

Brooklake Rise

Kingsford's Premium Lake Precinct

Brooklake Rise Current Pricelist

Price list as at 23 March 2026

Contracts will only be entered into with the provision of a Bank Pre/Conditional Approval

Kingsford New Release								
Lot No	Elevation (above Lake)	Frontage	Size (m ²)	BAL's	Zoning	Street	Titles	Price
Stage 12A (ii)								
376	+6.1m	12.5m	400	N/A	RMD25	Pimpernel Road	October 2026	\$441,000
209	+1.6m	12.5m	400	12.5	RMD25	Pimpernel Road	October 2026	\$427,000
220	+10.4m	12.5m	400	N/A	RMD25	Pimpernel Road	October 2026	\$448,000
375	+7.1m	12.5m	400	N/A	RMD25	Pimpernel Road	October 2026	\$443,000
218	+9.0m	12.5m	400	N/A	RMD30	Pimpernel Road	October 2026	\$445,000
372	+9.5m	12.5m	400	N/A	RMD25	Pimpernel Road	October 2026	\$446,000

Contact :

Ryan Milroy 0439 216 630
kingsford@okeland.com.au

To purchase, we require:

- \$5,000 deposit
- Bank Pre Approval ONLY (LOE's will not be accepted)

Included in each lot purchase

- Including Front landscaping
- Side & Rear fencing
- Guaranteed 'A' class building sites
- NBN Ready

*T&Cs

*Premium Design Guidelines 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

KINGSFORD

BROOKLAKE RISE RELEASE 1 (STAGE 12A)

LEGEND

- Brook Lake Rise Release
- Previous Release
- Future Release
- Road
- Footpath
- Sewer Housing Connection/Manhole
- Retaining Wall
- Retaining Wall Stairs
- Colorbond Fence with Plinth
- Water Hydrant
- Water Valve
- Water Connection
- NBN Connection
- Road Level
- Base Height (m) Above Sea Level
- Height above Base Level
- Uni Pillar and Connection
- Mini Pillar and Connection
- Western Power Transformer Site
- Street Light
- Side Entry Pit
- Drainage Grate
- Drainage Manhole
- Lot Level
- Designated Garage Location
- Bushfire Attack Level
- BAL 12.5
- BAL 19
- BAL 29

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 GNT AND ARE SUBJECT TO CHANGE.

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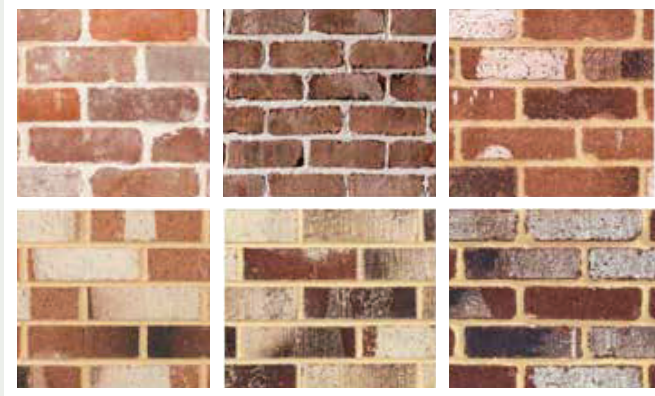


Brooklake Rise Precinct Variations.

The following guidelines apply to Brooklake Rise Lots (Stage 12A)

1. Bricks

A minimum of 25% of the front façade must comprise Single Course (1c) recycled feature face brick. Acceptable examples are shown below from the Midland Brick and Austral Brick ranges.



2. Height

External wall heights, across the majority of the facade of single storey dwellings excluding the garage - must be a minimum of 31c (or equivalent for framed construction) measured from 0c datum of internal slab/floor level. Applies to overhanging eaves and fascias on wall.

3. Roof Pitch

Minimum 25 degree pitch for main roof

4. Verandah - Applies to specific lots only

Bartsia Drive lots (Lots 206, 207, 208 & 382): A verandah or balcony (two-storey dwellings only) is required across the width of the façade, excluding the garage, with a minimum depth of 2.0m.

