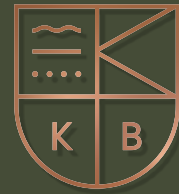


# kennedy bay information pack

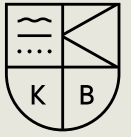


kennedy bay



# contents

summary .....	03
fast facts .....	04
master plan .....	05
capri release .....	06
fern release .....	07
jade release .....	08
azure release .....	09
cobalt release .....	10
indigo release .....	11
master plan – precinct 2 .....	12
kestrel release .....	13
kahu release .....	14
sandpiper release .....	15
nankeen release .....	16
amenity plan .....	17
aerial map .....	18
location .....	19
living in kennedy bay .....	20
links kennedy bay .....	22
contact .....	25



## summary

Kennedy Bay is an iconic and visionary new coastal community set to transform the Port Kennedy coastline.

This pristine, unspoilt beachside community uniquely unites nature, culture, community and business, delivering a vibrant new residential, commercial and recreational destination just 60kms south of Perth.

The new Kennedy Bay community is located just metres from idyllic beaches and beautiful parks and is home to the world-class Links Kennedy Bay golf course and clubhouse featuring Birdie bar and restaurant and The Nest adventure playground, now open.

A thriving village centre, jetty, boat moorings, surf club and improved beach access are currently in the works to activate the unique coastline.

Inspired by some of the world's most liveable cities, Kennedy Bay will set new benchmarks for connected coastal living. It is a home and destination for those that value lifestyle above all else.

Contact one of our Estate Managers

**Alexis Buckley-Carr**

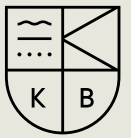
**E** [abuckleycarr@parcelproperty.com.au](mailto:abuckleycarr@parcelproperty.com.au)

**M** 0411 618 906

**Thanh Nguyen**

**E** [tnguyen@parcelproperty.com.au](mailto:tnguyen@parcelproperty.com.au)

**M** 0414 288 165



# fast facts

Inspired by some of the world's most liveable cities, Kennedy Bay will set the benchmark for connected living between the natural beauty of the coast, golf course and bushland.



This lifestyle is rare. Residents will love living close to the village centre with its beachfront boulevard of retail and dining leading down to the new activated foreshore, public jetty and boat moorings. While at the same time enjoying the world-class Links Kennedy Bay golf course, clubhouse, Birdie bar and restaurant and The Nest adventure playground.

All new homes will be surrounded by the natural beauty of Port Kennedy's bushland habitat and unique coastal location. Kennedy Bay will be a community with real heart; a place that will bring together families, friends and neighbours.



- 900 residential lots
- lots range from 162sqm - 633sqm
- all lots within walking distance to the beach or golf course
- future village centre

10 MINS to Warnbro train station

15 MINS to Rockingham shopping centre

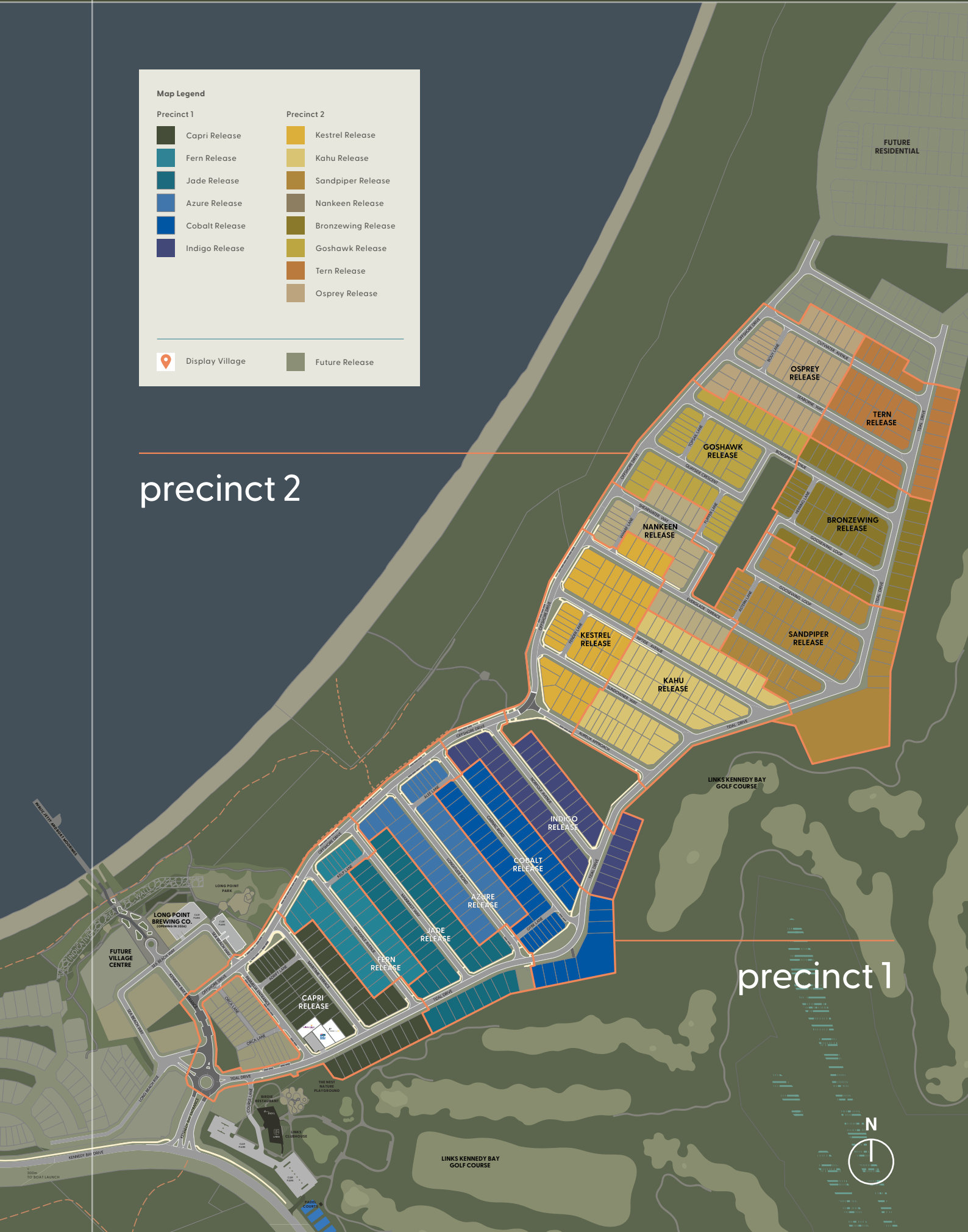
45 MINS to Fremantle



**Map Legend**

<b>Precinct 1</b>		<b>Precinct 2</b>	
	Capri Release		Kestrel Release
	Fern Release		Kahu Release
	Jade Release		Sandpiper Release
	Azure Release		Nankeen Release
	Cobalt Release		Bronzewing Release
	Indigo Release		Goshawk Release
	Display Village		Tern Release
	Future Release		Osprey Release

## precinct 2



## precinct 1

# capri release

## precinct 1 – preliminary



location plan

- release 1
- release 2
- display village
- previous release
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5    B BAL - 19    B BAL - 29



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# fern release

## precinct 1 – preliminary



- Fern Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect of 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.



- Jade Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- indicative street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5   **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect of 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# azure release

## precinct 1 – preliminary



- Azure Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5   **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# cobalt release

## precinct 1 – preliminary



- Cobalt Release 1**
- Cobalt Release 2**
- Golf Course Release 1**
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)    T 6365 4620    E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# indigo release

## precinct 1 – preliminary



location plan

- Indigo Release 1
- Indigo Release 2
- Golf Course Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# master plan – precinct 2



# kestrel release

## precinct 2 – preliminary



- Kestrel Release 1**
- Kestrel Release 2**
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# kahu release

## precinct 2 – preliminary



- Kahu Release 1
- Kahu Release 2
- Kahu Future Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location (indicative)

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light
- street tree location

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# sandpiper release

## precinct 2 – preliminary



- Sandpiper Townhouse Release
- Sandpiper Release 3
- Sandpiper Release 2
- Sandpiper Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location - minimum 1 per lot, located centrally

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light
- street tree location

**B** BAL - 12.5    **B** BAL - 19



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# nankeen release

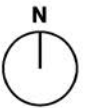
## precinct 2 – preliminary



- Nankeen Release 1
- Nankeen Release 2
- Nankeen Release 3
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location - minimum 1 per lot, located centrally

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light
- street tree location



B BAL - 12.5    B BAL - 19    B BAL - 29



[kennedybay.com.au](http://kennedybay.com.au)

T 6365 4620

E [info@parcelproperty.com.au](mailto:info@parcelproperty.com.au)

**parcel.**

**Disclaimer:** Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes 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. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

# amenity plan



## KENNEDY BAY

- 1 Future Village Centre
- 2 Public Jetty and Boat Moorings  
*(Estimated completion in 2026)*
- 3 'The Nest' nature playground and mini golf *(Now open)*
- 4 Birdie bar and restaurant and Links Kennedy Bay Clubhouse  
*(Now open)*
- 5 Links Kennedy Bay Golf Course  
*(18 holes now open)*
- 6 Boat launch *(Existing)*
- 7 Kennedy Bay Scientific Park *(Walking trails)*
- 8 Long Beach Estate
- 9 Golf Course Wetland Conservation Area
- 10 Maintenance shed
- 11 Long Point Brewery  
*(Estimated completion in 2026)*
- 12 Long Point Park
- 13 Padel courts *(Now open)*
- Kennedy Bay residential lots





# aerial map



## KENNEDY BAY

- 1 Links Kennedy Bay
- 2 Scientific Park
- 3 Birdie Bar and Restaurant
- 4 Kennedy Bay Medical Centre *3km*
- 5 Port Kennedy Boat Ramp
- 6 Port Kennedy IGA
- 7 St Bernadette's Catholic Primary School
- 8 Port Kennedy Primary School
- 9 Endeavour Schools Port Kennedy

## ROCKINGHAM

- 10 Rockingham Town Centre *14km*
- 11 Rockingham Foreshore
- 12 Rockingham General Hospital *14km*
- 13 Rockingham Lakes Primary School

## WARNBRO

- 14 Warnbro Train Station
- 15 Lark Hill Sporting Complex *2km*
- 16 Warnbro Dog Beach
- 17 Aqua Jetty
- 18 Living Waters Lutheran College

## SECRET HARBOUR

- 19 Secret Harbour Square *6km*
- 20 Secret Harbour Surf Lifesaving Club
- 21 Secret Harbour Foreshore

## METRO AND PEEL

- 22 Mandurah *23km*
- 23 Perth CBD *62km*
- 24 Perth Airport *70km*
- 25 Fiona Stanley Hospital *48km*
- 26 South Metropolitan TAFE *16km*

# location

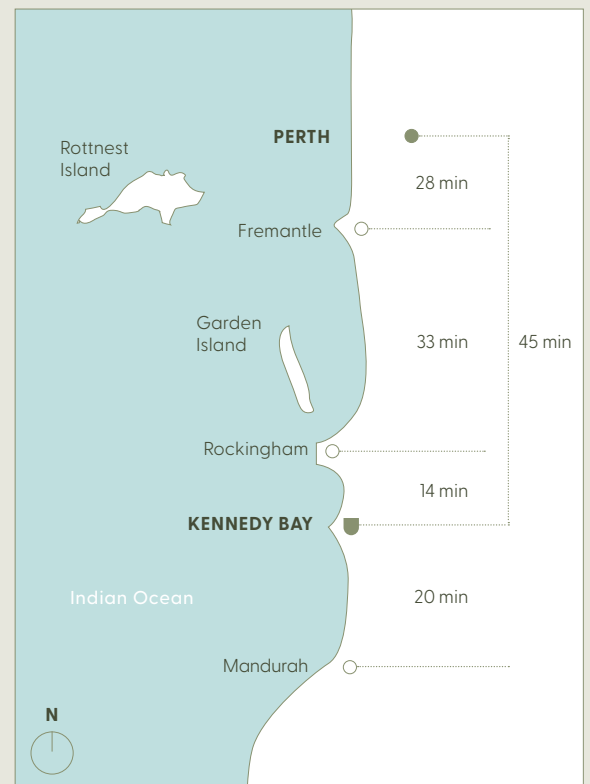
Surrounded by the Indian Ocean and natural bushland including Scientific Park, and located within the Shoalwater Islands Marine Park, Kennedy Bay is a community nestled in nature.

Just 50 minutes from the Perth CBD and 45 minutes from Fremantle, Kennedy Bay unites nature and coastal living with urban connection and amenity.

Adjacent to the coastal community of Port Kennedy and nearby to established communities including Rockingham and Mandurah, Kennedy Bay residents can enjoy the very best of quiet beachside lifestyle while being closely connected to a range of existing services and amenity including Kennedy Bay golf course, schools, retail and trade outlets, restaurants, community facilities, transport links and accessible main roads.

At the heart of Kennedy Bay will be a vibrant new village centre connected to the beachfront via a main boulevard. The main boulevard will flow through the village centre uniting community with the coast and the neighbouring Links golf course and ensuring ocean views from all angles.

A new public jetty, boat moorings and improved beach access will activate the unique coastline, support recreational boating and encourage visitation.



Proposed jetty design. Artist's impression.



# living in kennedy bay

## Community

This iconic, community-centric destination is set to be one of the most liveable and visitable locations in metropolitan Perth.

Beautiful streetscapes and manicured parklands, a bustling food and beverage offering, strong recreational services and events, a lively village centre and a world-class golf course.



## Lifestyle

Kennedy Bay will unite nature, culture, community and business in one location. This cleverly designed community inspires and encourages interaction and connection with nature, place and community.

Stroll through the village centre, a game at the golf club, a cycle or walk, a swim in the Indian Ocean, a long lunch at Birdie bar and restaurant or a drink on your balcony while watching the sun set.



### Leisure

An unrivalled leisure and recreation destination for golfers, bush walkers, paddle boarders, swimmers and nature lovers.

Home to the environmentally significant Scientific Park, Shoalwater Marine Park, an extensive network of walking and cycling trails, safe swimming beaches, public open space and beautifully landscaped parklands, and the award-winning golf course as well as boat moorings, future jetty and existing boat ramp.

### Schools

Kennedy Bay will become home to many new families who will be able to watch their children grow surrounded by nature and WA's beautiful coastline.

Many local schools nearby including St Bernadette's Catholic Primary School, Port Kennedy Primary School, Endeavour Schools, Rockingham Lake Primary and Living Waters Lutheran College.





## links kennedy bay

Kennedy Bay is home to the world-class Links Kennedy Bay golf course.

Consistently rated among Australia's best golf courses, Links Kennedy Bay is a par 72 links-style course set within undulating 10,000-year-old sand dunes and natural bushland. The course captures magnificent northerly views across Warnbro Sound and the Indian Ocean.

Renowned for its challenging, windy conditions, the iconic course delivers a true links-style experience. Late 2025 marked the completion of the courses multi-million dollar transformation designed by leading golf course architect



Graham Marsh, with a focus on enhancing playability and accessibility. The 18-hole course is open to the public, with a variety of membership options available.

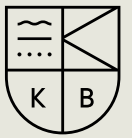
### Links Clubhouse

Our state-of-the-art Clubhouse is now open.

Recently awarded the prestigious Australian Institute of Architects Award in the Commercial category the Links Kennedy Bay clubhouse is the world-class entry statement to the popular Links golf course.

Home to Birdie bar and restaurant and an impressive nature playground, the clubhouse also incorporates golf support services, pro-shop and community and recreation facilities.





### Padel courts

The world's fastest-growing sport, padel, has joined the Kennedy Bay community.

Four new courts bring fast-paced, social and competitive play to residents and visitors alike.

With weekly competitions catering to all skill levels and casual court hire, everyone can get involved. Flexible bookings are available, and equipment can be hired on-site from the Pro Shop.



### Restaurant & Bar

Birdie bar and restaurant is the centrepiece of the Kennedy Bay clubhouse.

A standalone, relaxed F&B destination, Birdie caters to and appeals to locals, visitors, foodies and golfers alike with its accessible and friendly service and menu.

Featuring casual outdoor seating adjacent to a large activated lawn, visitors can enjoy a contemporary, family-friendly menu, cocktails, local craft beers and wines.





## contact

For more information on Kennedy Bay and to keep up to date on all information as it releases, visit [kennedybay.com.au](http://kennedybay.com.au)

Also feel free to contact one of our Estate Managers

**Alexis Buckley-Carr**

**E** [abuckleycarr@parcelproperty.com.au](mailto:abuckleycarr@parcelproperty.com.au)

**M** 0411 618 906

**Thanh Nguyen**

**E** [tnguyen@parcelproperty.com.au](mailto:tnguyen@parcelproperty.com.au)

**M** 0414 288 165

**Visit us on Facebook**

[facebook.com/kennedybaycommunity](https://facebook.com/kennedybaycommunity)

**Instagram**

[@kennedybaycommunity](https://instagram.com/kennedybaycommunity)