

PORT COOGEE

FACT SHEET – APRIL 2021

A master-planned waterfront community with diverse coastal living designed around a world-class marina.

INSIGHT

- ◆ Multiple award-winning estate located 23km from Perth and 5km south of Fremantle.
- ◆ Premier 86-hectare area on the shores of Cockburn Sound.
- ◆ Idyllic coastal lifestyle on offer.
- ◆ Diverse range of living options from low maintenance townhomes, family-sized land lots, exclusive island home sites through to apartments and penthouses.
- ◆ Premium coastal land lots priced starting from \$609,000.

MARKET APPEAL

- ◆ Generation X wanting an active coastal lifestyle.
- ◆ Baby Boomers and empty-nesters wanting a sea change.
- ◆ Double income, no kids (DINKS) seeking a coastal lifestyle.
- ◆ Upsizes from surrounding suburbs who see long term value in the area.
- ◆ Downsizers wanting an easily maintained home in a coastal setting.
- ◆ International visitors, particularly South-East Asia, who may frequent Perth regularly and compare the island lifestyle at Port Coogee to Sentosa Island's one degree 15 Marina Club.

OVERVIEW

- ◆ Since being launched in December 2006 over 700 lots have been sold.
 - ◆ Sold out of Stages 1, 2, 3, 5, 8, The Peninsula, Marina Rise, Marina Terrace, Marina Terrace North, Pantheon Rise, Village Terrace, Boatside, Pantheon Gardens, Shoreline, Beachside, Omeo, Alpha Heights, Ocean Link, Seaspray Island, The Shores, PC on the Park, Ocean Walk, Medina Cove, Caledonia North, Parkside Retreat and North Shore releases.
 - ◆ The next release, Marina Beach, will feature 14 elevated beach fronting land lots. Planned launch mid-March 2021.
 - ◆ Use of a unique groundwater catchment system which recycles water for parks and gardens.
 - ◆ Landscaping and public art inspired by the area's maritime, industrial and indigenous heritage.
 - ◆ Features a protected public swimming beach with adjoining water play park, picnic areas, barbeques, bike racks, shower and toilet facilities, shaded seating and drinking fountains.
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- ◆ A fishing platform and beach mat provides wheelchair access to the water's edge during the warmer months.
- ◆ Cyclists and pedestrians can access a network of paths opening up a previously inaccessible 1.5 kilometre stretch of coastline.
- ◆ Design guidelines and covenants ensure quality and synergy is maintained across the estate.
- ◆ Will deliver a range of economic, environmental and social benefits to the Cockburn region with an end project value of nearly \$2billion and around 4,000 to 5,000 residents.
- ◆ Winner of multiple Urban Development Institute of Australia (UDIA) awards including: 2011 Western Australia Awards for Environmental Excellence, Residential Lots over 250 and the President's Award; 2012 National Awards for Environmental Excellence and Best Residential Development; 2013 Western Australia Award for Urban Water Excellence.
- ◆ Winner of Property Council of Australia Innovation & Excellence Awards 2013 for Best Master Planned Community.
- ◆ Port Coogee has achieved three Urban Development Institute of Australia 'leaves' for sustainability outcomes that are over and above statutory requirements in the areas of Community, Ecosystems and Water.
- ◆ Port Coogee is home to the 2012 Telethon Home by Frasers Property and In-Vogue which sold for a record amount of \$1.2million prior to auction.
- ◆ A brand-new early learning childcare centre is now open in Port Coogee - this centre is part of the new "Freo Kids" centres - an exciting partnership between Insight Early Learning and the Fremantle Football Club.

MARINA VILLAGE

- ◆ Covering more than 12 hectares, the Marina Village is the heart of the estate and accessible to the wider community.
- ◆ First retail offering was Dôme Café which opened in December 2013 - a \$3million iconic building constructed by Frasers Property which has delivered a 460sqm building over two levels offering alfresco and in-house dining for breakfast, lunch and dinner, seven days a week catering for more than 160 guests.
- ◆ The Marina Village will feature a centralised shopping and business area, supermarket, alfresco dining, tavern, waterfront public open spaces, boardwalks and a variety of retail and commercial space.
- ◆ The centralised neighbourhood shopping centre, Port Coogee Village was opened in May 2016 at the heart of the estate and has a 3,200m² Woolworths supermarket, including BWS, 13 speciality tenancies from retailers to food speciality stores and a full under cover carpark consisting of 188 car spaces.

THE MARINA

- ◆ Following the construction, leasing and initial management of 150 boat pens, the Port Coogee Marina is now managed by the City of Cockburn.
 - ◆ The Port Coogee Marina features floating berths for monohulls and catamarans 10 – 20m, direct ocean access with 3m water depth, Floating Pontoon construction each with finger jetty
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connection, power (metered) and water facilities provided at each pen, Wi-Fi network covering the jetties (free for penholders), convenient swipe card and auto gate access, onshore showers and toilets for penholders, service jetty with diesel, premium unleaded and sullage pump-out and disposal facility.

- ◆ The Marina has the capacity to eventually accommodate 300 vessels.
- ◆ The first 60 boat pens were filled through an expression of interest process in 2011, with the remainder filling in early 2012.
- ◆ Easy boating access to Owen Anchorage and the waters of the Indian Ocean, Garden Island, Carnac Island and Rottnest Island.
- ◆ Just north of the Marina, the Marina Services Building is a landmark building constructed and delivered by Frasers Property featuring offices for Marina Management and the current Frasers Property Sales Centre.

LAND LOTS

- ◆ Marina Beach is Port Coogee's next land release and offers you a whole new way to enjoy the seaside lifestyle, with land lots just a short 30m stroll from the beach (Ngarkal beach) and boasting beach views. Offering a variety of lot sizes all perfectly suited to today's modern two-, three- and four-storey home designs. The lots being made available range in size from 223m² to 410m², but hurry – only three lots remain (as at 15th April 2021) with prices starting from \$609,000.

SALES CENTRE

Located at Maraboo Wharf, behind Dôme Café, overlooking the marina waters, North Coogee. Open by appointment.

LOCATION, LOCATION, LOCATION

- ◆ The coastal suburb of North Coogee, five kilometres south of Fremantle, overlooks the calm waters of Cockburn Sound and the Indian Ocean.
 - ◆ Approximately 23km from Perth CBD and 5km from the wide range of entertainment, dining and shopping experiences in Fremantle.
 - ◆ Close to Woodman Point, a popular recreation reserve that includes parklands, playgrounds and historic sites including a Second World War prisoner-of-war camp and munitions bunkers.
 - ◆ Two local primary schools and high schools are located nearby in Hamilton Hill, South Fremantle and Beaconsfield.
 - ◆ Notre Dame and Murdoch universities and Fremantle and Beaconsfield Challenger TAFE campuses can be reached by car in under 20 minutes.
 - ◆ Short commute to the Henderson and Kwinana manufacturing and industrial zones.
 - ◆ Within five kilometres of Spearwood's Phoenix Shopping Centre and Bibra Lake's Adventure World.
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About Frasers Property Limited

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Fraser's Property's assets range from residential, retail, commercial & business parks, to logistics & industrial in Southeast Asia, Australia, Europe and China. Its well-established hospitality business owns and/or operates serviced apartments and hotels in over 80 cities across Asia, Australia, Europe, the Middle East and Africa. The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging on its knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

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