



House & Land Package

Lot 66 Barletta Vista Bullsbrook
BULLSBROOK HEIGHTS ESTATE

Land Details:

ESTATE: Bullsbrook Heights

LAND SIZE: 425m²

LAND PRICE: \$335,625

LAND DEPOSIT: \$10,000

TITLED DATE: December 2025

SUBURB: Bullsbrook

Build Details:

BUILD SIZE: 218.09m²

BUILD PRICE: \$571,597

BUILD DEPOSIT (Pre-works): \$5,000

ESTIMATED BUILD TIME: 11 Months

HOUSE DESIGN: Dual key Broadwater

RENTAL ESTIMATE: \$1,175 a week

RENTAL YIELD: 6.73%

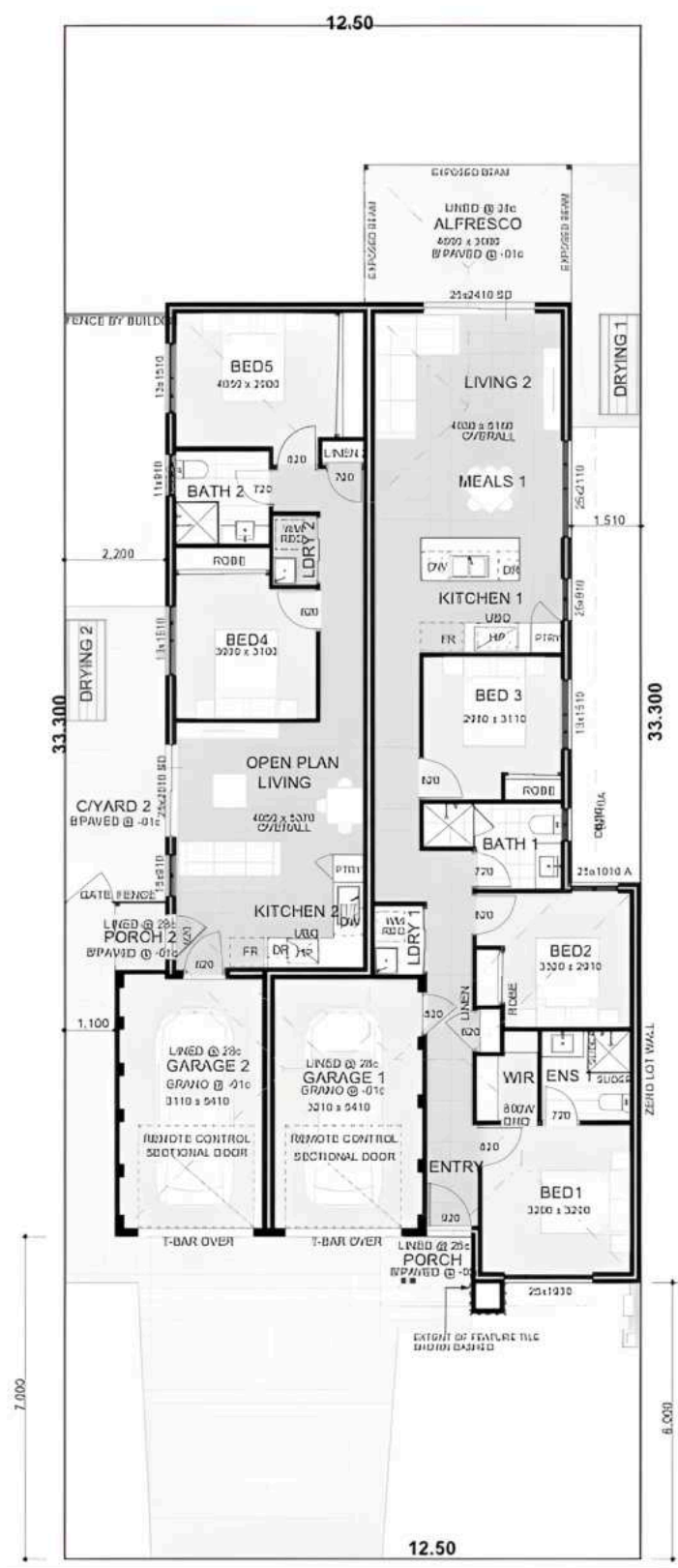
Package Price:

\$907,222



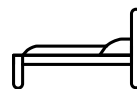
Design Features

DUAL KEY CONCEPT

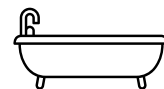


- ➡ Reverse cycle split system air con
- ➡ Stone bench tops throughout
- ➡ 450 x 450 tiles to living areas
- ➡ 900mm appliances
- ➡ internal wall paint
- ➡ rear landscaping

HOUSE	98.19 m ²
ANCILLARY	63.83 m ²
GARAGE 1	19.76 m ²
GARAGE 2	18.13 m ²
ALFRESCO	13.50 m ²
PORCH	3.03 m ²
PORCH 2	1.65 m ²



5



3



2



Disclaimer: Full turnkey package (ready for occupation) including siteworks and landscaping. Concept sketch subject to surveyor's analysis, developers & shire approval. Multiple Tenancy dwellings may require Owner to connect electrical bills depending on Property Management policies, tenants pay pro-rated usage. Any furniture & softscaping is indicative only and not included in the Build Contract. Working Drawings may vary from sales sketch due to construction form dimensions, building codes and site requirements. Whilst every care is taken to ensure accuracy of the information contained in this document, all dimensions, measurements, areas, anticipated returns and images are approximate, not to scale and for illustrative purposes only. Buyers must make their own enquiries as to the suitability of this product with regards to their own personal financial situation.

Standard Inclusions



External Features

- Paving to Driveway, Path, & Porch
- 25 Degree Pitched Colorbond Roof
- Jason Windows Aluminium Windows & Sliding Doors
- Flyscreens to all Opening Windows & Sliding Doors
- Termite Protection
- Double Garage with 3 Remote Controllers
- R4.1 Ceiling Insulation Batts
- Quality Architectural External and Internal Door Handles (Privacy Latch to Bathroom & WC)
- Weather Seals to External Doors
- Colorbond Fascia, Downpipes and Gutters
- Double Clay Brick Construction
- Cream Mortar with Rolled Joints to Brickwork
- Rear Landscaping (Turf at the Rear & Paving Down the Slides)
- 2 External Garden Taps
- Colorbond Pedestrian Gate

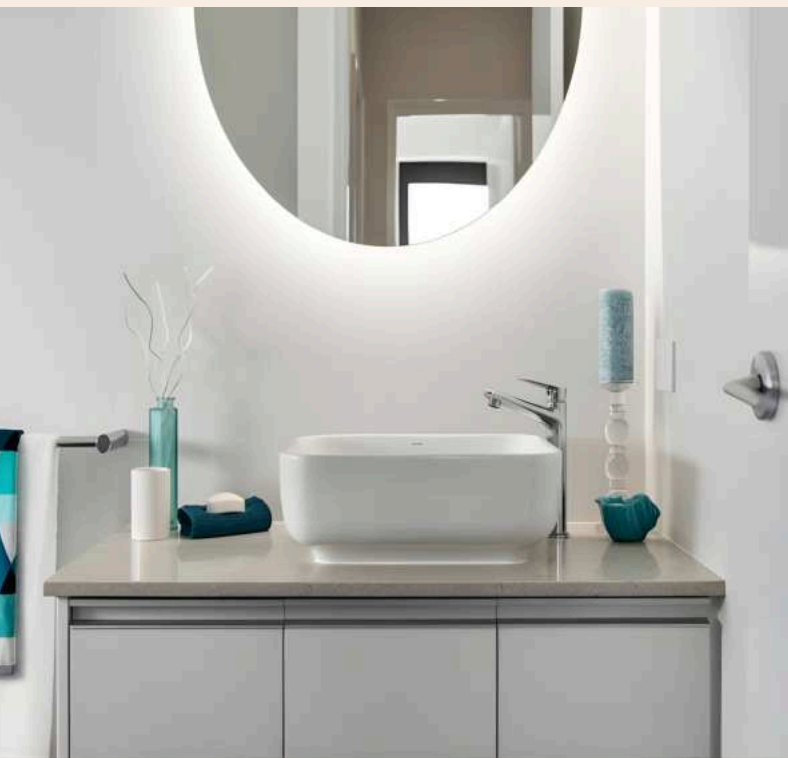
Kitchen

- 20mm Stone bench tops to Kitchen
- Soft Close Cupboards and Drawers
- Double Bowl Stainless Steel Sink
- Designer Chrome Sink Mixer to Kitchen
- 900mm appliances to main dwelling
- 900mm appliances to ancillary dwelling
- ABS Edging to All Cabinets
- Freestanding Dishwashers included



Bathrooms/Laundry

- Back To Wall Toilet Suite
- High Quality Basins
- Quality Ceramic Wall & Floor Tiles to Bathroom,
- 2m High Tiling to Shower Recess
- Semi-frameless Clear Safety Glass for Bathroom & Ensuite Shower Screens
- Chrome Floor Wastes to Laundry, Bathroom & Ensuite
- Mirrors Above Vanities in Bathroom & Ensuite
- Double Towel in from of Rails to Bathroom & Ensuite
- 20mm Stone Benchtops to Bathroom & Ensuite
- Stainless Steel Laundry Through with Cupboard



Standard Inclusions



Electrical

- LED Downlights to each room
- Synergy Approved Electrical Safety Switch (RCD)
- Hardwired Smoke Detectors
- LED Lighting and Double Power Points throughout (excluding Fridge Recess -which is a Single)
- Home Technology Pack with Phone, TV and Data Point
- Fibre Optic Network
- Provision for NBN Flumed Exhaust Fans to Bathrooms
- Stylish Clipsal Iconic Light Switches and Power Points

Additional Features

- Two colour acrylic texture coat render to front facade
- Quality Carpet and Underlay to Bedrooms & Theatre (if applicable) from Builders' Standard Range
- 450 x 450 Tiles to Entry, Living Area and Rear Hallway from Builders' Standard Range
- Verticals & roller Blinds to Sliding Doors and Windows (Excluding Wet Areas)
- Fully Painted Ceilings, Doors, Door Frames, Timberwork, Eaves & MeterBox
- Protective Corner Beads to Trafficable Corners
- Heat Pump Hot Water Systems
- Walk-in or Built-in Robes with Vinyl Sliding Doors including Lined Shelf & Hanging Rail
- Walk-in or Built-in Linen Cupboard with 4 x Lined Shelves
- Internal Wall Painting Throughout
- Letterbox & Clothesline
- 2 Reverse Cycle Split System Air Con Units



Peace of Mind

- 6 months Service Warranty
- Master Builders Building Contracts
- Housing and Indemnity Insurance
- Quality Products and Services used Throughout Every Home
- Built by Quality Tradespeople
- WA Owned and Independent Builder
- Building Permit & Water Corporation Fees included
- Contour Survey Included



Builders Profile

Select Living brings over 25 years of experience in residential construction, creating villas, townhouses, and bespoke homes built with precision and care. Led by registered builder Michael Agostino, the team is known for its craftsmanship, innovation, and award-winning quality.

With all design and estimation completed in-house, Select Living ensures every project is delivered with transparency, value, and lasting peace of mind.

EXPERIENCE:

25+ years combined industry experience

INDUSTRY MEMBERSHIPS:

Master Builders Association (MBA)
Housing Industry Association (HIA)

BUILDING CONTRACTS UTILISED

HIA Contracts



Award Winners

2019 HIA Perth Townhouse / Villa Development
Finalist

2019 HIA Perth Renovation/Addition Project Awards
Finalist - \$1,000,001 & over

2018 HIA Perth Townhouse / Villa Development
Finalist - Up To \$1,500,000

2019 HIA Perth Townhouse / Villa Development
Winner - Up To \$750,000

2019 HIA Perth Custom Built Home
Finalist - \$625,001 to \$900,000

2018 MBA Renovation Addition Project
Winner - Over \$1,000,000



Suburb Profile

Bullsbrook Heights Estate

Located in the rapidly growing suburb of Bullsbrook, Bullsbrook Heights offers a unique opportunity to invest in an area set for strong capital growth. As Perth's northern corridor continues to expand, this exclusive development sits at the heart of a region poised for major residential, commercial, and industrial progress.

Just 35 kilometres from Perth, Bullsbrook Heights enjoys excellent connectivity to the CBD and key amenities. The new Ellenbrook METRONET line, only a 15-minute drive away, provides fast access to Perth Airport and surrounding areas, making daily commutes and weekend getaways effortless.

With future transport links continuing to improve, Bullsbrook Heights perfectly balances suburban tranquillity with city convenience. It's a place where modern living meets long-term potential, offering residents and investors alike a bright future in one of Perth's most promising growth areas.

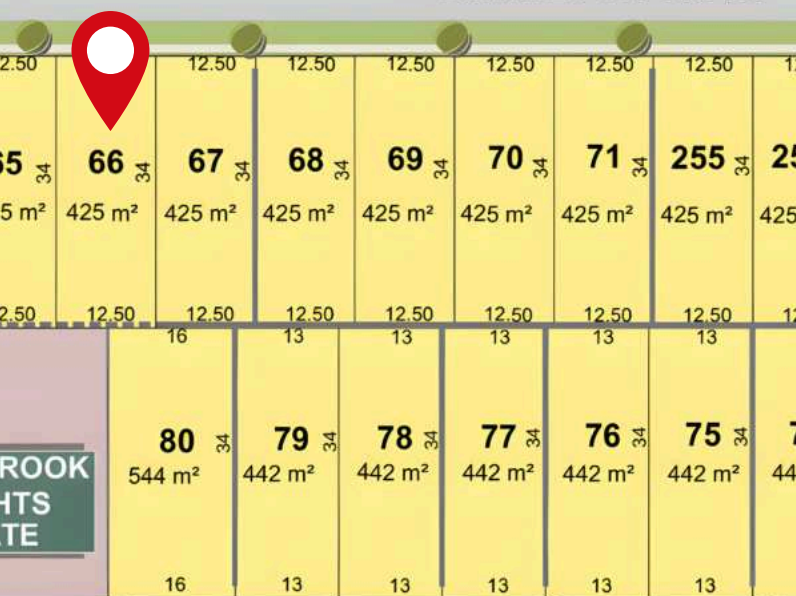


BULLSBROOK HEIGHTS

Your Gateway to Serene Living & Future Growth



BARLETTA VISTA



AMALFI DRIVE

National Property Clock:Houses

Entries coloured orange indicate positional change from last month.

Entries coloured orange indicate positional change from last month.



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Herron Todd White nor any persons involved in the preparation of this report
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Month in Review
August 2025

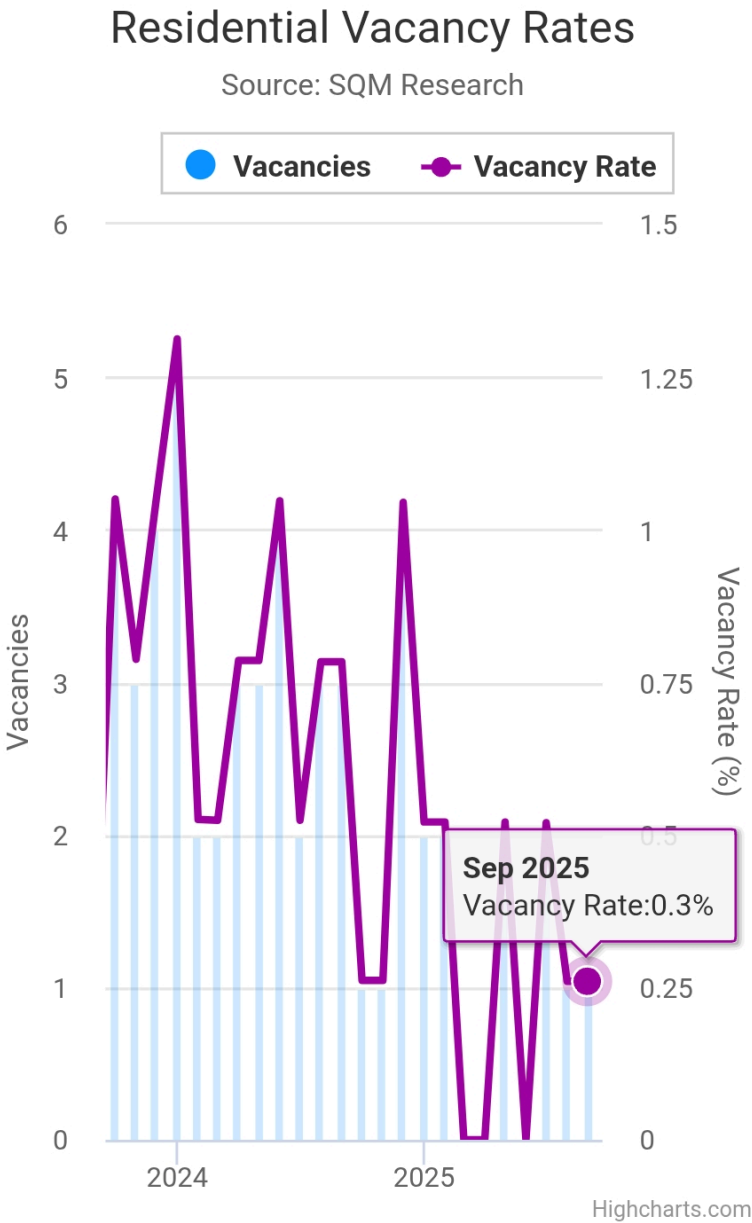


RESIDENTIAL

HERRON
TODD
WHITE

RESIDENTIAL VACANCY RATES

POSTCODE 6084



To

The Prospective Investors
Lot 175 Howlett Street, Bullsbrook

18th October 2025

Hello,

Thank you for the opportunity to provide a rental appraisal for your 2x1 and 3x2 dual-key property in Bullsbrook.

Based on current market conditions and comparable homes in the area, our estimated rental ranges are:

- 2x1 residence: \$475 – \$525 per week
- 3x2 residence: \$600 – \$650 per week

These figures reflect the strong demand for quality rentals in Bullsbrook, where vacancy rates remain extremely low and well-presented homes lease quickly. The suburb continues to attract tenants seeking value and lifestyle, with growing infrastructure, new estates, and improved access to Ellenbrook and Tonkin Highway driving rental demand.

To ensure the most accurate appraisal, we recommend a full inspection once the property is ready for leasing. This allows us to review presentation, inclusions, and any finishing touches that could influence the final rent achieved, helping us position your property to secure the best possible tenants at the top of the range.

Please don't hesitate to reach out to arrange a time to discuss the next steps.

Regards,

Daria Tedling

Daria Tedling
Licensee



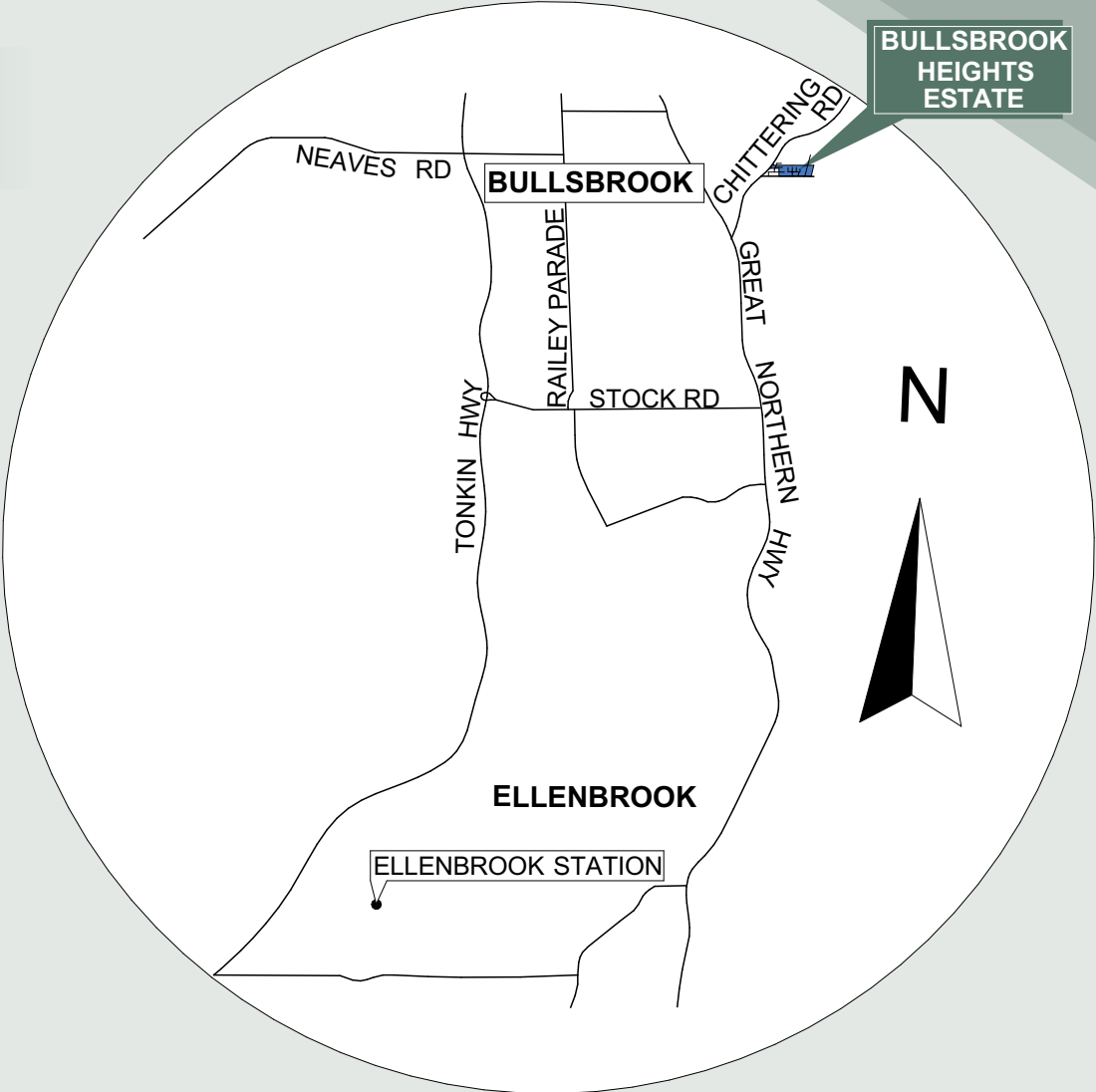
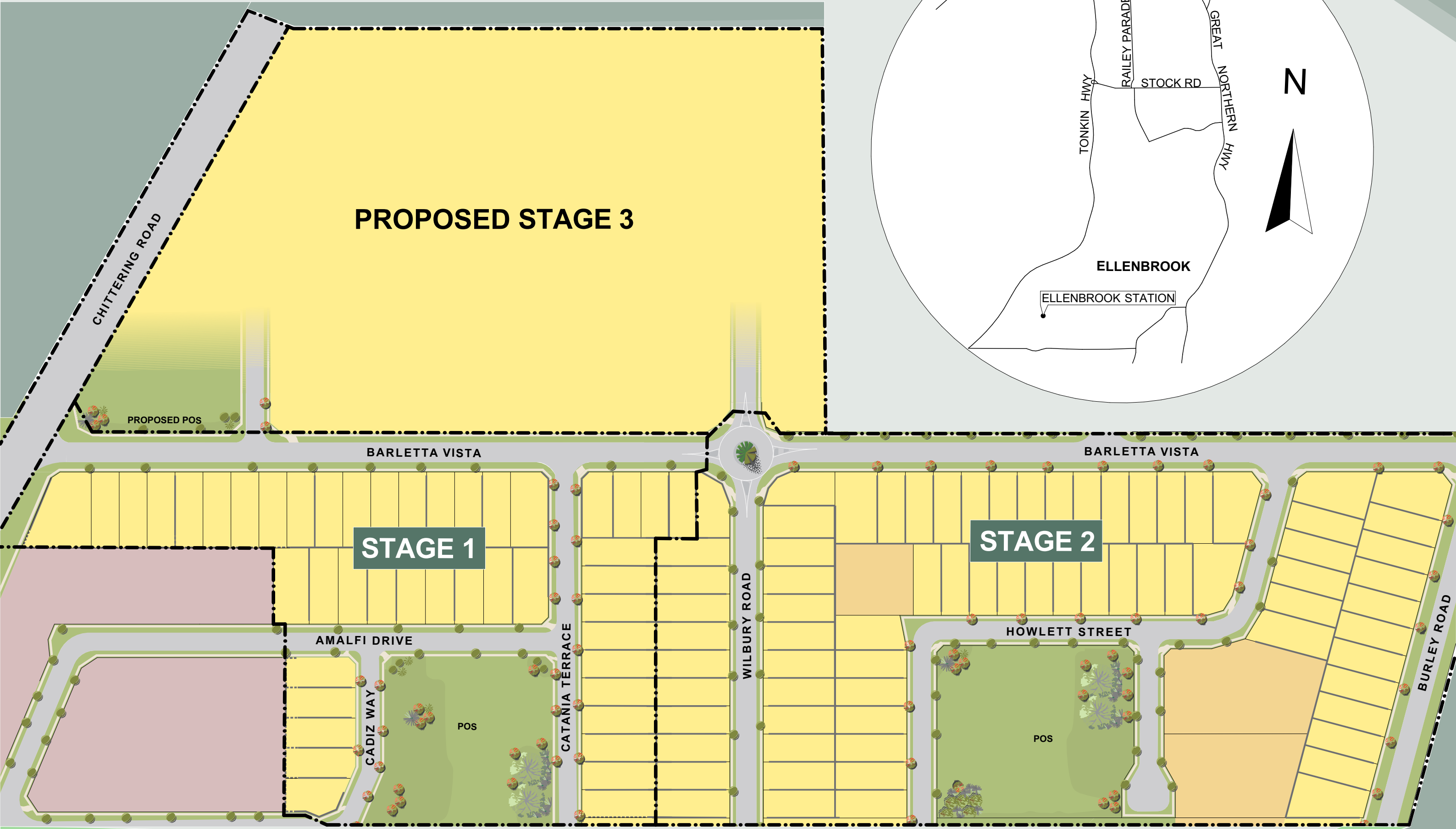
Upcoming Finalist for the 2025
Property Manager of the Year

✉ daria@localpropertypartners.com.au

📞 0422 238 434

🏠 Localpropertypartners.com.au

Bullsbrook Heights Estate



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BULLSBROOK HEIGHTS

Your Gateway to Serene Living & Future Growth

WELCOME TO BULLSBROOK HEIGHTS

With larger-than-average lot sizes, serene surroundings, and exceptional future growth potential, **Bullsbrook Heights** is the ideal location for both homeowners and investors.

Discover your dream lifestyle in **Bullsbrook Heights**, a brand-new land development offering a rare opportunity for those seeking the perfect balance of natural tranquillity and urban convenience.





Situated in the rapidly growing suburb of Bullsbrook, this exclusive development is poised for significant capital growth, making it the perfect place to invest in your future. As Perth's urban sprawl expands northward, Bullsbrook is emerging as a key location for new residential, commercial, and industrial developments.



A LOCATION ON THE RISE

Bullsbrook Heights, approximately 35 km from Perth, is well connected to the CBD and key amenities, with seamless access to the city via the latest transport upgrades, including the new Ellenbrook Metronet train line, only 15 minutes drive away.

This new Metronet now provides easy access to Perth Airport and surrounding regions. With future transport corridors linking the area to the broader city, you'll enjoy the perfect combination of suburban peace and easy access to everything Perth has to offer.



THE FUTURE IS BRIGHT

Bullsbrook is undergoing a transformation, and **Bullsbrook Heights** is positioned to benefit from the substantial investment in local infrastructure and urban development.

Homebuyers hit the Bulls-eye

Surprise suburb tops list for house price growth

KIM MACDONALD

While Armadale was tipped as the place to invest in 2023, Bullsbrook had the highest house price growth in Perth last year — with the median price jumping in value by \$175,000 to \$530,000.

Research from the Real Estate Institute of WA shows houses in the north-eastern suburb led the way in price growth, where homes went up on average by 33.3 per cent.

An analysis by The West Australian shows some homes in the area have more than doubled in value in little over three years.

Homes with lofty price gains in the area include a three-bedroom, one-bathroom home on Brearley Street, which sold for \$425,000 nearly two months ago.

That's more than twice the \$200,000 it fetched in early 2020.

In that time a minor kitchen renovation was the only change made to the property, which sits on a sizeable 726sqm block.

THREE-BED BREARLEY ST HOME

Early 2020: \$200,000
December 2023: \$425,000



SUBURB	PRICE RISE	MEDIAN PRICE
Bullsbrook	▲ 33.3%	\$530,000
Shelley	▲ 30.9%	\$1.175m
Midvale	▲ 27.8%	\$460,000
Kerwick	▲ 25.3%	\$470,000
Cooloongup	▲ 25.3%	\$487,750
Armadale	▲ 23.4%	\$380,000
Woodbridge	▲ 23.1%	\$800,000
Parmelia	▲ 22.9%	\$430,000
Camillo	▲ 22.6%	\$410,000
Swan View	▲ 22%	\$512,500

Local agent Kristy Chivers from Redmond Realty, pictured right, said east coast investors, first-homebuyers and downsizers were driving the local market.

Ms Chivers said the last three homes she sold in the suburb were to east coast investors. "They are impressed that they not only get high rental yields, but they also get more bang for their buck than they would in the northern suburbs."

She added that despite Bullsbrook being in the outer metropolitan area, those moving into the area had been swayed by the ease of their commutes.

"Buyers tell me they would take Tonkin Highway over the freeway any day," she said.

REIWA chief executive Cath Hart said the top 10 Perth suburbs in terms of property price growth tended to be in more affordable areas.

"Shelley and Woodbridge are the only suburbs on the list with a median house sale price above the Perth median, and Shelley is the only suburb with a median house sale price over \$1 million," she said.

"The remaining eight suburbs all have median house sale prices below \$330,000, with Armadale the most affordable at \$380,000 ... Rising interest rates and reduced borrowing capacity over the past year have driven interest in the lower-priced suburbs and competition for homes in these areas has seen them record extremely strong price growth."

Affordability was similarly in focus when it came to units, with seven of the suburbs in the top 10 for unit price growth coming in under the Perth median unit price.

This list was led by upmarket West Leederville, where median sale prices rose 31.6 per cent to \$500,000, followed by Erskine which also recorded growth over 30 per cent to \$432,500.



The West Australian, 25 January 2024





JOB CREATION & ECONOMIC GROWTH

The expansion of nearby industrial zones will provide thousands of local employment opportunities, making the area even more desirable for working professionals and families.



POPULATION GROWTH

As more people seek affordable, spacious living in a growing region, the demand for homes in Bullsbrook is set to rise.



GOVERNMENT INVESTMENT

Both state and federal governments are investing heavily in infrastructure upgrades, with significant improvements to transport, community facilities, and services, ensuring that Bullsbrook Heights is well positioned for long-term growth.

WHY CHOOSE

BULLSBROOK HEIGHTS?

SERENE, NATURAL LIVING

Escape the hustle and bustle of the city without compromising on convenience.

Bullsbrook Heights offers residents access to wide-open spaces, lush parks, and an abundance of green areas, creating a peaceful retreat just moments away from city life.

LARGER-THAN-AVERAGE LOT SIZES

Perfect for growing families, nature enthusiasts, and those seeking extra space. Our generously sized lots give you the freedom to create your ideal living space—whether it's a sprawling garden, outdoor entertaining area, or room to grow.

HIGH DEMAND, LIMITED SUPPLY

With a lack of residential supply and high rental demand in the region, now is the perfect time to secure your land in this thriving community.

FUTURE-PROOF INVESTMENT

With infrastructure developments underway and Bullsbrook's increasing desirability, investing in land at **Bullsbrook Heights** offers excellent potential for long-term capital growth.



A THRIVING NEW TOWN CENTRE

Bullsbrook is set to become a vibrant hub with a new \$18 million town centre, featuring a 3,600m² market-style supermarket, specialty shops, a BWS liquor store, 24/7 McDonalds, and a variety of food and beverage outlets. A Woolworths supermarket is also scheduled to open in 2025.

EXCELLENT CONNECTIVITY

Well connected to Tonkin Highway, it offers convenient access to the Midland train station and bus services to both Midland Rail Station and the Perth CBD via Morley Bus Port.

EDUCATION & COMMUNITY FACILITIES

The development is ideally located near a Kindy to Year 12 school, existing shops, community facilities, and local groups, ensuring all essential services are within easy reach.

CLOSE TO PERTH'S PREMIER ATTRACTIONS

Just a 10-minute drive away, residents can explore the world-renowned Swan Valley, home to award-winning wineries, breweries, and fine dining.

RETAIL & ENTERTAINMENT AT YOUR DOORSTEP

Major retail stores like Kmart, Big W, and Bullsbrook IGA are also a short drive away, as well as Perth's popular Outback Splash, one of WA's premier outdoor entertainment destinations.

LOCAL DEVELOPMENTS & INFRASTRUCTURE

The suburb is experiencing rapid growth, supported by key infrastructure projects that will further enhance the area's liveability

NorthLink WA Project

The extension of NorthLink WA will link Bullsbrook to key industrial areas, reducing commute times and boosting local employment.

Community Amenities

New parks, schools, retail precincts, and healthcare facilities are being developed to support the growing population and improve the quality of life for residents.

Recreational Areas

With vast natural spaces surrounding the development, outdoor activities like hiking, cycling, and picnicking are right on your doorstep.



TOP SUBURBS BY ANNUAL CHANGE IN MEDIAN HOUSE PRICE

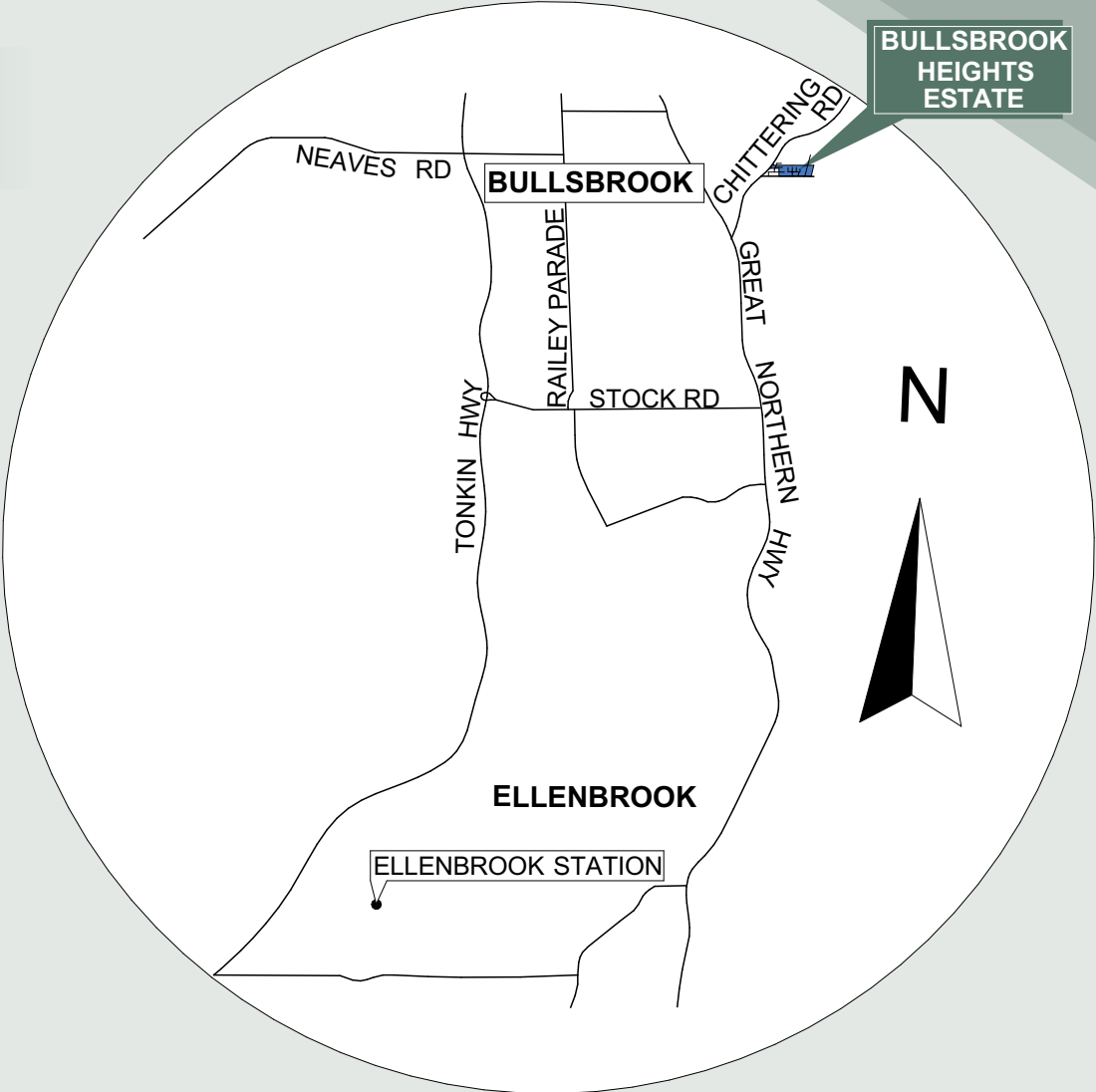
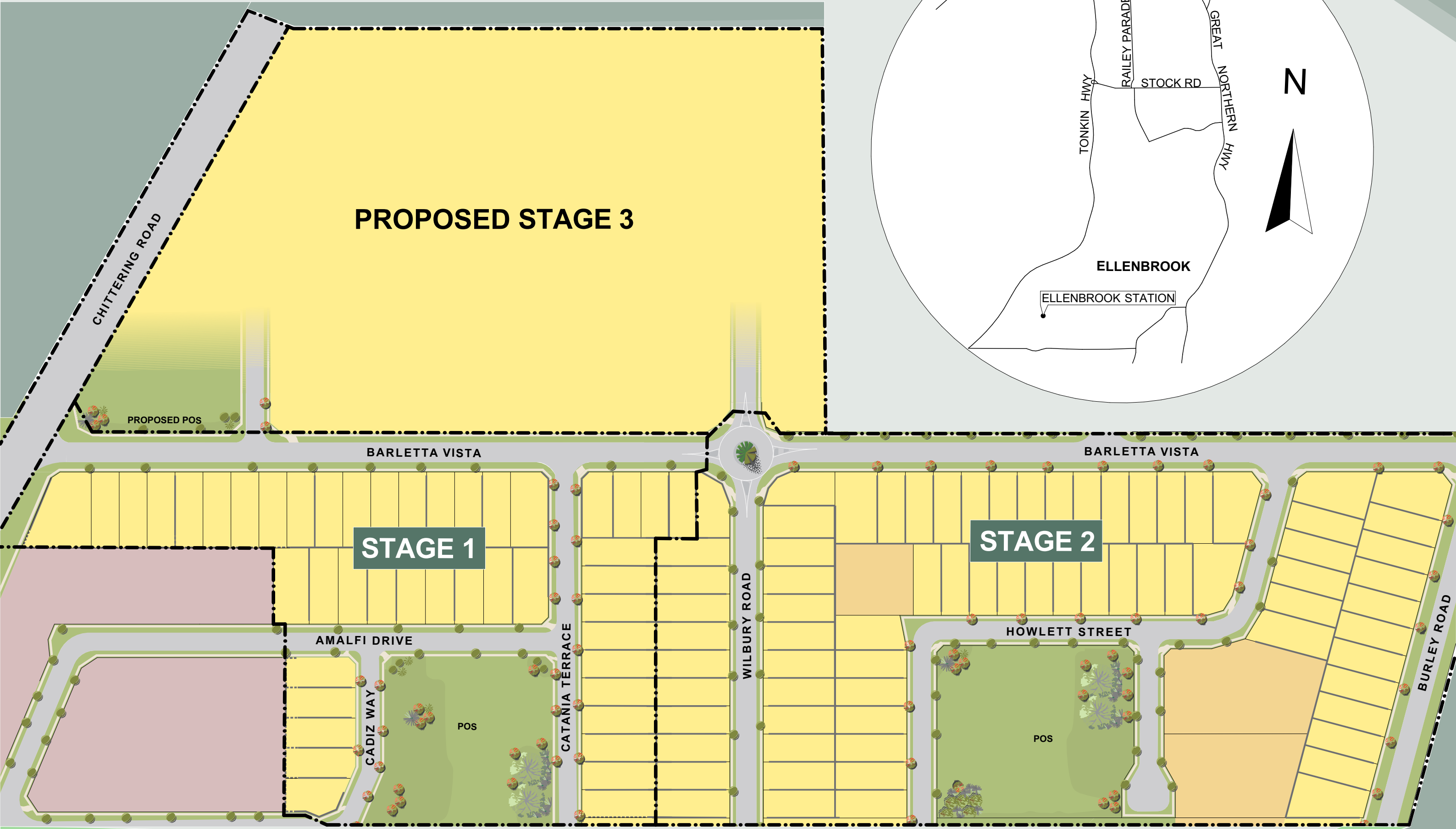
Rank	Suburb	Annual median house sale price	Annual price growth
1	Bullsbrook	\$550,000	33.5%
2	Woodbridge	\$838,500	33.1%
3	Gwelup	\$1,350,000	27.1%
4	Armadale	\$400,000	27.0%
5	Parmelia	\$450,000	26.8%
6	Coooloongup	\$501,000	26.5%
7	Camillo	\$423,500	26.4%
8	Shelley	\$1,175,000	26.3%
9	Alfred Cove	\$1,208,000	25.8%
10	Midvale	\$465,000	25.7%

Price growth in the year to February 2024 (28 or more annual sales; <1HA) Source: REIWA.



BULLSBROOK HEIGHTS CONSTRUCTION UPDATE

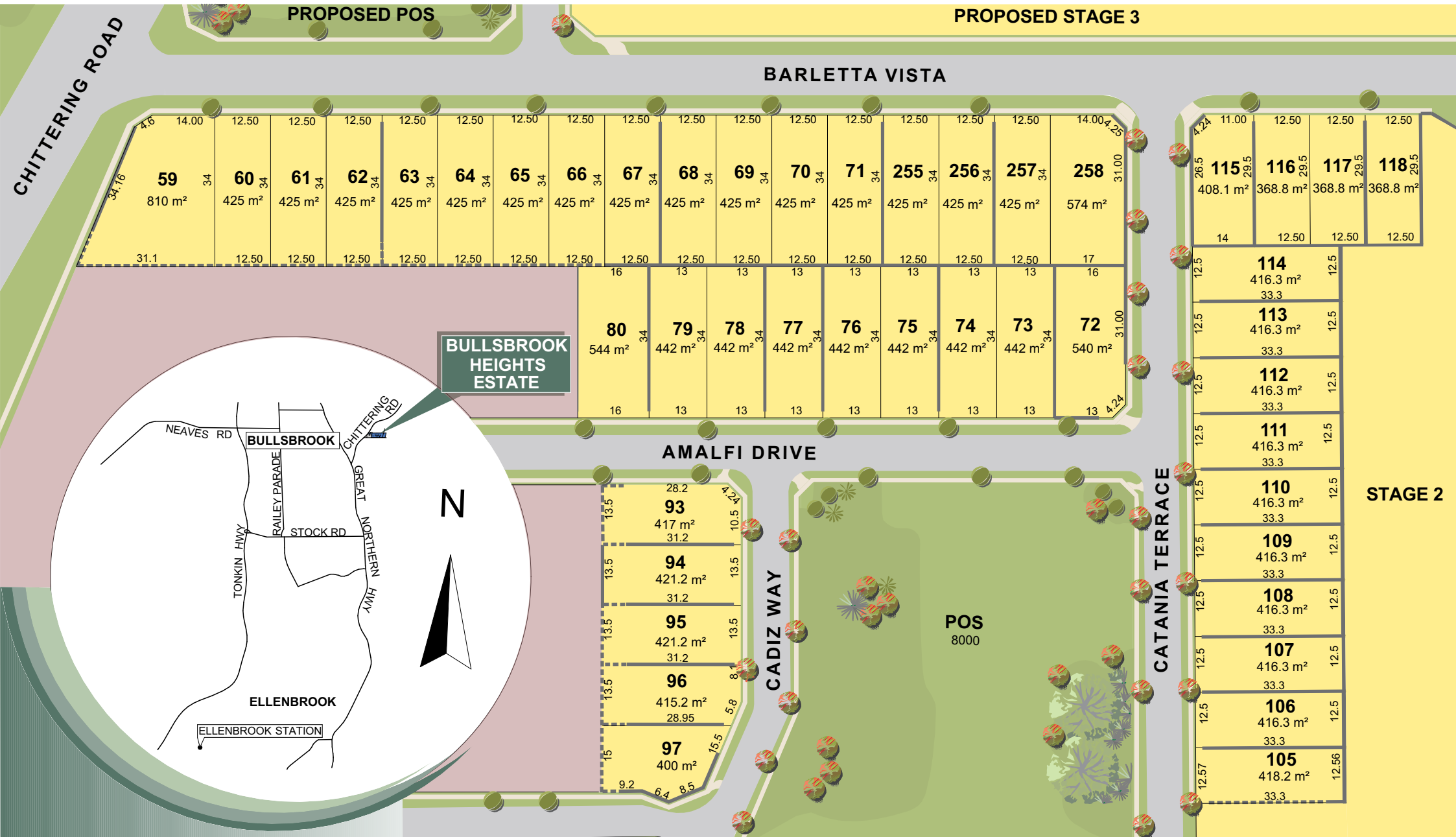
Bullsbrook Heights Estate



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Bullsbrook Heights Estate

Stage 1



Stage 2



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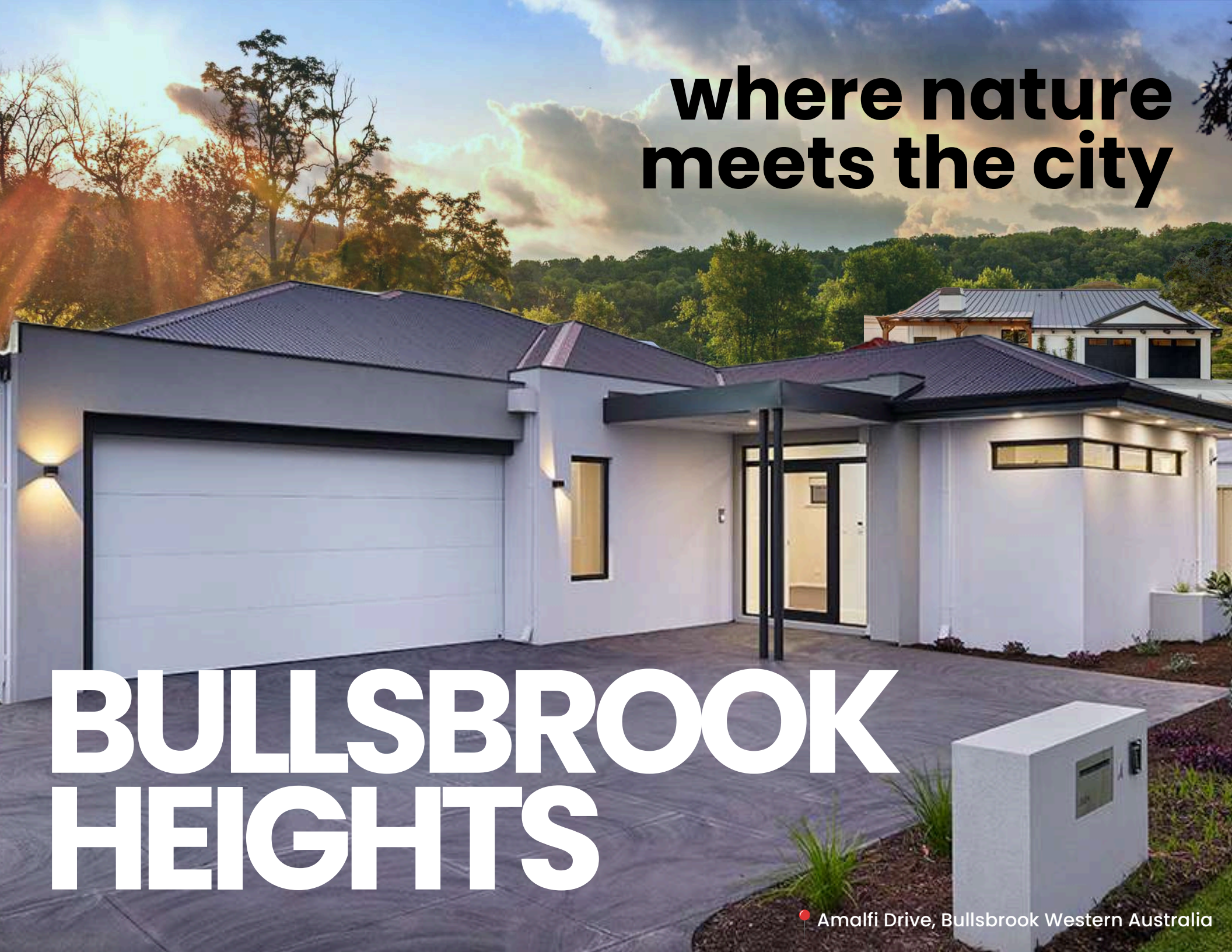
BE PART OF SOMETHING SPECIAL



Whether you're looking for a peaceful retreat for your family or an investment opportunity with long-term growth potential, Bullsbrook Heights, ***"Where Nature Meets the City"*** has everything you need. With limited residential supply and strong demand in the area, now is the perfect time to secure your piece of this exciting new development.

CONTACT US

To learn more about Bullsbrook Heights or to schedule a site visit, please get in touch with us. Our team is ready to help you take the next step in your journey to owning land in one of Perth's most promising suburbs



**where nature
meets the city**

BULLSBROOK HEIGHTS

Amalfi Drive, Bullsbrook Western Australia

Your Property Tax Depreciation Estimate



**Helping you maximise
your return on your
investment**

duotax
QUANTITY SURVEYORS

 **LBP**
LET'S BUY PROPERTY
SAM PATEL ☎ 1300 105 049 | 0411 072 012



duotax

QUANTITY SURVEYORS

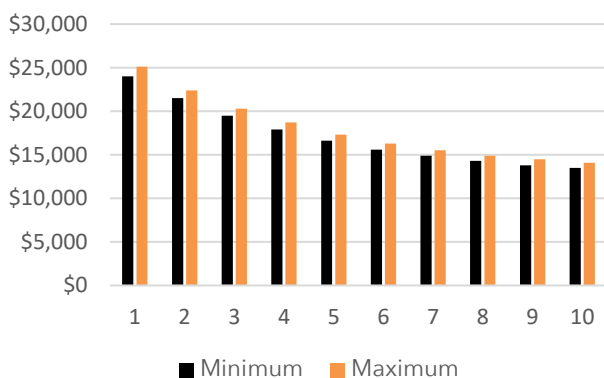
Minimum

Year	Capital Works	Plant & Equipment	Total
1	\$12,200	\$11,800	\$24,000
2	\$12,200	\$9,300	\$21,500
3	\$12,200	\$7,300	\$19,500
4	\$12,200	\$5,700	\$17,900
5	\$12,200	\$4,400	\$16,600
6	\$12,200	\$3,400	\$15,600
7	\$12,200	\$2,700	\$14,900
8	\$12,200	\$2,100	\$14,300
9	\$12,200	\$1,600	\$13,800
10	\$12,200	\$1,300	\$13,500
11+	\$366,000	\$8,700	\$374,700
Total	\$488,000	\$58,300	\$546,300

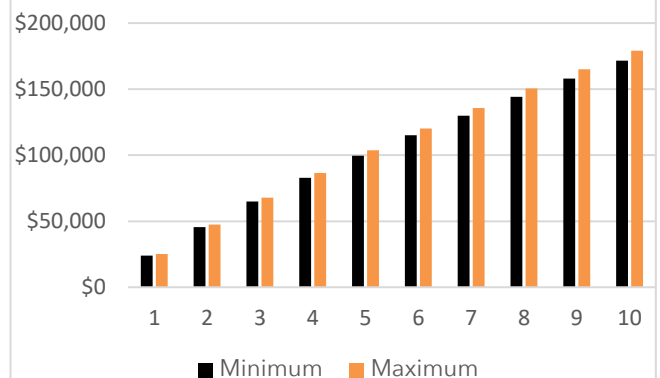
Maximum

Year	Capital Works	Plant & Equipment	Total
1	\$12,800	\$12,300	\$25,100
2	\$12,800	\$9,600	\$22,400
3	\$12,800	\$7,500	\$20,300
4	\$12,800	\$5,900	\$18,700
5	\$12,800	\$4,500	\$17,300
6	\$12,800	\$3,500	\$16,300
7	\$12,800	\$2,700	\$15,500
8	\$12,800	\$2,100	\$14,900
9	\$12,800	\$1,700	\$14,500
10	\$12,800	\$1,300	\$14,100
11+	\$382,500	\$9,900	\$392,400
Total	\$510,500	\$61,000	\$571,500

Year by Year Comparison



Cumulative Comparison



Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

Stamp Duty Calculator 2025 - 2026

ACT	NSW	NT	QLD	SA	TAS	VIC	WA
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Enter your details

Are you first home buyer	No Yes	
Value of Property	\$335,625	
Property type	Primary residence Investment	
Are you purchasing	Established Home New Home Vacant Land	
Is Foreign Purchaser?	No Yes	
Property Location	South of the 26th parallel (from Kalbarri 6536)	
Property Location 2	Perth Metro and Peel regions	

Government Fees

Government Grant

Stamp Duty on Property	\$10,191.60	First Home Owner Grant:	\$0
Mortgage Registration	\$216.60		
Transfer Fee	\$286.60		
Total Government Fees	\$10,694.80	Total Government Grant	\$0

Print

Rates and Thresholds



Note: The information provided by the calculator is intended to provide illustrative examples based on stated assumptions and your inputs. Calculations are meant as estimates only and it is advised that you consult with a mortgage broker about your specific circumstances. Financial Calculators © VisionAbacus Pty Ltd 2025 (<https://www.visionabacus.net>)



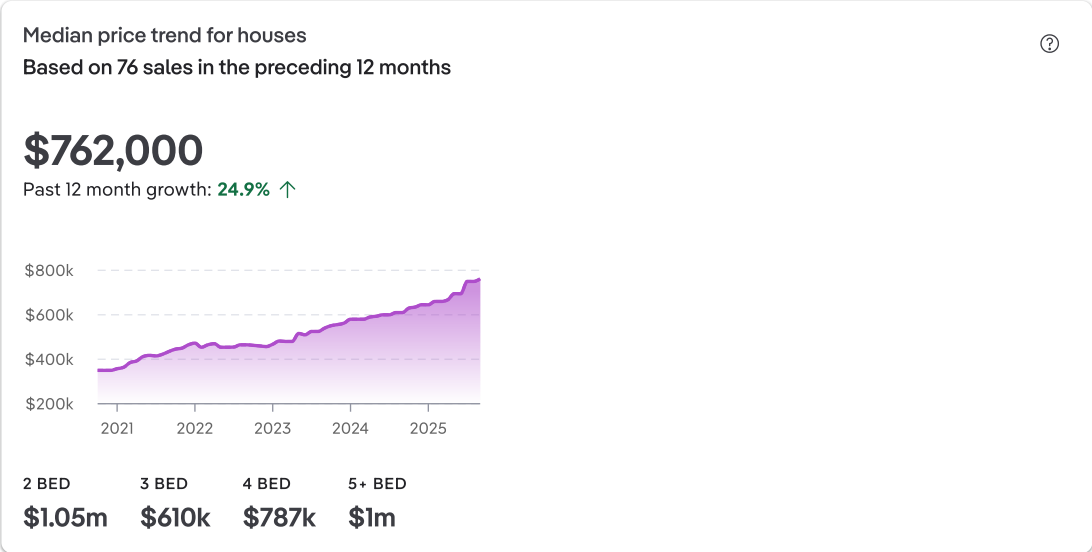
Bullsbrook,

WA 6084

Property market insights for Bullsbrook

Median sale price and rental income of properties in Bullsbrook WA

House



PropTrack

Bullsbrook demographics

Bullsbrook WA is home to 5,605 people, with an average of 2.8 people per household, earning around \$1,912 per week.

Population

5,605 people

2,116,647 in Greater Perth

House income

\$1,912 pw

+2.5% above Greater Perth AVG

Age groups

Over 65



Households

Average of 2.8 people per house

Family 81%

Shared 2%

Single 17%



Property ownership

67% of owners have a mortgage



Based on Australian Bureau of Statistics data

Investment Property Cashflow Calculator

Suburb / Address	Lot 66 Barletta Vista Bullsbrook WA 6084	
State	WA	
Property Price	\$ 907,222	
10 Yr. Avg. Annual Capital Growth	7.2 %	\$ 65,319
Vacancy Rate	0 %	
LVR (Loan to Value Ratio)	80 %	\$ 725,777
Deposit	20 %	\$ 181,444
Stamp Duty		\$ 10,694
Solicitor & etc.		\$ 1,500
Purchase Cost		\$ 193,638
Rental Revenue (p.a.)		
Rent (per week)	\$ 1,175 /wk	\$ 61,100
Gross Rental Yield		6.7 %
Recurring Cost (p.a.)		
Council	\$ 200 /mo	\$ 2,400
Strata	\$ 0 /mo	\$ 0
Water	\$ 70 /mo	\$ 840
Insurance (Building)	\$ 167 /mo	\$ 2,004
Property Maintenance	\$ 0 /mo	\$ 0
Prop. Mgt Commission	6 %	\$ 3,666

Interest from Loan	5.5 %	\$ 39,917
Monthly Loan Repayment		\$ 3,326.48
Cashflow (+ / -) Before Tax		
Estimated Cashflow (per Annum)		\$12,272
Estimated Cashflow (per Month)		\$1,023
Estimated Cashflow (per Week)		\$236
Cash on Cash Return p.a.		6.34%
Projected Property Value Based on Avg. Capital Growth		
Property Value in 5 Years		\$1,284,362
Property Value in 10 Years		\$1,818,283
Property Value in 20 Years		\$3,644,259
Property Value in 30 Years		\$7,303,939
✕ Clear Form		

Powered by [SuburbsFinder](#)

EXPRESSION OF INTEREST

PURCHASER 1 DETAILS

First name:	
Middle name:	
Last name:	
Company Name:	
ACN / ABN:	
Trust / SMSF:	
Contact Address:	
Contact Mobile:	
Contact Email:	

PURCHASER 2 DETAILS

First name:	
Middle name:	
Last name:	
Company Name:	
ACN / ABN:	
Trust / SMSF:	
Contact Address:	
Contact Mobile:	
Contact Email:	

PURCHASER 1 SIGNATURE

Signed by Purchaser 1:	
Date Signed:	

PURCHASER 2 SIGNATURE

Signed by Purchaser 2:	
Date Signed:	

PACKAGE DETAILS

Lot#:	
Address:	
Estate:	
Suburb:	
Land Price:	\$
Build Price:	\$
Package Price:	\$

SOLICITOR DETAILS

Company Name:	
Company Address:	
Contact Name:	
Contact Mobile:	
Contact Email:	

AGENT DETAILS

Selling Agent:	
Point of Contact:	
Email Address:	
Contact Number:	

PURCHASING AS

Investor:	☐
Owner Occupier:	☐

SEND WITH EOI

ID (front and back):	☐
Deposit Slip:	☐
Finance Pre-Approval / Eligibility Letter:	☐



Our Panel Conveyancers and Mortgage Broker

NSW CONVEYANCER

Gordana Lumakovski

JNL Lawyers



0414 799 363



gordana@jnl lawyers.com.au



www.jnl lawyers.com.au

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Carly Beesley

Alpha Conveyancing



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Mehul Parekh

Dayal Mortgages



0431 108 591



admin@dayalmortgage.com.au



www.dayalmortgage.com

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★ ★ ★ ★ ★



Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★ ★ ★ ★ ★



Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★ ★ ★ ★ ★



I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★ ★ ★ ★ ★



Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★ ★ ★ ★ ★



I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★ ★ ★ ★ ★



We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms. Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST



PURCHASER 1 DETAILS

First Name:	
Middle Name:	
Last Name:	
Company Name:	
ACN/ABN:	
Trust /SMSF:	
Contact Address:	
Contact Mobile:	
Contact Email:	

PURCHASER 2 DETAILS

First Name:	
Middle Name:	
Last Name:	
Company Name:	
ACN/ABN:	
Trust /SMSF:	
Contact Address:	
Contact Mobile:	
Contact Email:	

PACKAGE DETAILS

Lot#	
Address:	
Estate:	
Suburb:	
Land Price:	\$
Build Price:	\$
Package Price:	\$

SOLICITOR DETAILS

Company Name:	
Company Address:	
Contact Name:	
Contact Mobile:	
Contact Email:	

PURCHASING AS

Investor:	☐	Owner Occupier:	☐
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AGENT DETAILS

Selling Agent:	Sam PATEL
Point of Contact:	Property Advisor
Email Address:	admin@letsbuyproperty.com.au
Contact Number:	1300 105 049 0411 072 012

SEND WITH EOI

ID (front and back):	☐
Deposit Slip:	☐
Finance Pre-Approval / Eligibility Letter:	☐

ACKNOWLEDGEMENT

This Expression of Interest is non-binding and does not constitute a contract. A formal Contract of Sale is required to complete the purchase.