



STAGE 2A								
CURRENT AT 29 April 2024								
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 933 Chalmers Avenue	194m <sup>2</sup>	7.5m	25.9m	Nov-24	12.5	On Hold	\$178,000	R40

STAGE 2B								
CURRENT AT 29 April 2024								
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 888 Hester Road	313m <sup>2</sup>	12.5m	25m	Nov-24	12.5	On Hold	\$245,000	R25



visit our  
**BUILDER  
PORTAL**



**SOIL CLASS  
+ FOOTING**  
A-Class Soil /  
D10 Footing



Colorbond  
**FENCING  
+ FRONT**  
landscaping  
package



**LAND  
DEPOSITS**  
OF \$1000



**SOAKWELLS  
REQUIRED**



**32mins**  
to Perth CBD



Next to  
conservation  
wetlands



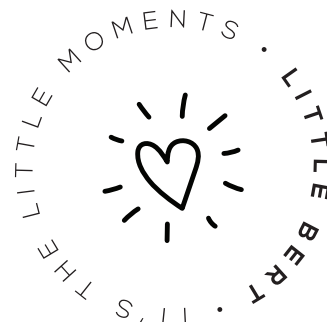
**2.7km**  
from Wellard  
Train Station



Next to The King's  
College for Kindy  
to Year 12

**DEBRA HANLON** 0414 940 724 | deb@parcelproperty.com.au  
**THANH NGUYEN** 0414 288 165 | tnguyen@parcelproperty.com.au

\*\*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 Struterre 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.



# LITTLE BERT

WELLARD

STAGE  
2

Preliminary



Land by Others



LEGEND

- Stage 2 - Release 1
- Stage 2 - Release 2
- Previous Release
- Proposed Childcare Centre
- Existing Residential
- Land by Others

- Road
- Brick Paving
- Primer Seal Road
- Footpath
- Mini Pillar & Power Connection
- Uni Pillar & Power Connection
- Lot Level

- Side Entry Pit
- Drainage Grate
- Drainage Manhole
- Access Restriction
- Sewer Housing Connection/Manhole
- Deferred Water Service
- Bin Pad

- Water Hydrant
- Water Connection
- Water Valve
- Street Light
- NBN Connection
- Transformer Padmount Site
- Road Level

- Retaining Wall
- Concrete Block Wall
- Designated Garage Location
- Bushfire Attack Level
- BAL 12.5
- BAL 19
- BAL 29
- Speed Plateau

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THANH NGUYEN 0414 288 165 | tnguyen@parcelproperty.com.au

littlebert.com.au

\*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 are indicative only. 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.  
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