



Current Pricelist

Price list as at 22 June 2022

Lot No	Stage	Frontage	Size (m ²)	BAL's	Zoning	Street	Titles	Price	Notes
Titled Lots									
244	11	10.5	336	N/A	RMD30	Winjeel Road	TITLED	\$195,000	HOLD
263	7	12.5	381	N/A	RMD30	Anjou View	TITLED	\$210,000	SOLD
65	5B	15	465	N/A	RMD30	Bluebell Terrace	TITLED	\$240,000	HOLD
345	11	15	480	N/A	RMD25	Scrubwren Street	TITLED	\$245,000	
159	5B	13.2 Cnr	481	N/A	RMD30	Wylde Boulevard	TITLED	\$242,000	
137	7	15	498	N/A	RMD30	Wylde Boulevard	TITLED	\$249,000	HOLD
296	2C	30	570	N/A	R-20	Bluebell Terrace	TITLED	\$264,000	
Untitled Lots – Stage 3									
548	3	10.5	336	N/A	RMD30	Earliglow Street	October 22	\$195,000	
550	3	12.5	400	N/A	RMD30	Earliglow Street	October 22	\$217,000	
544	3	20	608	N/A	RMD25	Wylde Boulevard	October 22	\$263,000	
540	3	22	657	N/A	RMD25	Earliglow Street	October 22	\$285,000	
560	3	30	660	12.5	R-20	Incline Drive	October 22	\$289,000	
551	3	22	699	N/A	R-20	Earliglow Street	October 22	\$309,000	

Contact :

Ryan Jaura

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sales@kingsford.com.au

To purchase, we require:

- Only \$1,000 deposit
- Letter of Eligibility (LOE) from broker/bank

Lots come with a \$5k bonus

Included in each lot purchase

- \$5,000 rear landscaping*
- Front landscaping
- Side & rear fencing
- Guaranteed 'A' class building sites
- NBN Ready

*T&Cs apply

Visit us sales office at 11 Brookbank Drive Bullsbrook WA 6084

W:kingsford.com.au Head office: kingsford@okeland.com.au

Disclaimer: All information contained in this price list has been prepared for your information only. All information & pricing shown is subject to change without notice. Neither the seller nor Okeland Realty make any representation or warranty as to the accuracy or currency of the information provided and do not accept any responsibility or liability for any errors or omissions. Dimensions, BAL ratings & Noise Attenuation requirements are all subject to change without notice. All Prices are inclusive of GST. Road Names subject to approval.

Preliminary

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STAGE 2A, 2B & 2C RELEASE

LEGEND

	Stage 2A Release		Stage 5 Release
	Stage 2B Release		Stage 1 Release
	Stage 2C Release		Future Release
	Future P.O.S.		
	Road		Unit Pillar and Connection
	Red Asphalt		Mini Pillar
	Brick Paving		Western Power Padmount Site
	Footpath		Street Light
	Sewer Housing Connector Manhole		Side Entry Pit
	Retaining Wall		Drainage Grate
	Retaining Wall Stairs		Drainage Manhole
	Piers		Lot Level
	Water Valve & Hydrant		Road Level
	Water Connection		NBN Connection
			Crossover Location

All dimensions and areas are subject to survey. 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 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.

ROAD NAMES ARE STILL TO BE APPROVED BY GNC AND ARE SUBJECT TO CHANGE.

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STAGE 5B RELEASE

LEGEND	
	Stage 5A Release
	Stage 5B Release
	Stage 2 Future Release
	Future Release
	Future P.O.S.
	Future Potential Child Care Site
	Road
	Red Asphalt
	Brick Paving
	Footpath
	Sewer Housing Connection/Manhole
	Retaining Wall
	Retaining Wall Stairs
	Piers
	Noise Wall
	Water Valve & Hydrant
	Water Connection
	Deferred Water
	Unit Pillar and Connection
	Mini Pillar and Connection
	Western Power Padmount Site
	Street Light
	Side Entry Pit
	Drainage Grate
	Drainage Manhole
	Bin Pads
	Lot Level
	Road Level
	NBN Connection
	Crossover Location
	Preferred Garage Location

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STAGE 7 RELEASE

LEGEND

- | | | | | |
|--|---|--|---|--|
|  Stage 7 Release |  Stage 5 Release |  Stage 2 Release |  Road |  Uni Pillar and Connection |
|  Future Release |  Future Release |  Future Release |  Red Asphalt |  Mini Pillar and Connection |
|  Brick Paving |  Footpath |  Sewer Housing Connection/Manhole |  Western Power Padmount Site |  Street Light |
|  Sewer Housing Connection/Manhole |  Retaining Wall |  Retaining Wall Stairs |  Side Entry Pit |  Drainage Grate |
|  Piers |  Water Valve & Hydrant |  Water Connection |  Drainage Manhole |  Lot Level |
|  Bin Pads |  2m Wide Power Easement |  Road Level |  NBN Connection |  Water Valve & Hydrant |

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STAGE 11A RELEASE

LEGEND

- Stage 11A Release
- Future Release
- Road
- Red Asphalt
- Brick Paving
- Footpath
- Sewer Housing Connection/Manhole
- Retaining Wall
- Colorbond Fence with Plinth
- Retaining Wall Stairs
- Piers
- Water Valve & Hydrant
- Water Connection
- Designated Garage Location
- Front Door Access
- Uni Pillar and Connection
- Mini Pillar and Connection
- Western Power Padmount Site
- Street Light
- Side Entry Pit
- Drainage Grate
- Drainage Manhole
- Lot Level
- Road Level
- NBN Connection
- Bin Pads
- 1.25m Wide Power Easement
- BAL 12.5
- BAL 19

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STAGE 3



	Stage 3		Previous Release
	Future Release		
	Road		Uni Pillar and Connection
	Red Asphalt		Mini Pillar and Connection
	Brick Paving		Western Power Padmount Site
	Footpath		Street Light
	Sewer Housing Connection/Manhole		Side Entry Pit
	Retaining Wall		Drainage Grate
	Retaining Wall Stairs		Drainage Manhole
	Water Valve & Hydrant		Lot Level
	Water Connection		Road Level
	Designated Garage Location		NBN Connection
	Front Door Access		Bin Pads
	Potential Dog Park Exercise Area		Stormwater Connection Pit
			BAL 12.5

*** Land Zoned "Residential" possibility for this portion to be amalgamated with the adjoining Church Site**

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Retained Homestead

LEGEND

Previous Release

Stage 3

Future Release

Sold

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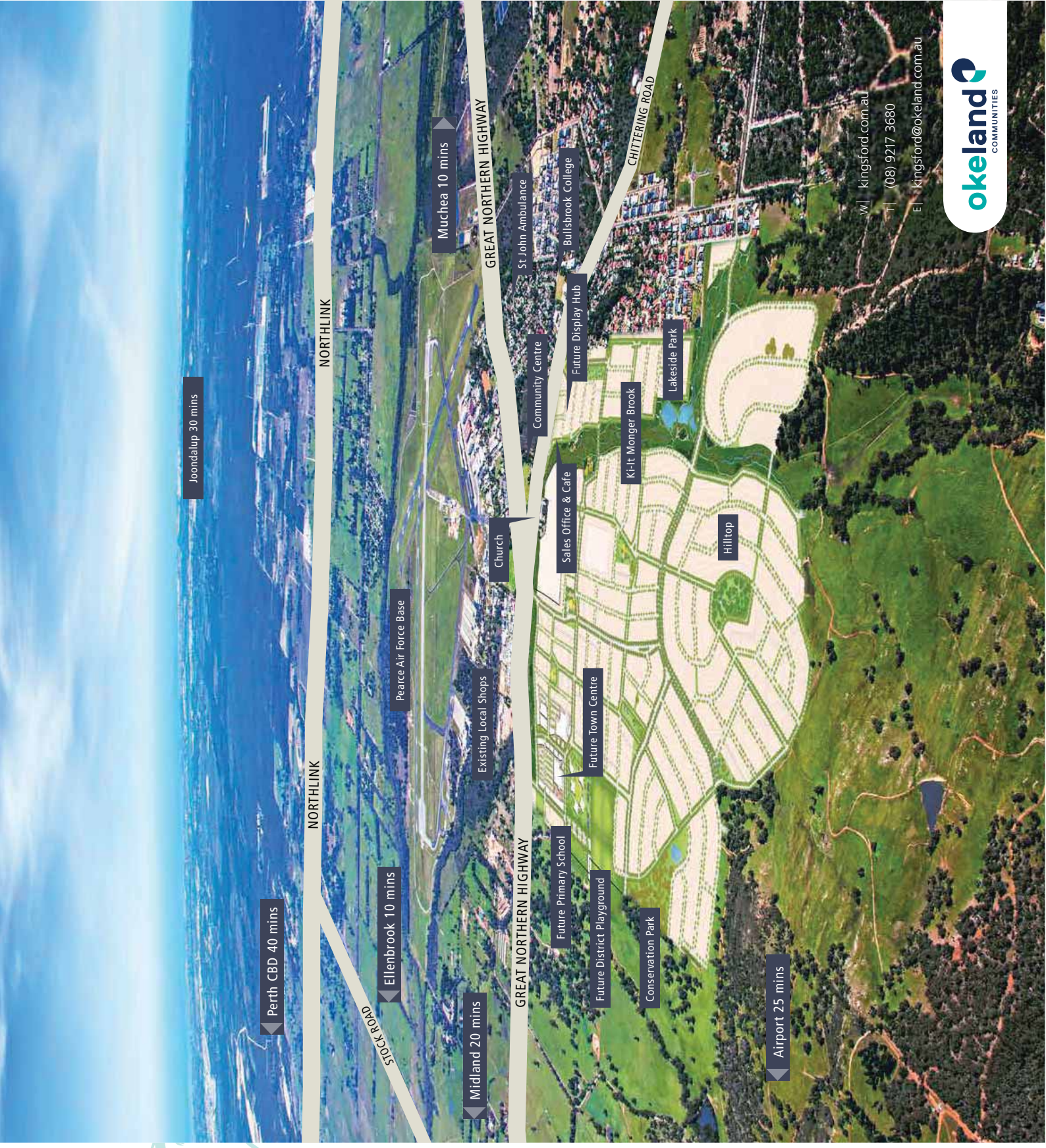
Masterplan

Kingsford at Bullsbrook was planned from the ground up to be a great place to live.

Nestled within the awe-inspiring beauty of the Darling Scarp foothills, Kingsford offers an idyllic life. The larger than average blocks, parklands and leafy streets create a real feeling of space. The established township of Bullsbrook already provides existing shops, school and services, plus the new town centre will bring a fresh 'urban village' vibrancy to the region. Kingsford is very well connected with The Swan Valley and Chittering Valley nearby, plus new roads connecting to Ellenbrook, Midland and Joondalup. Great Northern Highway and the new Northlink will also make trips to the city and airport hassle-free.

Features

- 2,500 homesites upon completion
- Average lot size in excess of 500sqm
- Over 41ha retained public open space, creek lines, and manicured parklands
- Future Town Centre including a major supermarket, specialty stores, cafés and medical centre
- New school planned to complement existing primary and secondary schools
- New district level playing fields



Joondalup 30 mins

Perth CBD 40 mins

NORTHLINK

Ellenbrook 10 mins

Pearce Air Force Base

Midland 20 mins

Existing Local Shops

Church

Muchea 10 mins

GREAT NORTHERN HIGHWAY

GREAT NORTHERN HIGHWAY

Future Primary School

Future District Playground

Conservation Park

Community Centre

Sales Office & Cafe

Future Town Centre

Future Display Hub

Ki-it Monger Brook

Hilltop

Lakeside Park

St John Ambulance

Bullsbrook College

CHITTERING ROAD

Airport 25 mins

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10 TOP reasons to buy at Kingsford.

KINGSFORD

1 Growing population. Growing prices.

Kingsford is in one of Perth's most promising growth corridors. This creates opportunities for businesses and jobs, along with growth in property prices and rental demand.



2 Early Bird Prices

Buying early in a contemporary new estate like Kingsford means you'll likely reap the rewards as property values rise with population growth and desirability of the new amenities.

3 Sometimes bigger is better

Get more backyard for your buck at Kingsford with blocks averaging 125sqm larger than most developments. That's almost 33% bigger! With our competitive prices, you'll be living a larger life at Kingsford.

4 A close-knit community

Choosing between a new estate and an established community? Why not have both? With existing sporting clubs, community groups, school, shops and facilities, a very friendly neighbourhood is ready to welcome you.

5 Master planned

Kingsford is a master planned community that's thoughtfully designed to be a great place to live. Kingsford delivers the housing choices, services and facilities you expect, whilst celebrating Bullsbrook's rich history and connection to nature.

6 A new Town Centre

The Kingsford Town Centre has been designed to be the heart of the community. As well as bringing a major supermarket to the region, the Town Centre will also house community spaces, specialty stores, restaurants, a medical centre, an additional school, and new sporting facilities.

7 Create your own oasis, on us

With front landscaping included, side and rear fencing, plus up to \$10,000 worth of rear landscaping for a limited time, Kingsford offers some great incentives to help kick start your new life.

8 Get back to nature

Everything from landscaping, streetscapes, walking paths and urban flow has been inspired by the natural environment that surrounds Kingsford. With its unique location on the edge of the magnificent Darling Scarp and Ki-It Monger Brook, it really doesn't get much better than this.

9 Connection & access

New road connections make living in Bullsbrook convenient. There's easy access to Joondalup, Midland, Perth Airport and Perth CBD via the new Tonkin Highway and Stock Road extension.



10 From our family to yours

Okeland is a strong, experienced family-owned developer, whose owners are hands on in the day to day running of the business. Okeland owners and brothers Adam and Cameron Shephard pride themselves in creating communities their own families would be proud to live in.

