

TWO  ROCKS

NAUTIC

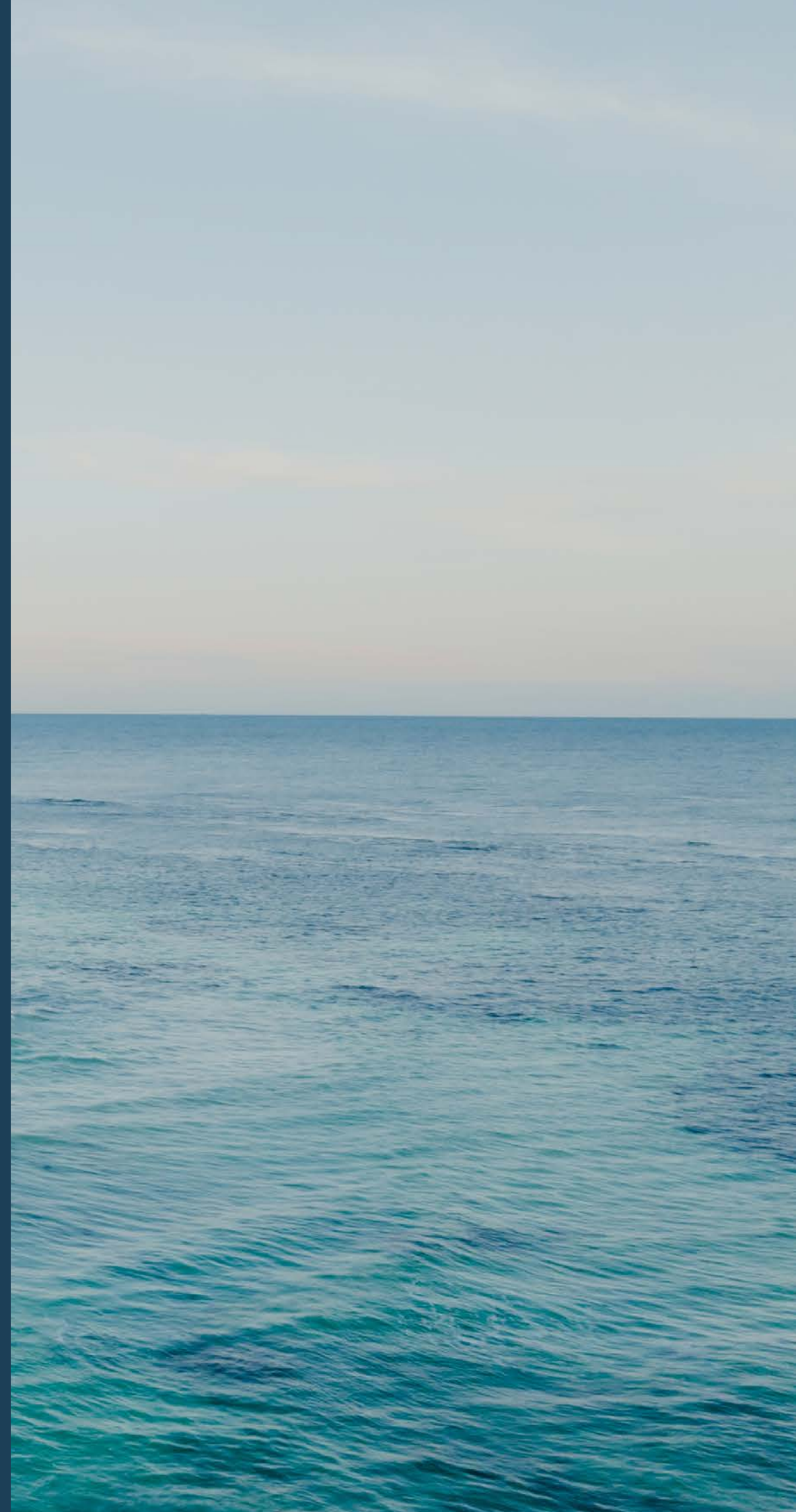
ESTATE



An aerial photograph of a tropical coastline. The image shows a wide, white sandy beach curving along the edge of a vibrant turquoise ocean. Gentle waves with white foam are washing onto the shore. To the left of the beach is a strip of land with low-lying green and brown vegetation. In the distance, a thin line of land or a distant shore is visible under a clear, pale blue sky. On the right side of the image, a large, dark, craggy rock sits in the shallow water. The overall scene is serene and picturesque, evoking a sense of adventure and escape.

READY TO EMBARK ON A NEW ADVENTURE?

Can you feel it, calling your name? Sun on your face, wind in your hair. Waves gently crashing along the sandy shore. Light dances over the sapphire ocean as gulls drift low in the fresh salty air, fishing lines whittling by, families with sun-kissed skin splashing and shrieking in the shallows. Melting ice-creams. The smell of salt and vinegar. The distant whir of an old tin boat. Stillness. Sunsets. Cicadas. Serenity.





SOUTH ESTATE VIEW



NEW OCEAN VIEW LOTS



COMING SOON



Sail away to the life you've always longed for at Nautic Estate Two Rocks, a calming coastal community nestled amongst rolling dunes, pristine lagoons and unspoilt bays. Let the mood and tides guide you as you chase the horizon on boating escapades, surf the famous world-class breaks 'The Spot' and Derris, and find your favourite nook to sip morning lattes while basking in panoramic ocean views. Snorkel and dive underwater reefs. Tee off at the nearby Sun City Country Club, noted in the top 100 golf courses in Australia. Take your mate for a run at the dog beach. Or simply find a spot to steal a quiet moment restoring your inner calm.



**YOUR COASTAL DREAM
BY THE SEA AWAITS.**

An aerial photograph showing a coastal property. A paved road runs diagonally from the top left towards the bottom right. To the left of the road, there is a large, flat, light-colored area that appears to be a construction site or a cleared field. Below this, there is a green golf course with several palm trees. In the bottom left corner, there are some buildings with white roofs. To the right of the road, there is a dense area of green vegetation. In the bottom right corner, there are more buildings with white roofs. The ocean is visible on the right side of the image, with waves breaking on a sandy beach. The sky is blue with some clouds.

THE LOCATION

LOCAL AMENITIES + SERVICES

- | | |
|---|--------------------------------|
| 1. TOWN CENTRE | 8. SEA RESCUE |
| <ul style="list-style-type: none"> • Neptune's Cafe • Two Rocks Tavern • Oscars & Sons • The Pickled Herring • IGA • Oven Door Bakery • Travel Agent • Pharmacy • Newsagent • Post Office • Real Estate • Bottle Shop • Hair & Beauty • Gym • Two Rocks Medical Centre • Newsagent & Gifts • Wellness Centre | 9. BOAT RAMP |
| | 10. KING NEPTUNE STATUE |
| | 11. COMMUNITY CENTRE & LIBRARY |
| | 12. SKATE PARK |
| | 13. DOG BEACH |
| | 14. LEEMAN'S LANDING |
| | 15. SWIMMING BEACH |
| | 16. DURRS SURF |
| 2. TWO ROCKS PRIMARY SCHOOL | 17. THE SPOT - SURF BREAK |
| 3. ATLANTIS BEACH BAPTIST COLLEGE | FUTURE DEVELOPMENTS |
| 4. JUNIPER HEALTH & TWO ROCKS DENTAL | 18. FUTURE PRIMARY SCHOOL |
| 5. BUS SERVICE | 19. PUBLIC HIGH SCHOOL |
| 6. MARINA | 20. FUTURE SHOPPING CENTRE |
| 7. YACHT CLUB | 21. FUTURE SHOPPING DISTRICT |
| | 22. FUTURE DISTRICT CENTRE |



A GROWING COMMUNITY



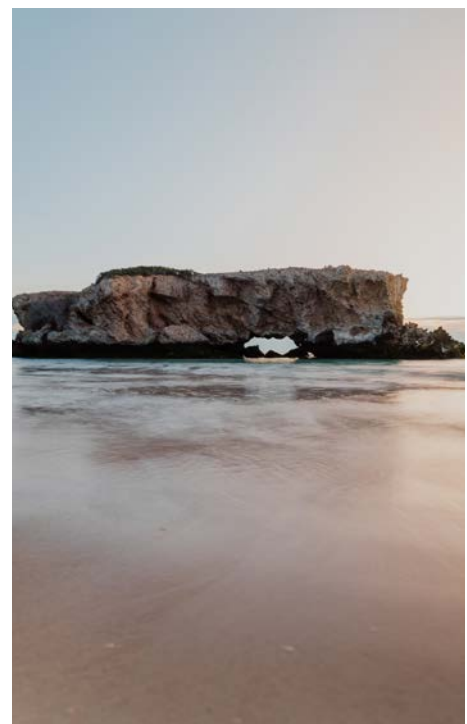
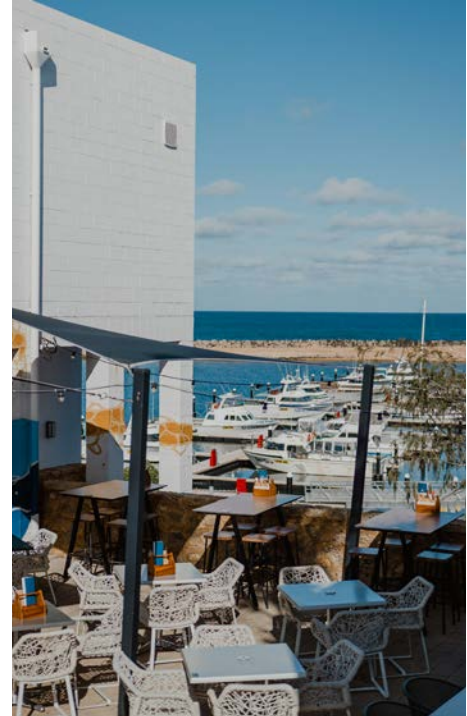
Two Rocks feels like a dream coastal retreat – away from it all yet effortlessly connected to modern living. Hidden away up the northern coast just 50 minutes from Perth lies a rejuvenating coastal haven awash in natural beauty. Two Rocks has flourished over the years into a vibrant destination where friendly neighbourhoods, modern amenities and quirky cafes spill into more than 4km of pristine Indian Ocean coastline begging to be explored.

Ease into the day with coffee and pastry at The Oven Door Bakery and Café. As noon rolls around, cruise over to Neptune's Café for a laid-back lunch watching boats coming and going in the Marina. By nightfall you've got date nights, Friday night sundowners and mid-week family dinners sorted with The Pickled Herring Restaurant, The Two Rocks Tavern and Oscar & Sons.

Duck into town for all your daily essentials, complete with an IGA supermarket, newsagent, post office, chemist, gym, wellness clinic and the newly opened medical centre and childcare centre. Yanchep is just down Two Rocks Road, with a range of convenient weekly shopping options. Further south is Ocean Keys Shopping Centre, while just 35 minutes by car takes you to Joondalup, home to Edith Cowan University, Joondalup Health Campus and Lakeside Joondalup - currently the largest shopping centre in WA.

Two Rocks' innovative modern schools embrace their native surrounds, inviting curious young minds to learn, play, explore and discover outdoors. Close by there's Two Rocks Primary School and the modern Atlantis Beach Baptist College, with Cuddles Early Learning & Childcare nearby for before, during and after school care. Travel a little further down the road to enjoy brand new facilities at Yanchep Secondary College.

Simplicity. Connectivity. Two Rocks is life in beautiful balance.









THE BEST IS YET TO COME

THE FUTURE IS BRIGHT

The Two Rocks of tomorrow is unfolding before your eyes. Destined as the crowning jewel of Perth's rapidly expanding northern corridor, an influx of investment in local infrastructure will soon enrich your lifestyle, make it faster and easier to move around, and elevate your future home's value potential.



A \$6 million Two Rocks Marina upgrade is underway, making your ocean boating dreams simply effortless.



A \$16 million Two Rocks shopping centre with Woolworths, café & speciality stores.



A \$22 million expansion of Yanchep Central Shopping with Coles, specialty stores, childcare, medical & drive-through food outlets.



Mitchell Freeway extension (just 20 minutes away via Romeo Road) dramatically shortening time in transit to Perth



Yanchep Rail Extension project bringing the Joondalup Line to Yanchep, soon you'll have a brand new train station, bus interchanges and park and ride facilities just 7 minutes from Nautic Estate.



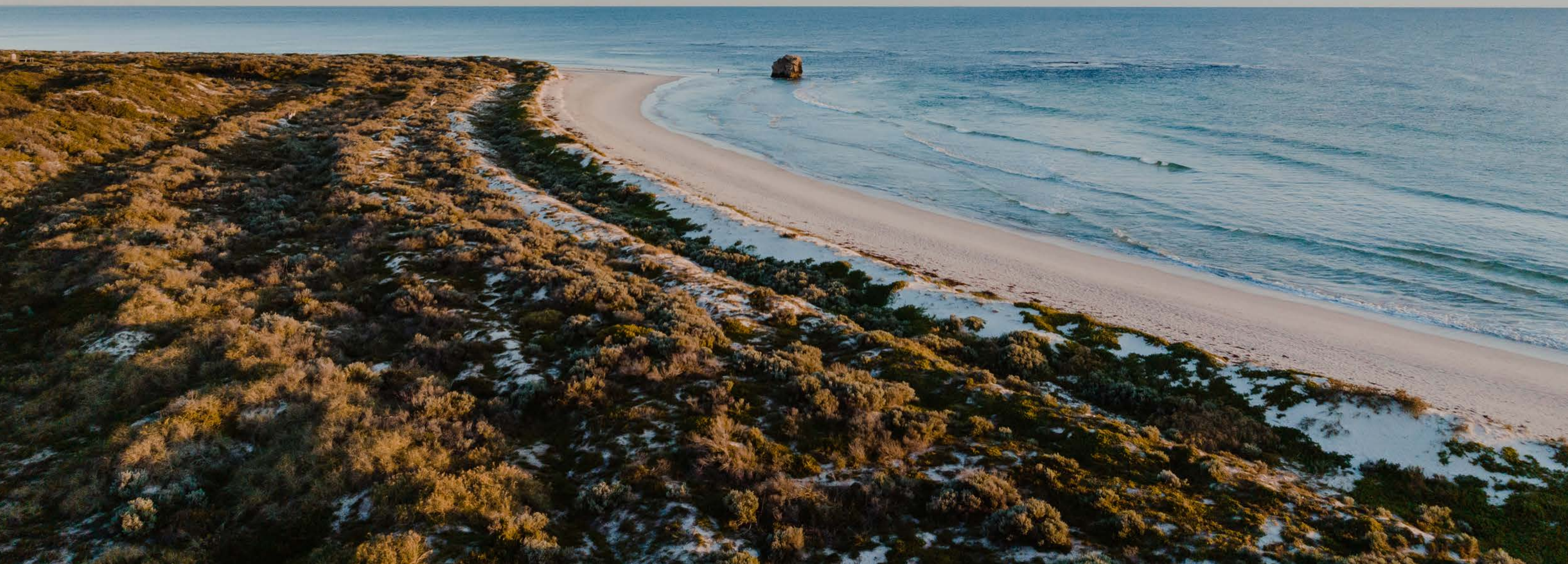
THE ESTATE AND PLANS



Be the first to secure an ocean view homesite with Nautic Estates newest release. Start your new adventure with Lots from 208-774m². Nautic Estate is your rare chance to join an exclusive, boutique community in Two Rocks surrounded by pristine coastline, rolling parklands and Norfolk pines, just 50 minutes north of Perth. With a limited curation of new release ranging from 200sqm to 530sqm, now you can build your dream home in a dream location, whatever you want it to be.

Each lot comes fully serviced, including mains gas and fibre-optic cable. Simply select the lot you love, match it with your dream home design, and float away on the dreamy Nautic lifestyle.

THE SEARCH FOR YOUR BLANK CANVAS IS OVER



THE MASTERPLAN



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- The map shows a residential development with several numbered areas. Area 1 (Montebello Park) is a small green patch in the top left. Area 2 (Wistari Park) is a small green patch in the top center. Area 3 (Future Public Open Space) is a small green patch in the top right. Area 4 (McIntyre Park) is a large green area with a soccer field and trees in the center. Area 5 (Future Development) is a large, irregularly shaped area on the right side, outlined in white. The map also shows a residential area with houses and streets on the left, and a body of water at the top. A legend in the top right corner identifies the numbered areas.
- ① MONTEBELLO PARK
 - ② WISTARI PARK
 - ③ FUTURE PUBLIC OPEN SPACE
 - ④ MCINTYRE PARK
 - ⑤ FUTURE DEVELOPMENT

4

5

REEF BREAK DR.



STAGE 1 RELEASE





SET SAIL AND LIVE THE COASTAL LIFE YOU'VE ALWAYS DREAMT OF

SALES@NAUTICTWOROCKS.COM.AU

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ROCKS

NAUTIC

ESTATE



 STAGE 1 RELEASE

EXISTING LOTS



FUTURE
DEVELOPMENT



All dimensions and areas are subject to survey.

The particulars of this plan are supplied for identification purpose only and shall not be taken as a representation in any aspect 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, sefices and associated easements are shown exaggerated for legibility. Trees are indicative only.

STAGE 1 RELEASE PLAN

