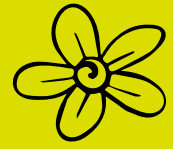


LITTLE BERT

WELLARD



PRICE LIST

STAGE 1A

CURRENT AT 5 MARCH 2024

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 878 Hester Road	313m ²	12.5m	25m	TITLED	LOW	On Hold	\$230,000	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
LEE JOHNSTONE 0403 060 129 | ljohnstone@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 Structerre 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

THE LITTLE BERT MOMENT

STAGE
1



LEGEND	Stage 1	Road	Mini Pillar and Power Connection	NBN Connection	Retaining Wall
	Future Release	Brick Paving	Uni Pillar and Power Connection	Water Hydrant	Concrete Block Wall
	Proposed Childcare Centre	Primer Seal Road	Street Light	Water Connection	Designated Garage Location
	Existing Residential	Footpath	Sewer Housing Connection/Manhole	Water Valve	Access Restriction
	Land by Others	Side Entry Pit	Drainage Manhole	Road Level	Deferred Water Service
		Drainage Grate		Lot Level	Bus Stop

DEBRA HANLON 0414 940 724 | deb@parcelproperty.com.au
 LEE JOHNSTONE 0403 060 129 | ljohnstone@parcelproperty.com.au
 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.