



Final opportunity to secure ‘jewel in the crown’ of awarded Ascot Waters precinct

Substantial mixed-use development site in Swan River precinct only 9km from Perth CBD

PERTH, 13 April 2015– The final, individual development lot, dubbed the ‘jewel in the crown’ of the award-winning Ascot Waters Marina Precinct, is expected to generate strong interest from developers keen to secure a place in the riverfront precinct only 6km east of the Perth CBD, according to JLL.

Lot 345 Marina Drive in Ascot Waters is located in the increasingly popular ‘eastern gateway’ precinct abutting the CBD, offering unrivalled luxury and the ‘best of both worlds’, with both urban and natural environments right on the doorstep.

JLL Director Sales & Investments WA, Phil Fogliani said the landmark site offers an enviable combination of charmed riverside living in natural, open spaces, and close proximity thriving Perth City.

“The site and broader Marina Precinct is set in a bend of the Swan River, offering rarely seen suburban-style tranquillity and unbeatable waterfront access.

“Ease of access to main transport routes such as Great Eastern Highway through direct link from Graham Farmer Freeway or Tonkin Highway, means that other city-adjacent entertainment and retail precincts are also only a short distance away. This includes Burswood entertainment complex, Mount Lawley and Belmont Forum, as well as Ascot Racecourse and the new Perth Stadium.

“Opportunities in locations such as these are increasingly rare, none more so than this eastern gateway precinct which has generated substantial interest recently and looks to be consolidating its position as one of Perth’s premier mixed use areas.

“Naturally, when offerings such as this do arise, they attract a high level of enquiry,” said Mr Fogliani.

According to JLL’s Director of Sales & Investments WA, Tom Nattrass, the offering is largely unrivalled in the market.

“Simply put, it is a highly unique site. It comprises of 4,684sqm, with 60 per cent water frontage and is surrounded on three boundaries by the Swan River and an operational marina.

“A future owner will be entitled to activate air-rights in sections of the site, allowing for construction out and over the water by up to four metres. This will allow for the construction of balconies that cantilever over the water, capitalising on the absolute water frontage and allowing for a truly prestigious development.

“This ‘jewel in the crown’ of the Ascot Marina Precinct has spectacular views to the south west across the marina, Swan River and Perth City sky line, as well as views across the adjacent parkland from the site’s eastern aspect,” said Mr Nattrass.

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The site adjoins an operational marina which features 103 dedicated boat pens and six visitor pens allocated across three secure jetties, with car park connectivity via a pedestrian footbridge.

Mr Natrass said the site also benefits from being within the Special Development Precinct of Ascot Waters providing the capacity for development of flexible, 'mixed-use' outcomes.

"Lot 345 Marina Drive is primed to support medium to high density, mixed use development, with preferences for the construction of apartments and penthouses along with associated facilities such as leisure amenities, meeting or function rooms and a high end restaurant.

"The site also supports the development of 'mixed business' facilities, including office, retail, hotel and hospitality.

"It is currently cleared and bordered by constructed seawalls, meaning an incoming owner could activate the site with relative immediacy," said Mr Natrass.

Expressions of Interest close 2pm (WST), Wednesday, 27 May 2015.

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