

Realmark[®]



Buyers Guide

17 Arnisdale Road, Duncraig

Ian Masterson



0411 880 053



imasterson@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



Follow us.

17 Arnisdale Road, **Duncraig**

Set Date Sale | Tuesday 11th August 2026 @ 3:00pm

Property & Suburb Information

 4

 2

 2

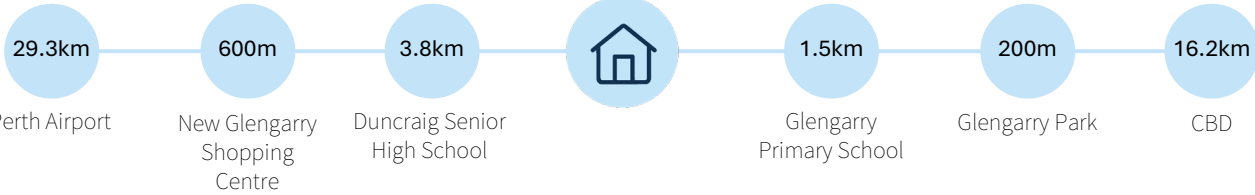
 1



 718

Year Built:	2009
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas:	Glengarry Primary School Duncraig Senior High School
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title

17 Arnisdale Road
Duncraig



Council Rates: ~\$2,774/yr

Water Rates: ~\$1,885 /yr

Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)...

So make your offer now it's that simple!

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.



5 BANFF COURT DUNCRAIG WA 6023

RECENT SALE

RECENT ADVICE

FOR SALE

4 2 2 687 m² 230 m²

Sale Price: \$1,800,000 Sale Date: 03 Jun 2026



29 MELENE ROAD DUNCRAIG WA 6023

RECENT SALE

4 2 2 807 m² 150 m²

Sale Price: \$1,750,000 Sale Date: 03 May 2026



4 MAYBUD ROAD DUNCRAIG WA 6023

5 2 4 925 m² 301 m²

Sale Price: \$2,200,000

Sale Date: 16 Apr 2026



41 GURON ROAD DUNCRAIG WA 6023

4 2 3 774 m² 193 m²

Sale Price: \$2,080,000

Sale Date: 15 Apr 2026



37 GURON ROAD DUNCRAIG WA 6023

4
 2
 2
 774 m²
 151 m²

Sale Price: \$1,712,000

Sale Date: 14 Apr 2026



11 CARNWRATH WAY DUNCRAIG WA 6023

5
 2
 3
 702 m²
 245 m²

Sale Price: \$1,820,000 Sale Date: 31 Mar 2026



30 CASTLEFERN WAY DUNCRAIG WA 6023

4
 2
 2
 700 m²
 175 m²

Sale Price: \$1,900,000 Sale Date: 31 Mar 2026



21 DAUNTLESS WAY DUNCRAIG WA 6023

5
 3
 1
 722 m²
 294 m²

Sale Price: \$2,200,000 Sale Date: 27 Mar 2026



7 URAWA ROAD DUNCRAIG WA 6023

4 2 2 725 m² 188 m²

Sale Price: \$1,830,000 Sale Date: 06 Mar 2026



4 CARBRIDGE WAY DUNCRAIG WA 6023

5 3 1 707 m² 308 m²

Sale Price: \$1,885,000 Sale Date: 04 Mar 2026



14 MERRICK WAY DUNCRAIG WA 6023

4 2 3 683 m² 262 m²

Sale Price: \$1,972,408

Sale Date: 20 Feb 2026



5 OBAN COURT DUNCRAIG WA 6023

4 2 2 747 m² 196 m²

Sale Price: \$2,100,000

Sale Date: 18 Feb 2026



10 ANEMBO CLOSE DUNCRAIG WA 6023

4
 2
 2
 736 m²
 273 m²

Sale Price: \$2,206,000

Sale Date: 16 Feb 2026

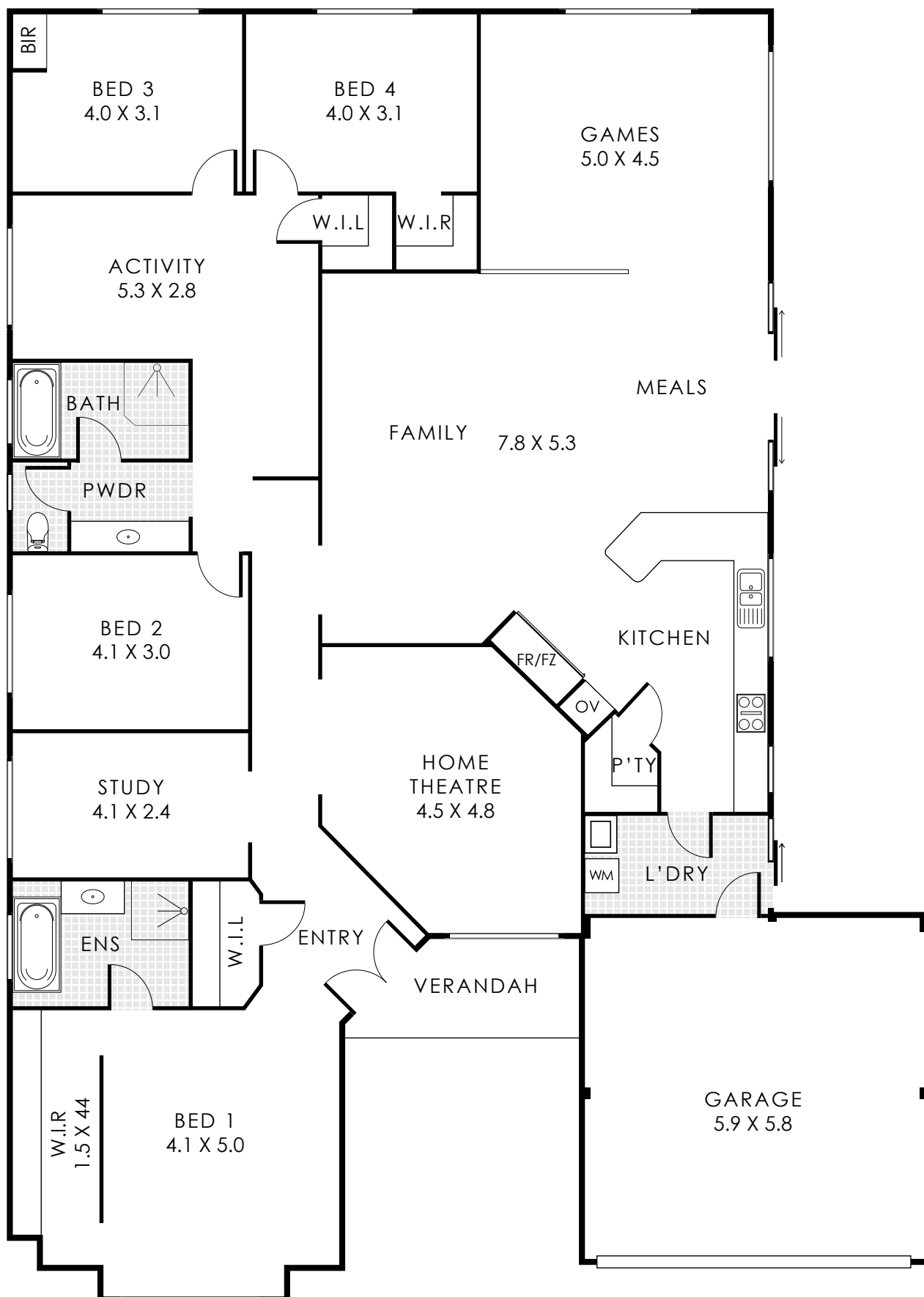


4 MAHONIA PLACE DUNCRAIG WA 6023

4
 2
 2
 680 m²
 211 m²

Sale Price: \$1,875,000

Sale Date: 15 Feb 2026



17 Arnisdale Road, Duncraig

Residence 262m² | Verandah 6m² | Garage 37m²

Total Area 305m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

21st July 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 17 Arnisdale Rd Duncraig WA

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 **\$1200 - \$1300 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

