

TWO  ROCKS

NAUTIC

ESTATE



An aerial photograph of a tropical coastline. The left side shows a sandy beach with sparse, low-lying vegetation. The water is exceptionally clear, showing various shades of turquoise and light blue. Gentle waves are visible near the shore. In the middle distance, a large, dark rock protrudes from the water. The horizon is flat, and the sky is a pale, clear blue. The overall scene is serene and idyllic.

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 Derrs, 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 development. A main road runs diagonally from the top left towards the bottom right. To the left of the road, there are several large, flat, light-colored areas, possibly construction sites or parking lots. In the foreground, there is a well-maintained green lawn with several palm trees and a small building. To the right of the road, there is a dense area of green vegetation. In the background, the ocean is visible with waves breaking on a sandy beach. The sky is clear with some light clouds. The text "THE LOCATION" is overlaid in the center of the image.

THE LOCATION

LOCAL AMENITIES + SERVICES

1. TOWN CENTRE

- 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

2. TWO ROCKS PRIMARY SCHOOL

3. ATLANTIS BEACH BAPTIST COLLEGE

4. JUNIPER HEALTH & TWO ROCKS DENTAL

5. BUS SERVICE

6. MARINA

7. YACHT CLUB

8. SEA RESCUE

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

17. THE SPOT - SURF BREAK

FUTURE DEVELOPMENTS

18. FUTURE PRIMARY SCHOOL

19. PUBLIC HIGH SCHOOL

20. FUTURE SHOPPING CENTRE

21. FUTURE SHOPPING DISTRICT

22. FUTURE DISTRICT CENTRE



YANCHEP DISTRICT HIGH SCHOOL	→	7 KM
YANCHEP CENTRAL SHOPPING CENTRE	→	7 KM
YANCHEP TRAIN STATION	→	19 KM

A GROWING COMMUNITY



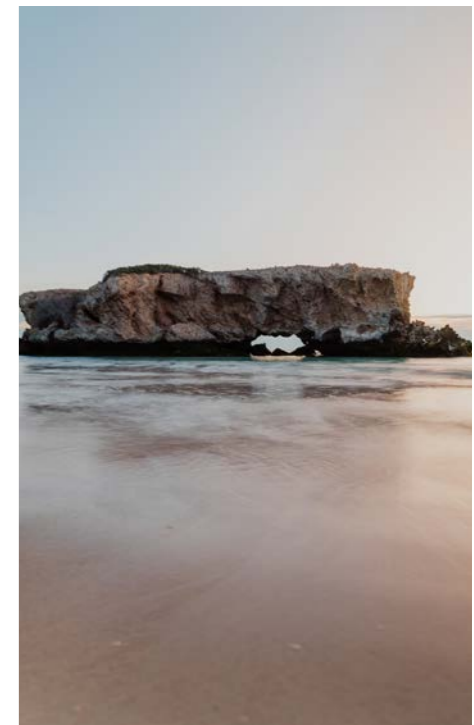
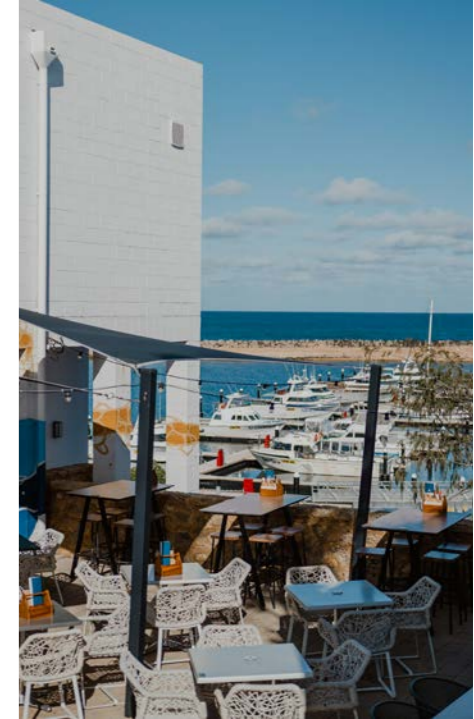
Two Rocks feels like a dream coastal retreat – away from it all yet effortlessly connected to modern living. Hidden away up the northern coast just 50 minutes from Perth lies a rejuvenating coastal haven awash in natural beauty. Two Rocks has flourished over the years into a vibrant destination where 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.



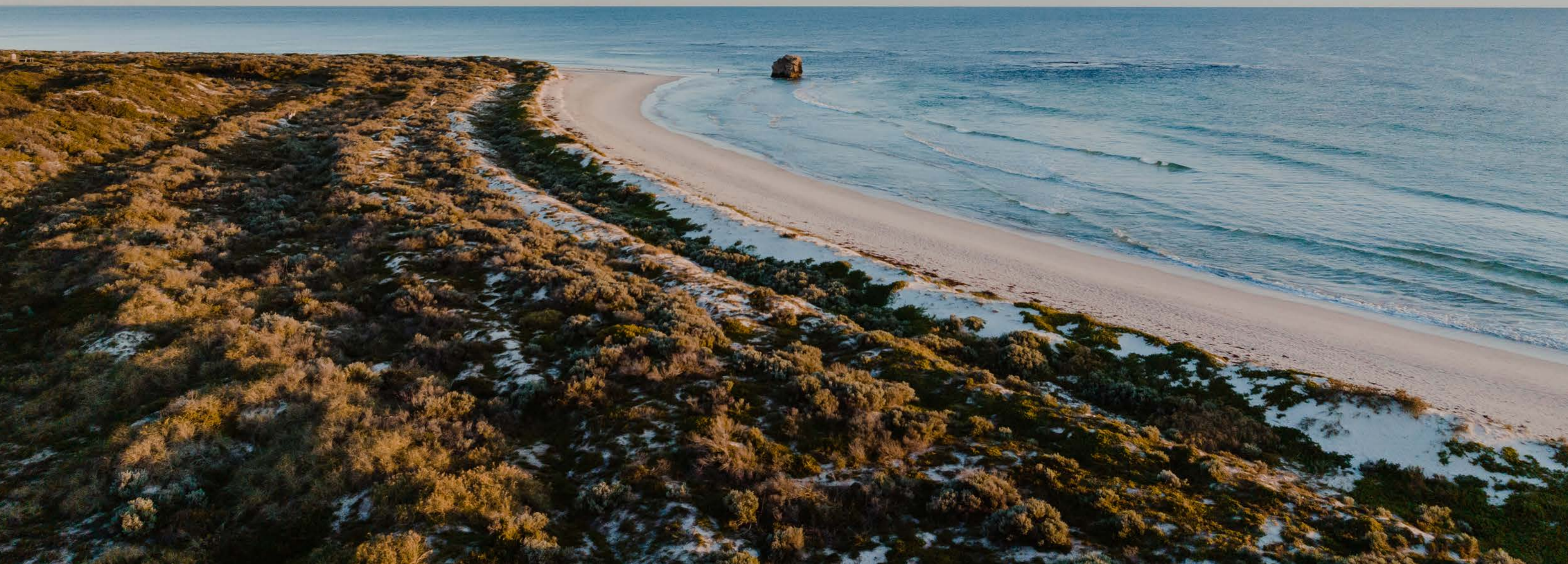
THE ESTATE AND PLANS



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



- 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



EXISTING LOTS

FUTURE DEVELOPMENT

MONTEBELLO PARK

PUBLIC OPEN SPACE

FUTURE DEVELOPMENT

PREVIOUS RELEASE

FIRTH LN.

INNAMINCKA RD.

MORINDA ST.

LYRA WY.

MYORA WY.

CHEYNES RD.

COWARAMUP LP.

WINDMILLS LN.

GALLOWS WY.

NANARUP ST.

ARCHIPELAGO WY.

REUNION ST.

LANCELIN CIR.

LANCELIN CIR.

MONTEBELLO BLVD.

TWO ROCKS RD.

DRAINAGE

155 377 m² 156 353 m² 157 404 m² 158 2216 m² 159 351 m² 160 411 m² 161 404 m² 162 399 m² 163 399 m² 164 271 m² 165 275 m² 166 275 m² 167 270 m² 168 399 m² 169 399 m² 170 404 m² 171 411 m² 172 325 m² 173 391 m² 183 371 m² 206 375 m² 205 375 m² 204 370 m² 212 296 m² 230 300 m² 229 300 m² 228 295 m² 266 390 m² 264 386 m² 280 362 m² 279 391 m² 278 421 m² 277 391 m² 276 391 m² 275 391 m² 251 314 m² 250 319 m² 252 350 m² 249 319 m² 248 314 m² 263 350 m² 253 350 m² 254 355 m² 255 355 m² 262 350 m² 261 355 m² 260 355 m² 259 350 m² 258 350 m² 234 270 m² 233 275 m² 236 366 m² 238 366 m² 240 366 m² 243 270 m² 231 271 m² 232 275 m² 235 366 m² 237 366 m² 239 366 m² 241 275 m² 242 275 m² 247 236 m² 246 230 m² 245 230 m² 244 230 m² 109 774 m² 110 380 m² 111 389 m² 107 388 m² 106 384 m² 105 395 m² 112 366 m² 113 366 m² 104 375 m² 103 386 m² 114 366 m² 102 367 m² 115 380 m² 101 363 m² 116 366 m² 117 394 m² 118 366 m² 100 422 m² 121 427 m² 120 423 m² 119 418 m² 122 315 m² 123 208 m² 124 208 m² 125 226 m² 126 234 m² 127 234 m² 128 400 m² 129 369 m² 130 403 m² 131 313 m² 140 313 m² 141 313 m² 132 313 m² 133 313 m² 134 313 m² 135 400 m² 136 369 m² 137 403 m² 138 313 m² 139 313 m² 148 390 m² 149 320 m² 150 325 m² 151 325 m² 152 321 m² 147 390 m² 146 390 m² 145 390 m² 144 390 m² 143 343 m² 142 349 m² 153 300 m² 154 295 m²



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

SALES@NAUTICTWOROCKS.COM.AU

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TWO



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STAGE 1 RELEASE PLAN

- 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, services and associated easements are shown exaggerated for legibility. Trees are indicative only.