

TWO



ROCKS

NAUTIC

ESTATE



2025 SALES MANUAL

YOUR COASTAL LIFESTYLE IS WAITING.

STAGE 3 NOW SELLING, TITLES DUE MID 2026.

Can you feel it? The call of the coast, sun on your face, wind in your hair and the sound of waves meeting the shore. A place where kids splash in the shallows, neighbours chat over a fence and weekends are spent fishing, boating, or simply soaking in the sunset.

At Nautic Two Rocks, this lifestyle isn't just a dream, it's already a reality for the many new residents who now proudly call Nautic home. With Stages 1 & 2 sold and thriving, and Stage 3 construction about to commence and now selling, there's never been a better time to secure your place in this growing community.

Be part of an address that blends coastal serenity with modern living. From spacious blocks to stunning surrounds, Nautic offers the space, freedom and connection you've been searching for.

📍 SOUTH ESTATE VIEW

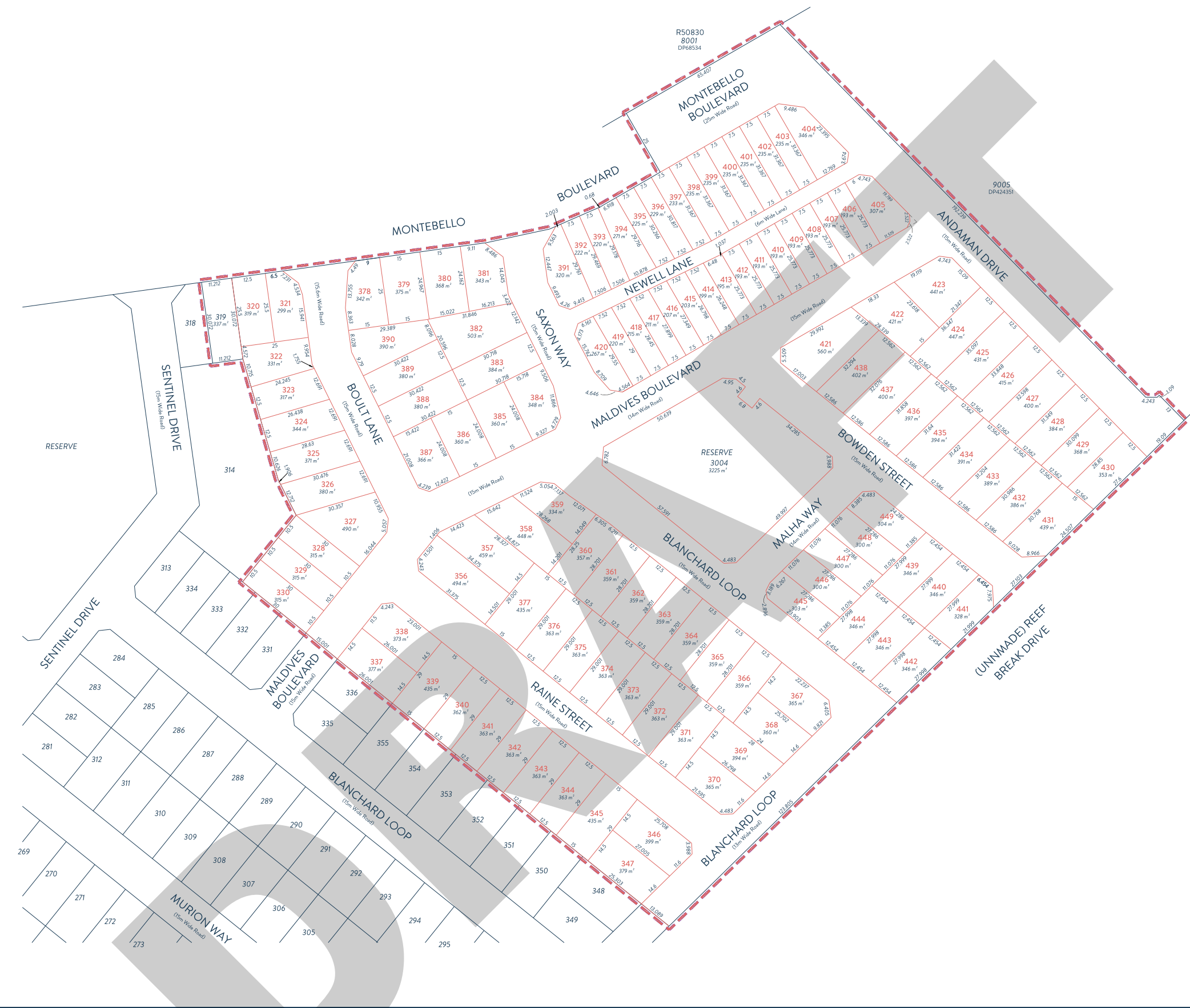


STAGE 1 LOTS WITH NEW HOMES BUILT

NORTH ESTATE VIEW



STAGE 2 LOTS CONSTRUCTED AND SOLD



STAGE 3 - 116 LOTS CURRENTLY FOR SALE

YOUR COASTAL DREAM BY THE SEA AWAITS.

At Nautic Estate a calming coastal community unfolds amongst rolling dunes, pristine lagoons, and unspoilt bays.

Let the mood and tides guide you as you chase the horizon on boating escapes, surf the world-class breaks at The Spot and Derrs, or find your favourite nook to sip a morning latte with panoramic ocean views. Snorkel and dive on vibrant reefs, tee off at the nearby Sun City Country Club (one of Australia's top 100 golf courses), run your dog on the beach, launch your boat at a nearby marina, or simply steal a quiet moment to restore your inner calm.

Stages 3, 4 & 5 — Coming Soon

Nautic's next chapters are taking shape, with Stages 3, 4 & 5 totalling 420 lots progressively under construction and coming soon. With Stages 1 & 2 already home to a thriving community, now is the time to secure your place in this sought-after coastal address and join those who already call Nautic home.



NAUTIC ESTATE TWO ROCKS - THE LOCATION



DURRS SURF BREAK



FUTURE SHOPPING DISTRICT

FUTURE PUBLIC HIGH SCHOOL

FUTURE PRIMARY SCHOOL

TWO ROCKS PRIMARY SCHOOL

FUTURE DISTRICT CENTRE

ATLANTIS BEACH BAPTIST COLLEGE

FUTURE PRIMARY SCHOOL

TOWN CENTRE

FUTURE SHOPPING CENTRE

DOG BEACH

LEEMAN'S LANDING

SWIMMING BEACH

YANCHEP SECONDARY COLLEGE



YANCHEP CENTRAL SHOPPING CENTRE



FUTURE YANCHEP TRAIN STATION



SALES OFFICE

OCEAN VIEW LOTS

THE SPOT SURF BREAK



NAUTIC ESTATE



A GROWING COMMUNITY

Just 50 minutes north of Perth, Two Rocks blends the feel of a secluded coastal retreat with all the essentials close at hand. Once a quiet crayfishing village, it's grown into a vibrant seaside community where friendly neighbourhoods, modern amenities, and quirky cafés meet over 4km of pristine Indian Ocean coastline.

Pop into town for daily essentials at the IGA, newsagent, post office, chemist, gym, wellness clinic, or the new medical and childcare centres. Yanchep is minutes away for weekly shopping, Ocean Keys offers bigger retail options.

Joondalup is only a 35-minute drive with university, hospital, and WA's largest shopping centre.

Families enjoy excellent local schools including Two Rocks Primary, Atlantis Beach Baptist College, and Cuddles Early Learning. A short trip down the road takes you to Yanchep Secondary College's brand-new facilities.





THE BEST IS YET TO COME

THE FUTURE IS BRIGHT

Destined to be the crowning jewel of Perth’s rapidly expanding northern corridor, an influx of investment in local infrastructure is already enriching the lifestyle here. The recently completed Mitchell Freeway extension to Romeo Road has cut transit times, while the newly completed Yanchep Rail extension offers a park-and-ride facility just seven minutes from Nautic. Together, these upgrades make it faster and easier to get around, while helping to elevate the future value potential of your home, reflected in a 12-month price increase of 17% and an impressive 85.9% growth over the past five years.



Yanchep shopping- A \$24 million expansion of Yanchep Central Shopping Centre, was completed in late 2023. Just announced a new \$12 million commercial development is in planning.



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



Two Rocks first shopping centre is set to open in the next 12 months, featuring a Woolworths supermarket, BWS, and other specialty retailers.



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



THE SEARCH FOR YOUR BLANK CANVAS IS OVER

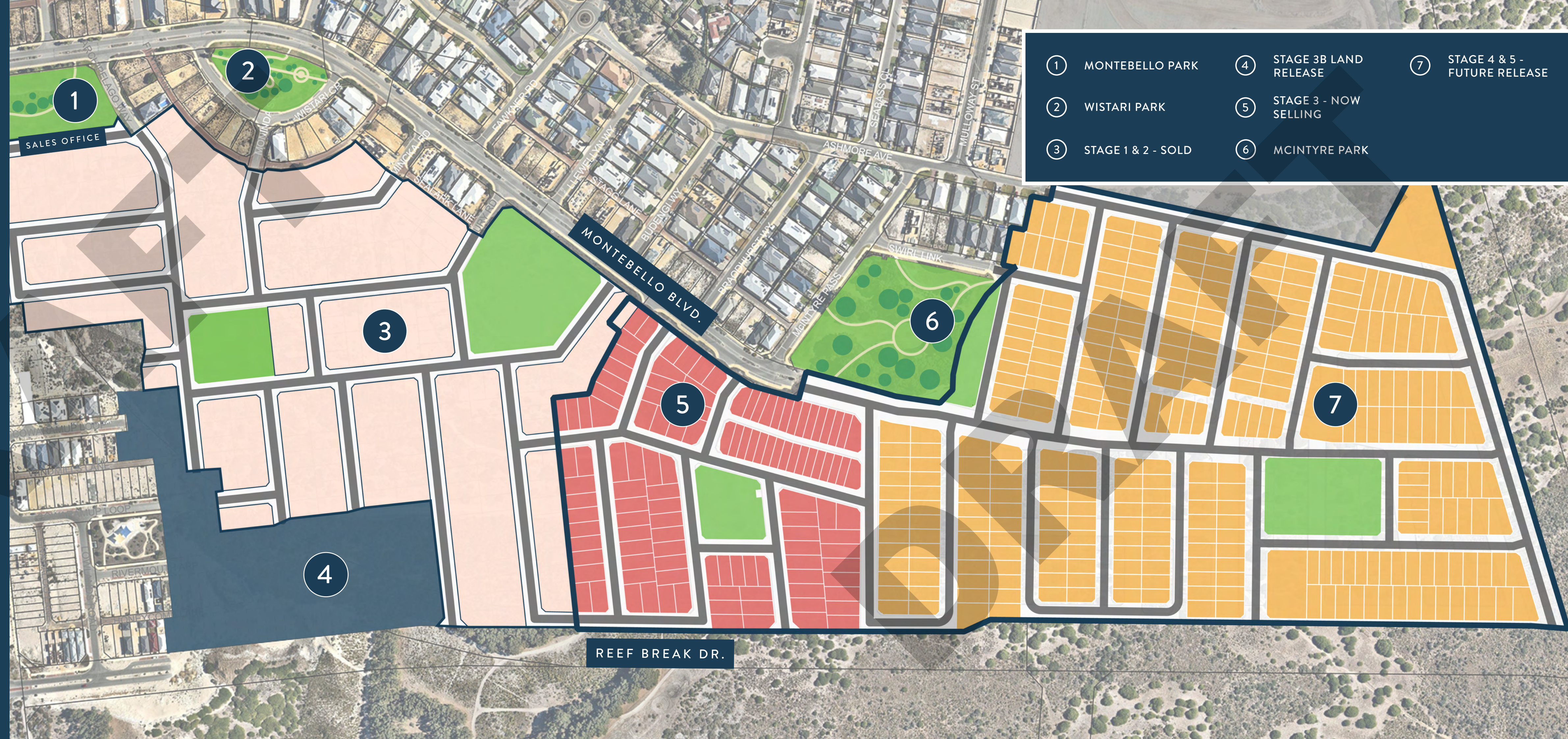
SECURE AN OCEAN-VIEW HOMESITE IN STAGE 3!

With Stage 3 under construction and progressing into stages 4 & 5, Nautic Estate's newest release is your chance to start a new adventure by the coast. Choose from a limited selection of fully serviced lots ranging from 193m² to 560m².

Just 50 minutes north of Perth, Nautic is surrounded by pristine coastline and expansive parklands. Here, you can build your dream home in a dream location, whether that's a coastal retreat, a family haven, or an entertainer's paradise.

Each lot comes ready to build, with mains power, water, sewer, natural gas, and fibre-optic internet. Simply select the lot you love, match it with your perfect home design and set sail on the Nautic lifestyle.

THE MASTERPLAN





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

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