



**NEW HOME BUYER
INFORMATION PACK**

SOUTH LAKE'S MOST EXCITING NEW ADDRESS



DISCOVER LIFE AT BERRIGAN GROVE

Positioned in the heart of South Lake, Berrigan Grove offers the perfect blend of nature, amenity, and architectural quality. Whether you're a first home buyer, downsizer, or smart investor, this boutique community of 2-bedroom, 2-bathroom villas is designed for modern living.

← Perth City 20mins

← Murdoch Hospital 6mins

Cockburn Central 3mins →

KWINANA FREEWAY



PRIME SOUTH LAKE LOCATION

- Berrigan Drive - a short walk to Berrigan Tavern and shops
- Close to public transport and freeway connections
- Surrounded by green open spaces

CONNECTIVITY & AMENITY

1. Prime Connectivity & Transport

- Direct links to the Kwinana Freeway (North-South) and Beeliar Drive (East – West)
- Multiple bus routes connect to Cockburn Central Train Station with Metronet (north-south and east-west lines)

2. Amenity & Recreation

- Cockburn Gateway: \$1 billion transformation
- Murdoch University
- Fiona Stanley Hospital
- Cockburn Library
- Cockburn ARC: State-of-the-art aquatic and fitness centre, home to the Fremantle Dockers' training base.

3. Employment & Economic Opportunity

- Fiona Stanley Hospital, AUKUS submarine program facilities
- Cockburn Gateway expansion to create over 7,400 new jobs over the lifespan



INCENTIVES FOR FIRST HOME BUYERS & DOWNSIZERS



Eligible buyers may benefit from a range of financial incentives:

- First Home Owner Grant (FHOG) for eligible first home buyers *(conditions apply)*
- Potential stamp duty concessions
- Early-bird pricing during the pre-release campaign *(subject to availability)*
- Downsizer Super Contribution: If you're 55 or older, you may be able to contribute up to \$300,000 into your super from the sale of your family home tax-free *(subject to ATO eligibility criteria)*

SECURE YOUR PLACE IN THE PRIORITY BUYER LIST



Turnkey house and
land packages



Architecturally designed
for comfort and efficiency



Private courtyards,
modern kitchens,
and light-filled living



Set in a quiet, leafy grove
backing onto Berrigan lake
and parkland





ARTIST IMPRESSION



MASTER PLAN AND HOME DESIGNS

SCHEME 1
COASTAL DUNE

SCHEME 2
BANKSIA SHADOW

SCHEME 3
LAKE SIDE MIST

SCHEME 4
WOODLAND SANDSTONE

STAGE 2A



SELLING AGENT

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PROUDLY DEVELOPED BY



YARAN



**BERRIGAN
GROVE** SOUTH LAKE

MASTER PLAN

YARAN 1025 | iv7



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**BERRIGAN
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ESTATE VIEW
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STREET VIEW

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SCHEME 1

COASTAL DUNE



A soft, sun-washed palette reminiscent of WA's coastal dunes. Fresh, neutral, and breezy.

SCHEME 2

BANKSIA SHADOW



A contemporary scheme drawing from the shaded tones of native banksia trees. Modern, earthy, and elegant.

SCHEME 3

LAKESIDE MIST



Evokes early morning fog lifting over nearby lakes. Clean, calming, and timeless.

SCHEME 4

WOODLAND SANDSTONE



Inspired by the textures of native woodlands and local soils. Warm, grounding, and organic.

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BERRIGAN
GROVE SOUTH LAKE

EXTERIOR SCHEMES

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ARTIST IMPRESSION


**BERRIGAN
GROVE** SOUTH
LAKE

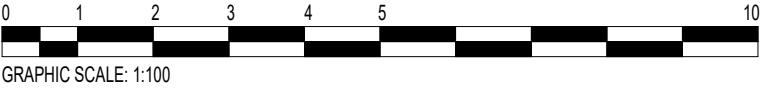
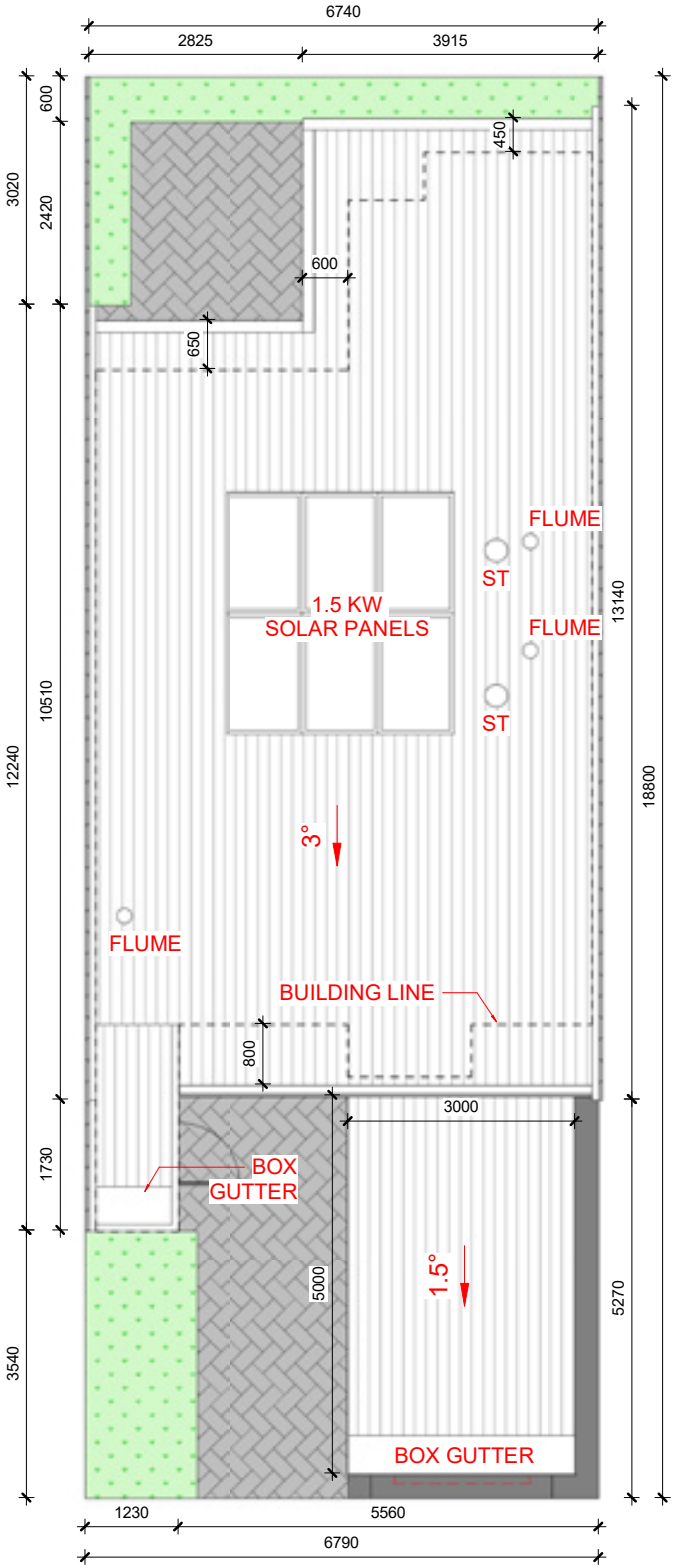
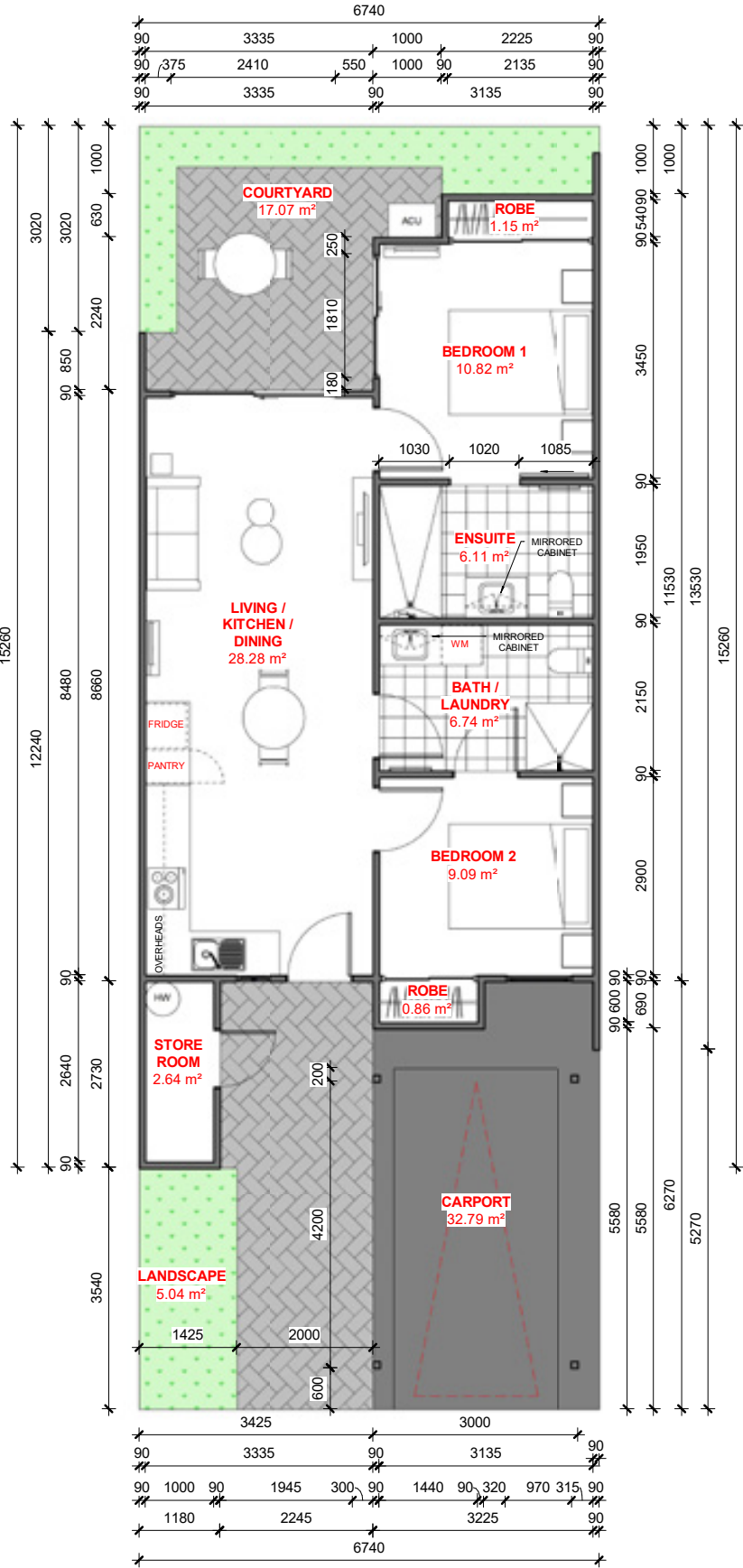
FLOOR PLANS

FLOORPLAN
TYPE A



ARTIST IMPRESSION

FLOOR PLAN AREA TABLE	
Name	Area
ROBE	0.86 m²
STORE ROOM	2.64 m²
ROBE	1.15 m²
BEDROOM 2	9.09 m²
BATH / LAUNDRY	6.74 m²
ENSUITE	6.11 m²
BEDROOM 1	10.82 m²
LIVING / KITCHEN / DINING	28.28 m²
COURTYARD	17.07 m²
CARPORT	32.79 m²
LANDSCAPE	5.04 m²



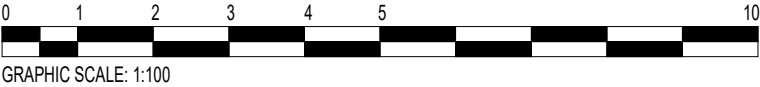
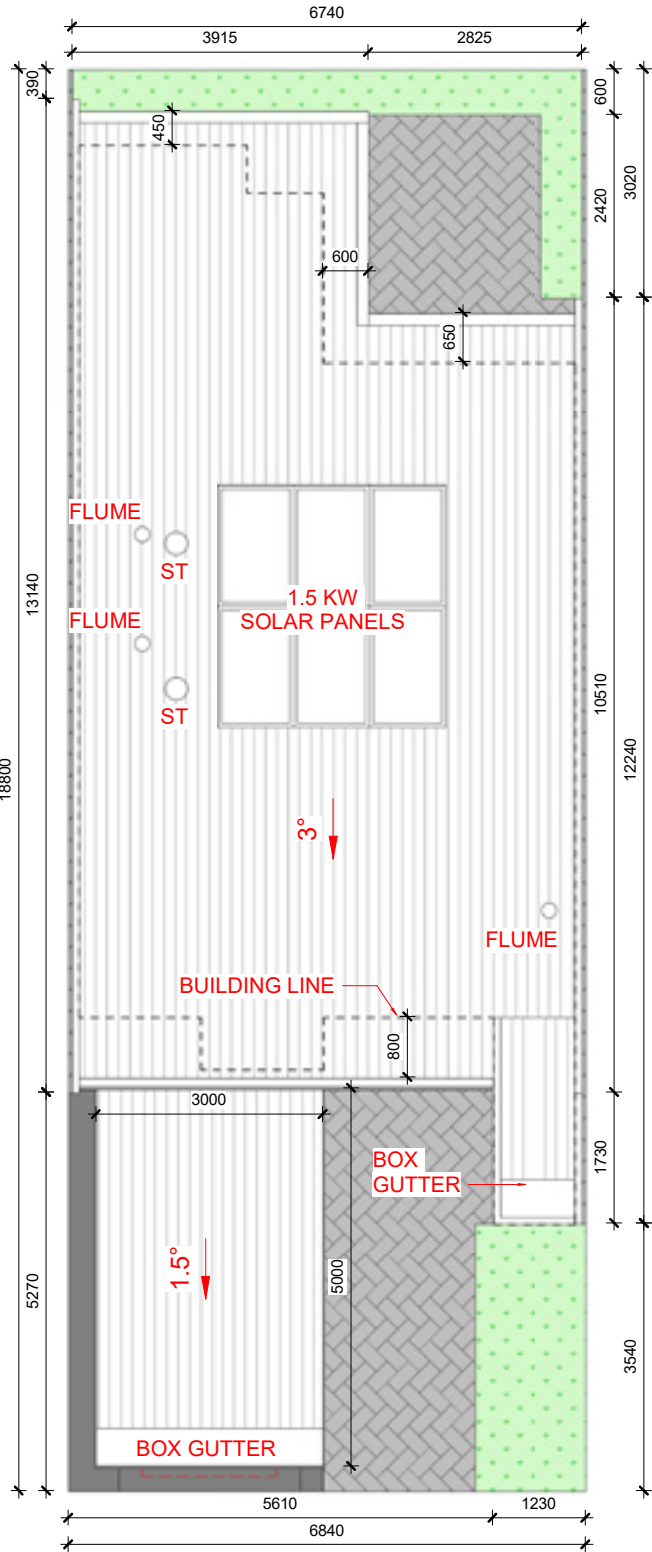
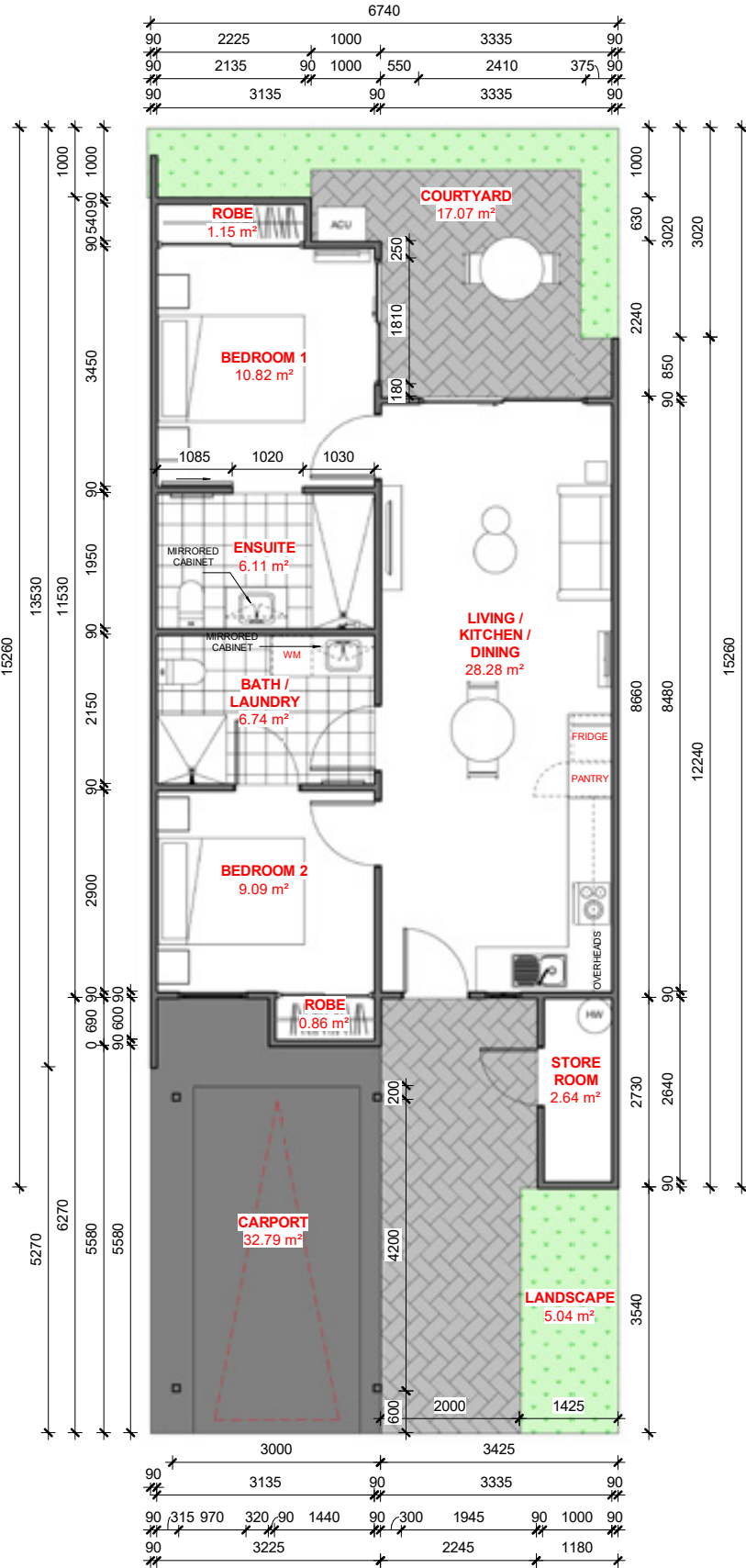
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FLOORPLAN
TYPE B



ARTIST IMPRESSION

FLOOR PLAN AREA TABLE	
Name	Area
ROBE	0.86 m²
STORE ROOM	2.64 m²
ROBE	1.15 m²
BEDROOM 2	9.09 m²
BATH / LAUNDRY	6.74 m²
ENSUITE	6.11 m²
BEDROOM 1	10.82 m²
LIVING / KITCHEN / DINING	28.28 m²
COURTYARD	17.07 m²
CARPORT	32.79 m²
LANDSCAPE	5.04 m²



GRAPHIC SCALE: 1:100

CONTACT

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[BERRIGANGROVE.COM.AU](https://berrigangrove.com.au)



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The colours, finishes, and materials shown in this schedule are indicative only and subject to availability, supplier changes, and construction tolerances. The builder/developer reserves the right to substitute materials, colours, and finishes of equal quality without notice. Variations may also occur between sample boards, printed material, and the completed home due to manufacturing processes and printing limitations. Purchasers should rely on their contract documentation for final specifications.

