

Realmark[®]



Buyers Guide

20a Ardrossan Loop, Kingsley

Ian Masterson



0402 311 370



imasterson@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



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20a Ardrossan Loop, Kingsley

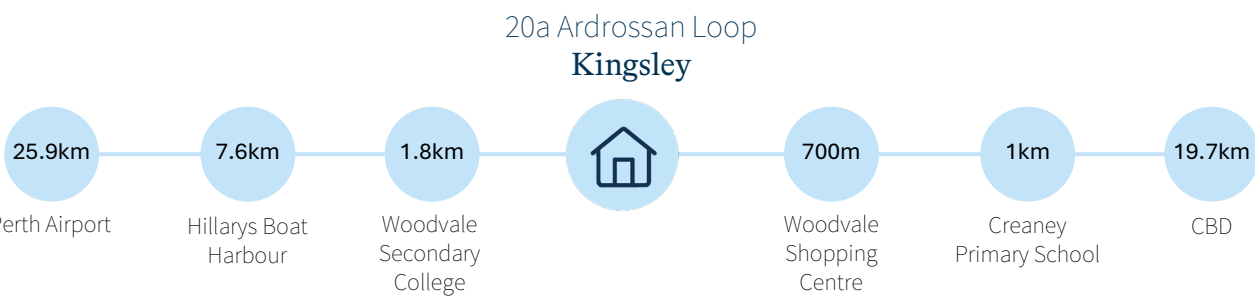
Property & Suburb Information

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Year Built:	2017
Title:	Survey Strata Plan
Council:	City of Joondalup
Local School Intake Areas:	Creaney Primary School
We recommend contacting schools directly regarding zoning and admissions.	Woodvale Secondary College
Attached:	Rental Assessment
	Certificate of Title



Council Rates: \$2,028 /yr **Water Rates:** \$1,271 /yr
Strata Fees: nil

August 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 20A Ardrossan Loop Kingsley WA

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **\$850 - \$895** per week .

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2952

259

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 76980

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DONNA MARIE COLQUHOUN OF 20A ARDROSSAN LOOP KINGSLEY WA 6026

(T Q849824) REGISTERED 30/4/2026

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP76980
PREVIOUS TITLE: 1819-935
PROPERTY STREET ADDRESS: 20A ARDROSSAN LOOP, KINGSLEY.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



As AUTOMATED SURVEYS PTY LTD 216421
 LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS
 9/3 Haider Road
 Jasmine Park
 Telephone: +61 (08) 9214 1777
 Facsimile: +61 (08) 9214 1778

FORM 3

SURVEY-STRATA PLAN No. 76980							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	34						
2	32						
3	34						
CP4	Common Property						

DESCRIPTION OF PARCEL

THREE SURVEY-STRATA LOTS AND ONE COMMON PROPERTY LOT
UPON LOT 444 ON PLAN 16570
ADDRESS OF PARCEL: 20 ARDROSSAN LOOP, KINGSLEY WA 6026

CERTIFICATE OF LICENSED VALUER SURVEY-STRATA

I, **Bradley J Dawson**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

04-Sep-2017
Date



Digitally signed by
Brad Dawson
Date: 2017.09.04
19:55:21 +08'00'
Signed

[illegible]

Note: Entries may be affected by subsequent endorsements.

Survey Strata Plan 76980

Lot	Certificate of Title	Lot Status	Part Lot
1	2952/259	Registered	
2	2952/260	Registered	
3	2952/261	Registered	
4	N/A	Registered	