alongside it.

2. WHY THE YANCHEP COMPARISON IS WORTH UNDERSTANDING



"The distinction is that Lancelin South remains at an earlier stage of development, making it intriguing for investors who want to get in early."

One of the most interesting ways to evaluate Lancelin South is to look at the development of Yanchep, another coastal community along Perth's northern growth corridor, just south of Lancelin.

Yanchep provides an example of how residential development, population growth and infrastructure investment can change the character of a coastal location. Over time, Yanchep has evolved from a relatively quiet coastal community into an established residential suburb with expanding schools, shopping facilities, transport connections and housing.

The extension of Perth's metropolitan rail network to Yanchep has also improved the suburb's connection to the wider Perth region.

By comparison, established residential properties in Yanchep command substantially higher prices, reflecting the suburb's existing housing stock, infrastructure, transport connections and established residential market.

Could Lancelin South experience a similar transformation?

Lancelin South has several characteristics that make the comparison relevant.

Both locations offer coastal living north of Perth, with residential development intended to accommodate population growth.

Both also demonstrate the appeal of combining coastal lifestyle with access to a major metropolitan area.

The distinction is that Lancelin South remains at an earlier stage of development, making it intriguing for investors who want to get in early.

3. COASTAL LAND: A LIFESTYLE THAT CONTINUES TO ATTRACT BUYERS

There is something about living near the ocean that cannot be replicated by simply constructing more houses.

Lancelin South is positioned along Western Australia's Turquoise Coast, an established destination known for its white sandy beaches, turquoise water, fishing, boating, windsurfing and outdoor recreation.

According to the developer's published location information, the development is approximately:

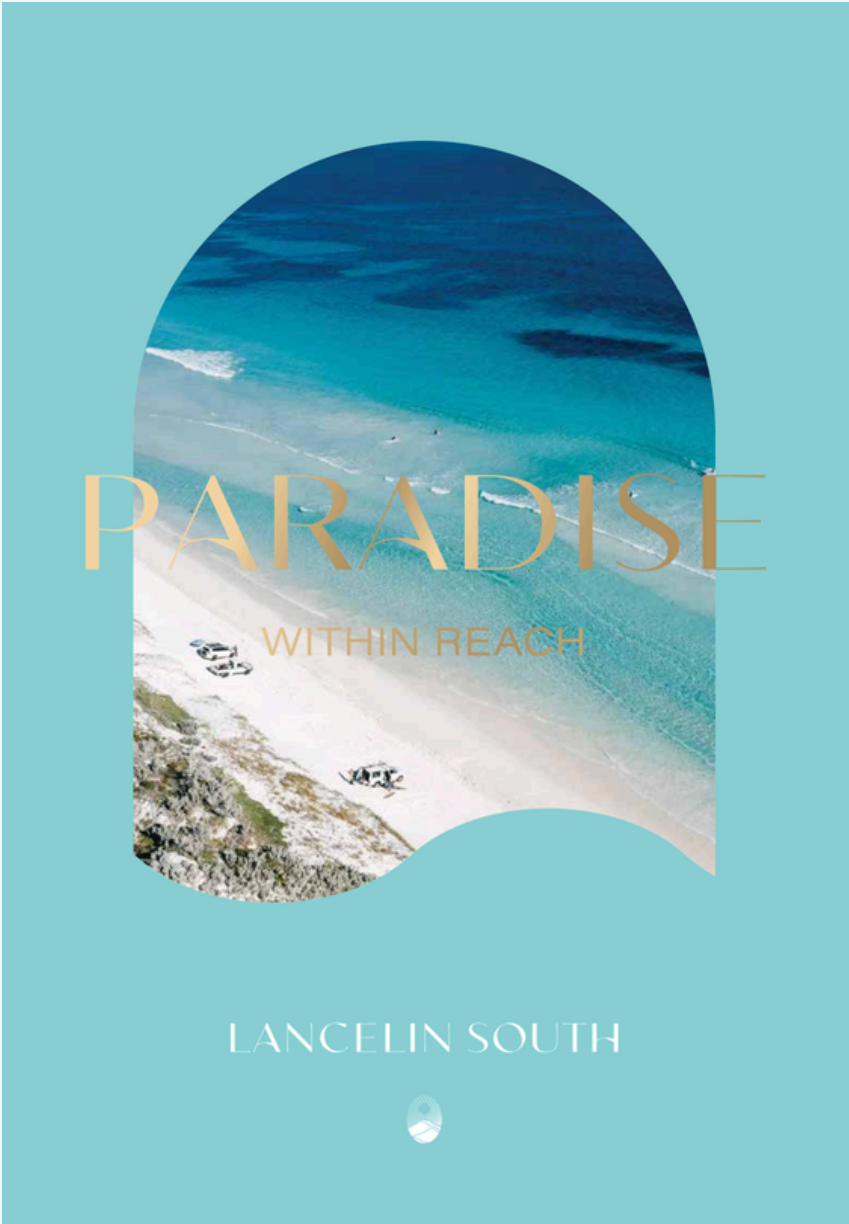
Destination	Approximate distance
South Lancelin Beach	1 km
Lancelin town centre	2 km
Lancelin Sand Dunes	2.5 km
Ledge Point	8 km
Joondalup	100 km
Perth CBD	125 km

Travel times and distances vary depending on the individual lot, route and traffic conditions.

More than a holiday destination...

Lancelin has traditionally been recognised as a popular destination for weekend escapes and coastal holidays. However, changing lifestyle preferences and flexible working arrangements have created opportunities for some households to consider living farther from major metropolitan centres.

The developer's vision for Lancelin South incorporates this changing approach to residential living, combining coastal recreation with the proposed development of services, commercial facilities and permanent residential neighbourhoods.



For investors, this creates several potential buyer markets to consider.

A future property could appeal to a permanent resident seeking a coastal lifestyle, a family looking for a more affordable alternative to established metropolitan suburbs, a retiree or a holiday-home buyer.

There is also opportunities for short-stay accommodation. The attraction of Lancelin South is the possibility of combining an established coastal destination with the convenience of a growing residential community.

4. TOURISM: AN EXISTING INDUSTRY WITH POTENTIAL FOR FURTHER DEVELOPMENT

Unlike some emerging residential locations that must establish their appeal from the beginning, Lancelin already has an established identity as a tourism destination. Its beaches, sand dunes, fishing, windsurfing, boating and proximity to the Pinnacles attract visitors to the region.

A vision for a world-class coastal destination

The Lancelin South project identifies several potential tourism and hospitality developments.

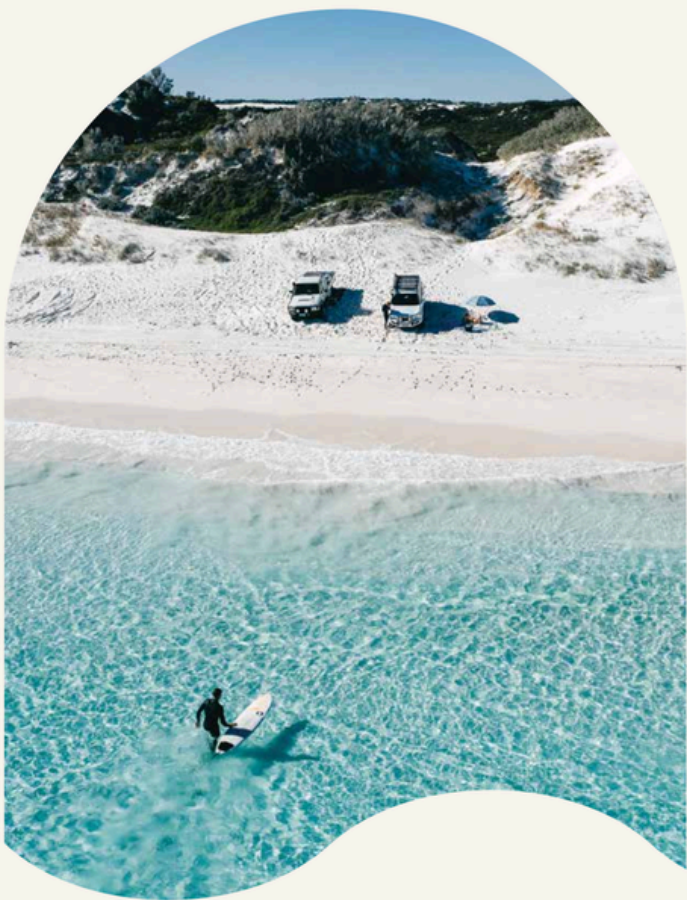
These include a world-class resort, golf facilities, restaurants, wine bars, outdoor adventure attractions, water sports and premium accommodation.

The masterplan also incorporates opportunities for outdoor entertainment, night markets, public artworks and community events.

These proposals could complement Lancelin's existing natural attractions and encourage visitors to spend more time in the area.

For property investors, tourism is an additional factor worth considering when assessing the long-term economic development of the region.

A growing visitor economy can support local businesses, hospitality employment and demand for accommodation.



5. INFRASTRUCTURE, EMPLOYMENT AND THE FUTURE RESIDENTIAL ECONOMY

One of the most significant aspects of the Lancelin South masterplan is its focus on creating a community that can support permanent residents.

The long-term vision extends beyond residential housing to include commercial development, essential services, education, tourism and employment opportunities.

Two proposed shopping centres

The developer identifies plans for two major shopping centres intended to provide retail, hospitality, healthcare and essential services. The proposed town centre also incorporates grocery stores, fresh produce retailers, dining precincts and community gathering spaces.

As residential development progresses, these facilities could reduce the need for residents to travel outside the community for everyday services.

Education and healthcare

The masterplan includes proposed primary and secondary schools, childcare services, healthcare facilities and community centres.

Future employment opportunities

The developer has also identified potential employment opportunities across several industries, including tourism, hospitality, retail, agriculture, fisheries processing, local services and co-working facilities. The proposed commercial and tourism infrastructure could create opportunities for local businesses as the residential population expands.



For investors, employment opportunities are an important component of sustainable long-term housing demand. A growing residential population requires more than attractive housing. It also needs access to income, essential services and a functioning local economy.

Lancelin South's proposed commercial development is therefore an important part of its broader investment proposition.

The long-term vision extends beyond residential housing to include commercial development, essential services, education, tourism and employment opportunities.

6. RENEWABLE ENERGY: A DIFFERENT APPROACH TO MASTER-PLANNED LIVING

One of the additional highlights in the developer's project information pack is the proposed focus on renewable energy and sustainable infrastructure.

The long-term vision includes a range of initiatives intended to support a more environmentally responsible residential community.

These include solar farms, centralised battery storage, a green microgrid, stormwater management systems and proposed renewable energy infrastructure.

Why is this relevant?

Energy efficiency, environmental sustainability and infrastructure resilience are increasingly important considerations in residential development.

If delivered successfully, these initiatives could contribute to the community's long-term appeal and provide residents with access to infrastructure designed around modern sustainability principles.



7. TWO DIFFERENT OPPORTUNITIES: STAGE 2 VS STAGE 11

One of the advantages of the current Lancelin South offering is that buyers can consider different stages depending on their investment objectives, available capital and preferred settlement timeframe.

We currently have two distinct land opportunities available through our team.

STAGE 2: COASTAL LAND READY TO SETTLE

From \$290,000 | Lots starting from 480m² | Special 8% Celebration Sale

Stage 2 offers selected residential blocks that are ready to settle now.

To celebrate settlement, a limited number of available blocks have been included in a special 8% Celebration Sale.

The advertised prices in our current lot list already reflect the promotional adjustment.

For buyers wanting to secure land and progress towards construction sooner, Stage 2 offers several potential advantages.

The blocks are generally larger than the average Stage 11 lot, with selected opportunities starting from 480m² to 780m².

Stage 2 is also positioned closer to the existing coastal precinct, making it worth considering for buyers who prioritise proximity to the beach.

For investors planning to construct a home, earlier settlement may allow them to commence the building process sooner, subject to finance, approvals and builder availability.

We currently have build options available from 440k, including modular 16 week turnaround and dual key options. You also have the advantage of choosing your own Builder if you prefer.

This may also provide an earlier opportunity to generate rental income once construction is complete.

Stage 2 is worth considering for buyers who want a larger coastal block, earlier settlement and the flexibility to progress their building plans in the near term.



STAGE 11: SECURE YOUR LAND FOR A FUTURE SETTLEMENT

Approximately \$302,000 | Average lot size 450m² | 10% deposit | Registration expected in 2028

Stage 11 offers an alternative for buyers who prefer a longer settlement timeframe.

With titles expected in 2028, purchasers have additional time to prepare for the eventual settlement and construction of their property.

A 10% deposit is required under the advertised purchase terms to secure a preferred lot.

For an indicative \$302,000 purchase, this represents a deposit of approximately \$30,200.

The remaining purchase balance would be due at settlement, subject to the contract terms.

This structure may appeal to buyers who want to secure a particular lot now while allowing additional time to organise finance and prepare for future construction.

Stage 11 also offers opportunities within the developing master-planned community, including lots positioned near proposed future residential amenities.

Buyers should review the individual lot's location, size, orientation, frontage and proximity to planned facilities before making a selection.



Stage 11 is worth considering for buyers who prefer a longer settlement horizon and want to secure a position within the future community while planning their next financial steps.

All prices, promotions, deposit requirements, settlement dates and lot availability are subject to the current developer price list and individual contract terms.

9. THE LONG-TERM INVESTMENT CASE: LOOK BEYOND THE PURCHASE PRICE

When evaluating Lancelin South, it is important to consider the entire investment journey.

Purchasing vacant land is different from purchasing an established investment property.

Vacant land does not ordinarily generate rental income, meaning investors must account for holding costs until a home is constructed and occupied.

A successful long-term strategy requires consideration of the purchase price, finance, construction costs, future rental demand and eventual resale opportunities.

Build a coastal holiday property: Consider a home that can be used personally or offered as short-stay accommodation, subject to local regulations and market demand. Holiday rental income can be seasonal and should not be assumed.

Build a future lifestyle home: Secure a coastal block with the intention of building a permanent residence or retirement property at a later date.

The appropriate strategy will depend on the buyer's individual circumstances, financing arrangements and investment objectives.

What could influence long-term capital growth?

Potential investment strategies

Buy and hold: Purchase land with the intention of holding it over the longer term as the community develops. This approach requires sufficient financial capacity to manage ongoing costs without rental income.

Build and lease: Purchase land, construct a suitable residential property and seek rental income from permanent residents. Returns will depend on total project costs, achieved rent, vacancy periods and ongoing expenses.

Lancelin South's future property values will be influenced by a combination of factors, including population growth, employment opportunities, infrastructure delivery, housing supply and broader Western Australian property market conditions.

The proposed scale of the master-planned development creates an opportunity for the community to evolve substantially over time.

EXPLORE THE CURRENT LANCELIN SOUTH LAND RELEASES

Whether you are looking to secure a coastal block for a future home, purchase land as part of a long-term investment strategy or explore the possibility of building an investment property, our team can help you compare the available opportunities.

We currently have selected lots available in Stage 2 and Stage 11, with **different land sizes, locations, prices and settlement timeframes.**

I can provide you with the **current lot lists, estate maps and information about the individual blocks** so you can compare your options.

To receive the current Lancelin South land availability and pricing, contact Kira Love.

Alternatively, submit your details through our website and our team will be in touch to discuss the available opportunities.



Disclaimer: Information regarding the Lancelin South masterplan, proposed infrastructure and future development is based on developer-provided materials and is subject to change. Prices, promotions, lot availability and settlement timeframes are subject to confirmation. Property investment involves risk, and future capital growth, rental income and investment returns are not guaranteed. Buyers should undertake independent due diligence and seek appropriate financial, legal and property advice before purchasing.

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