

THE HARPER STREET PORTFOLIO

6, 8 & 10 Harper Street, Port Hedland WA 6721

A Premium 2,382 m² Contiguous Development Site – Offered Fully Leased “In One Line”



\$4,150 PER WEEK GROSS INCOME	\$215,800 PER ANNUM GROSS INCOME	2,382 m² COMBINED SITE AREA	100% Leased OCCUPANCY
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Key Facts

Property	6, 8 & 10 Harper Street, Port Hedland WA 6721 – three contiguous freehold lots
Site Area	2,382 m ² combined – 55–60 lineal metres of Harper Street frontage
Zoning	Town of Port Hedland LPS7 – Residential (R-Codes: R20 / R30 / R40 potential)
Current Income	\$4,150 per week \$215,800 p.a. gross – 100% leased
Method of Sale	Expression of Interest – offered “In One Line”, one simultaneous contract
EOI Closing Date	[Insert Date] – 5:00 PM (AWST)
GST Treatment	Intended as a Going Concern, subject to purchaser meeting statutory requirements

Why This Portfolio

- **Immediate holding income:** fully leased at \$215,800 p.a. while a purchaser plans future development.
- **Strategic Pilbara location:** Port Hedland is the world's highest-tonnage bulk export port, backed by BHP, Fortescue, Hancock Prospecting and Mineral Resources capital expansion.
- **Structural housing shortage:** residential vacancy sits near historic lows (~0.18%), supporting strong rental demand.
- **Multiple development pathways:** zoned Residential under LPS7, with theoretical yield from 5 dwellings (R20) up to 10 (R40).



6 Harper Street



8 Harper Street



10 Harper Street

For All Enquiries & Due Diligence Greg Isaac, Managing Director, Licensee Asset Management – Sales & Leasing
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