



SERENITY GARDENS

EXECUTIVE SUMMARY

Project Name

Serenity Gardens

Developer

Buildview Corp

Project Location

1-3 Ashton Street,
Rockdale NSW 2216

Apartment Breakdown

1 Bedroom
2 Bedroom
3 Bedroom

Project Description

A selection of 36 apartments over 6 levels with a choice of 1, 2 and 3 bedroom apartments.

Distance from CBD

18 km to Sydney CBD

The Project

Serenity Gardens in Rockdale is a contemporary residential development offering urban convenience and a vibrant community atmosphere, just a short distance from Sydney's CBD. The development is designed to cater to a range of lifestyles, from young professionals to families, with an emphasis on quality living spaces and green landscaping.

Key Features:

- Spacious interiors, 2.7m high ceilings, wide floorboards
- Open-plan living and dining areas flow easily into outdoor spaces
- Gourmet kitchen with Italian SMEG appliances, stone bench-tops with island bench
- Ducted and individually zoned reverse cycle SAMSUNG inverter air-conditioning
- Colour video intercom and blinds throughout
- Level lift access to secure lobby & basement parking area

Location

- Public Transport: Rockdale Train Station (approx. 700 m) provides direct connections to Sydney CBD and other key locations.
- Shopping Centres: Rockdale Plaza (5-minute walk) for grocery shopping, retail stores, dining options, and essential services.
- Education: A range of local schools nearby, including Rockdale Public School and St. Joseph's Catholic Primary School (both within 1 km).
- Healthcare: St George Hospital (approx. 2.5 km) and Rockdale Family Medical Centre (within 1 km).
- Recreation: Lady Robinson's Beach (5-minute drive), Bicentennial Park, and several local parks within walking distance for outdoor activities.



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.1%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Strong tax depreciation
- » Only a 5 minute walk to Rockdale Plaza
- » Just a 5 minute drive to Brighton Le-Sands Beach
- » 700m to Rockdale Train Station

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ MT	EXTERNAL SQ MT	PRICE RANGE
1 BRM	50 - 63	11 - 25	\$720,000 - \$780,000
2 BRM	72 - 85	14 - 90	\$899,000 - \$1,130,000
3 BRM	93	21 - 28	1,250,000 - \$1,290,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$800 - \$900 / Quarter	\$450 / Quarter	\$200 / Quarter
2 BRM	\$900 - \$1100 / Quarter		
3 BRM	\$1100 - \$1300 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	CONSTRUCTION STATUS	EXPECTED COMPLETION
Mixed Use Residential	Under Construction	Q3 2025



SERENITY GARDENS



An aerial photograph of a city, likely Auckland, New Zealand, showing a dense urban area with a mix of residential and commercial buildings. The city is situated on a peninsula, with a large body of water (the harbor) to the north and west. A prominent white logo consisting of a stylized 'S' and 'G' intertwined is positioned in the upper right quadrant. Below the logo, the words 'SERENITY GARDENS' are written in a clean, white, sans-serif font. A thin white vertical line extends downwards from the logo, pointing towards a specific area in the city's center. The sky is clear and blue, and the overall scene is brightly lit, suggesting a sunny day.

SG
SERENITY GARDENS

KITCHEN



BEDROOM



BATHROOM



BALCONY

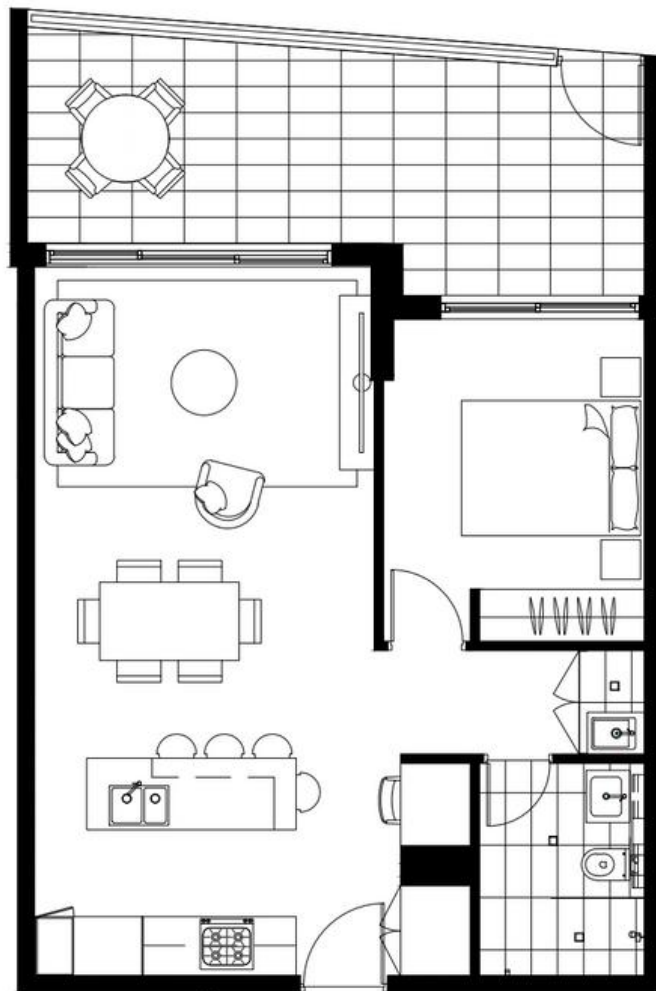


1 BEDROOM

TYPE 3



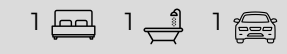
INTERNAL	54 M ²
EXTERNAL	17 M ²
TOTAL	71 M ²



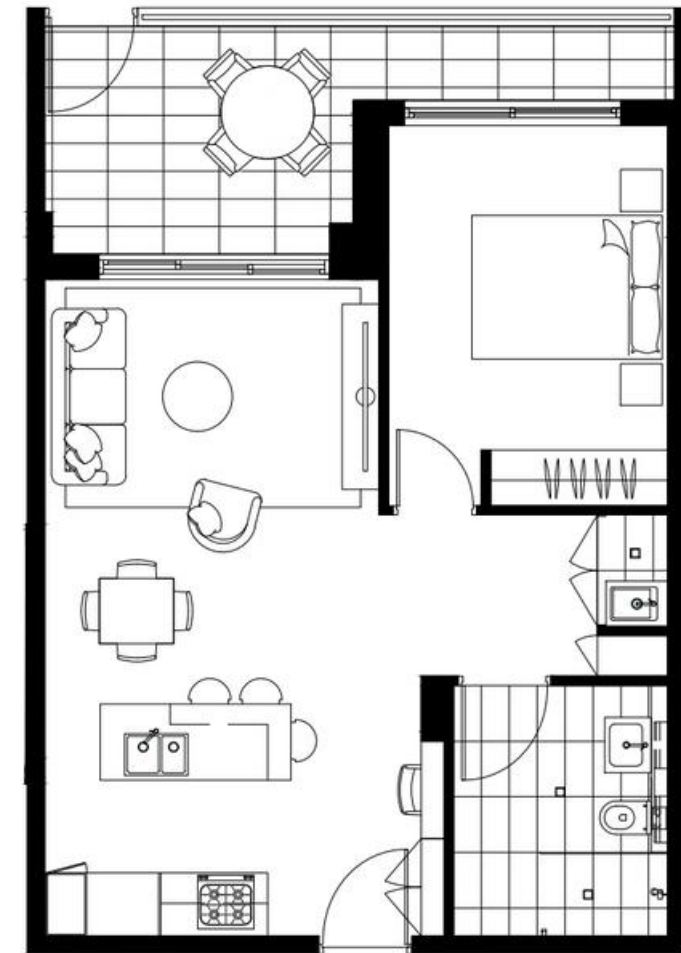
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1 BEDROOM

TYPE 4



INTERNAL	52 M ²
EXTERNAL	11 M ²
TOTAL	63 M ²



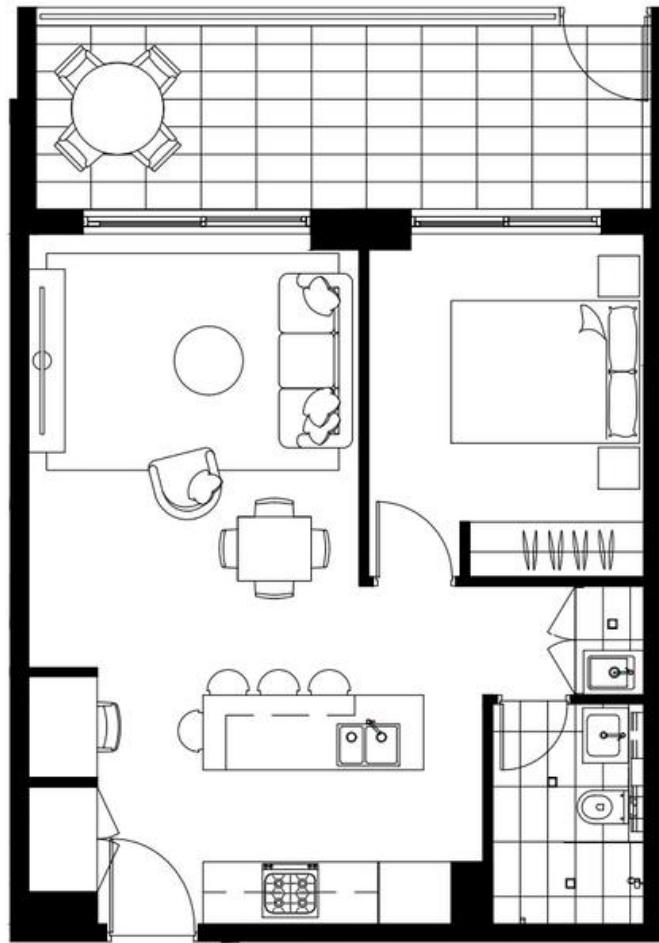
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1 BEDROOM

TYPE 5



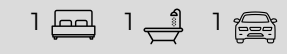
INTERNAL	50 M ²
EXTERNAL	13 M ²
TOTAL	63 M ²



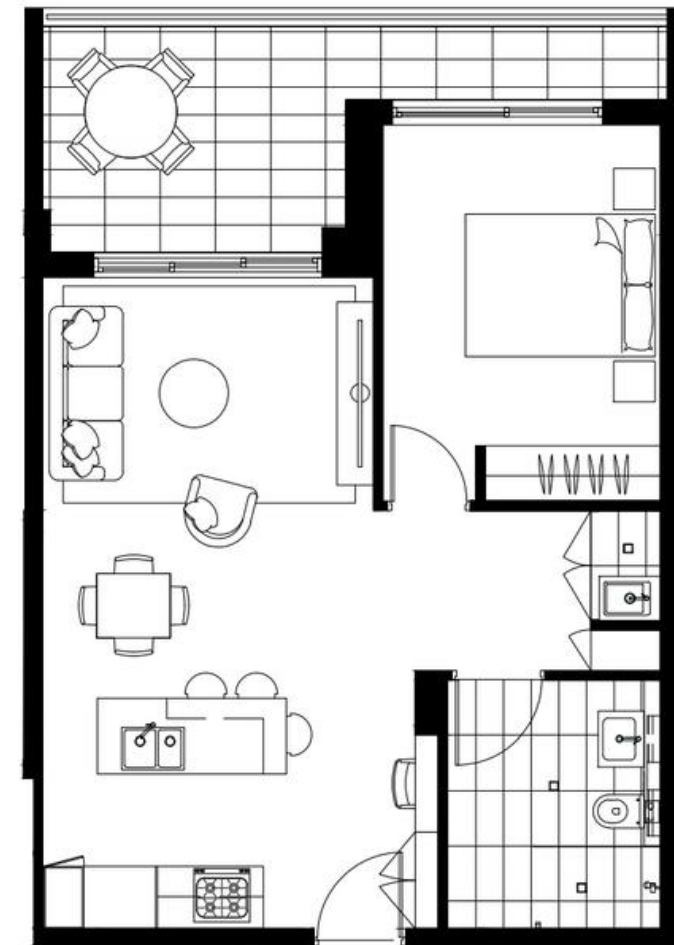
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1 BEDROOM

TYPE 14



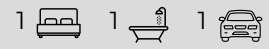
INTERNAL	52 M ²
EXTERNAL	12 M ²
TOTAL	64 M ²



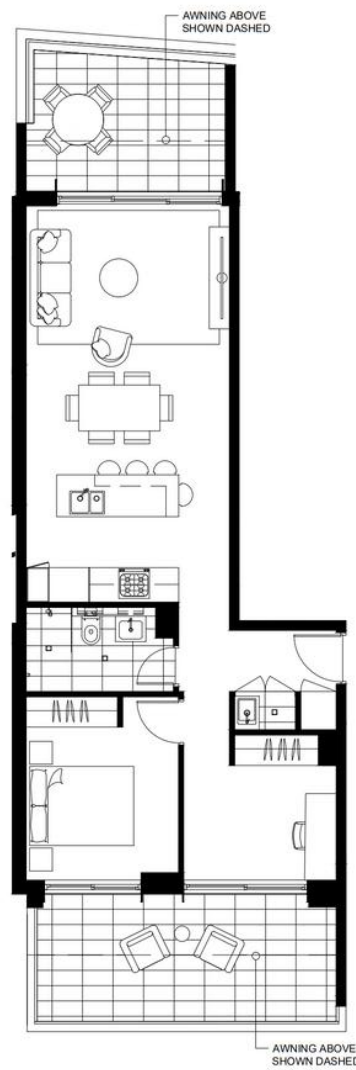
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1 BEDROOM + STUDY

TYPE 22



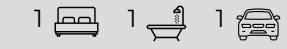
INTERNAL	63 M ²
EXTERNAL	26 M ²
TOTAL	89 M ²



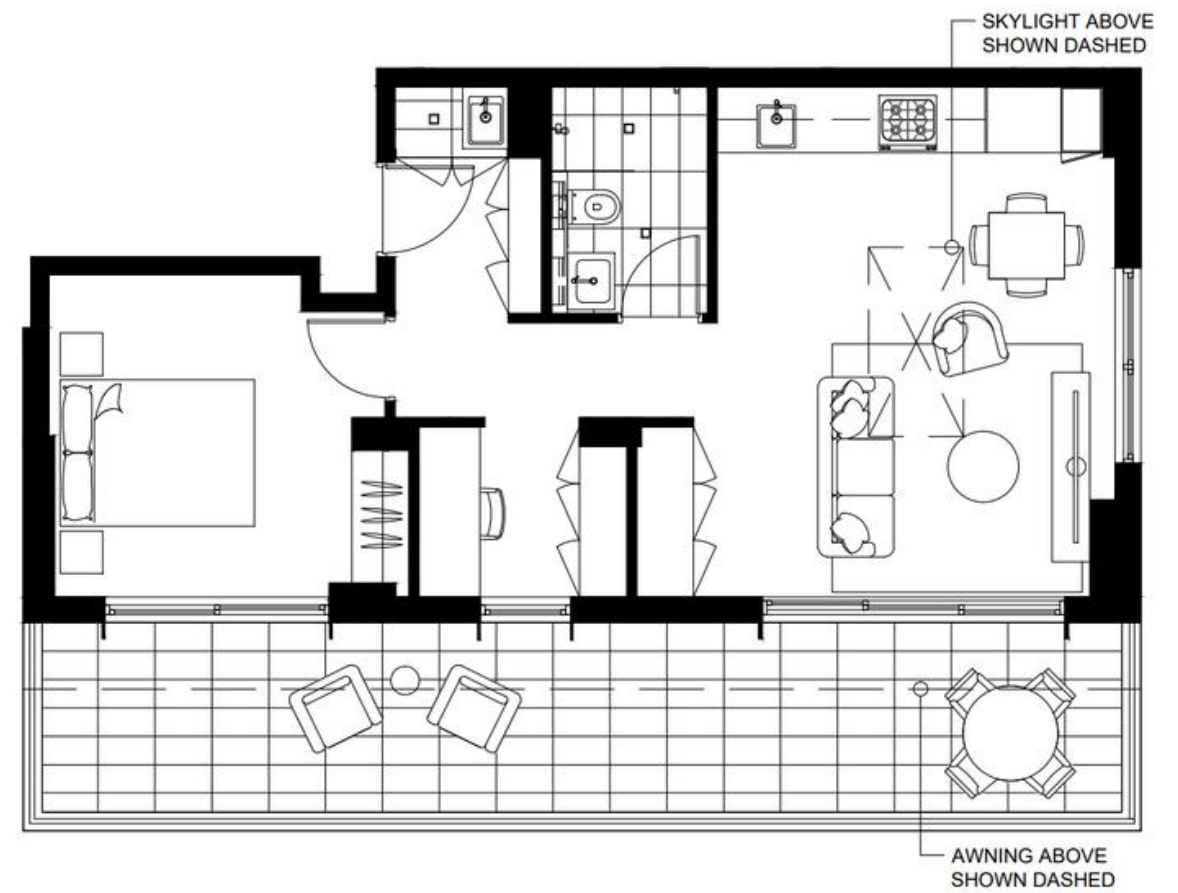
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1 BEDROOM + STUDY

TYPE 23



INTERNAL	52 M ²
EXTERNAL	24 M ²
TOTAL	76 M ²



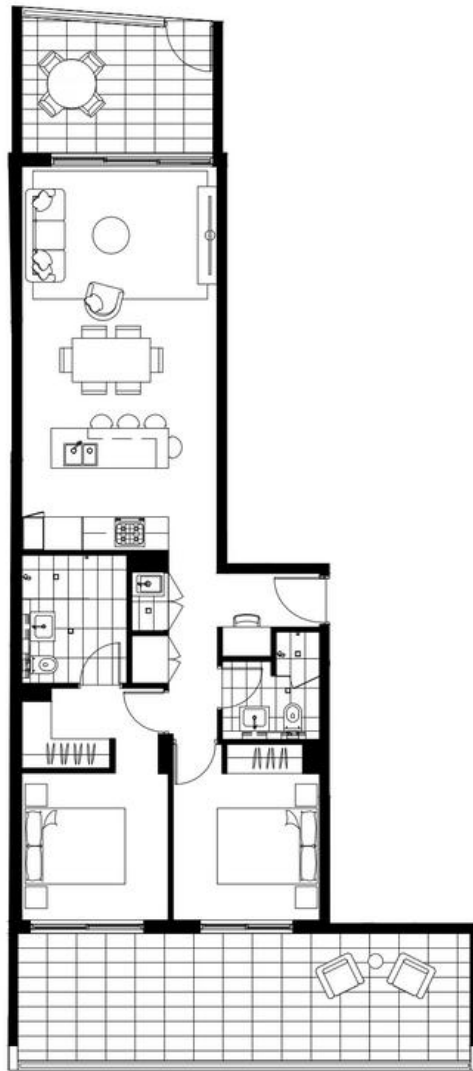
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2 BEDROOM

TYPE 2



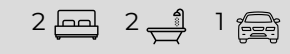
INTERNAL	75 M ²
EXTERNAL	34 M ²
TOTAL	109 M ²



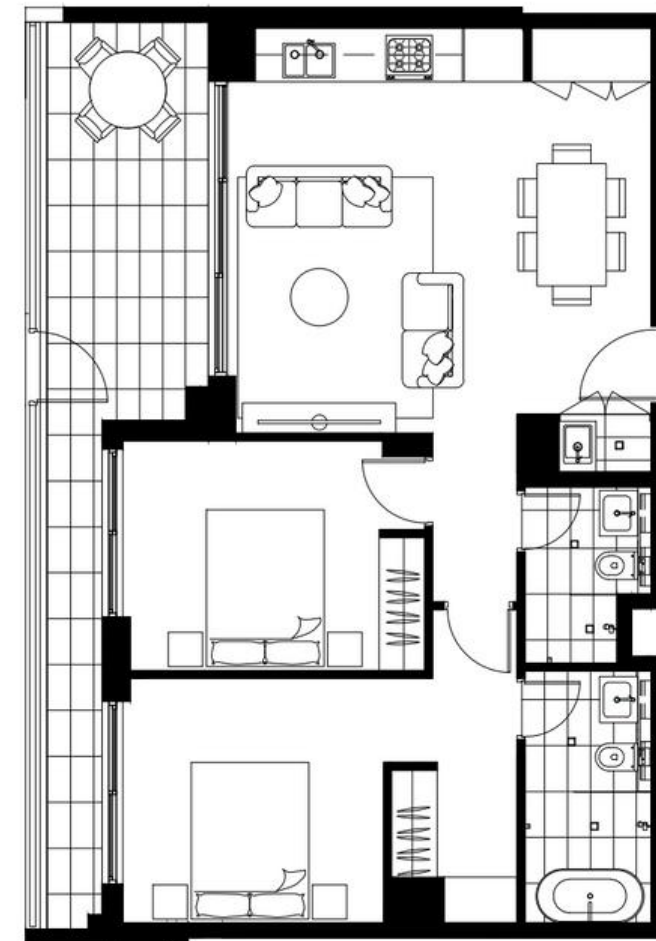
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2 BEDROOM

TYPE 7






INTERNAL	73 M ²
EXTERNAL	16 M ²
TOTAL	89 M ²



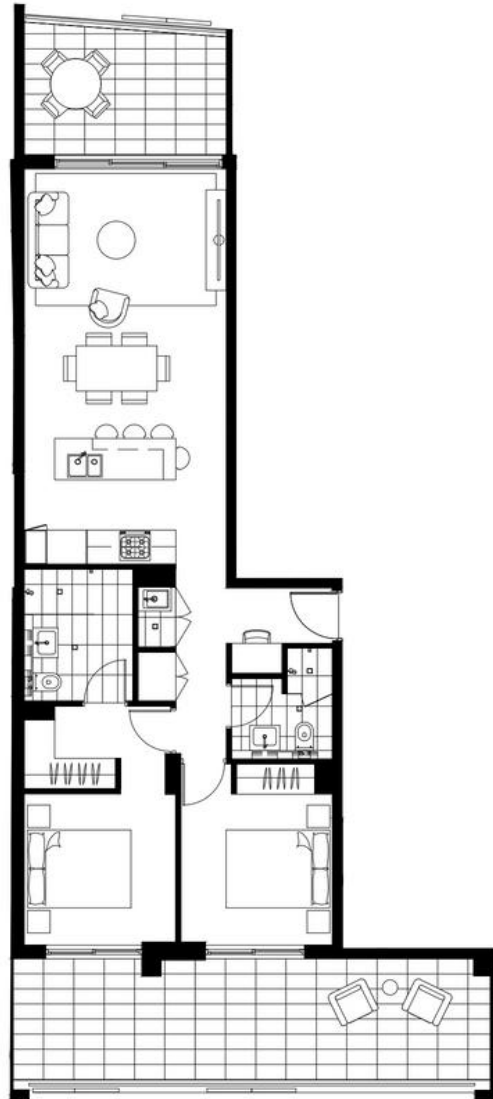
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2 BEDROOM

TYPE 12

2  2  1 




INTERNAL	75 M ²
EXTERNAL	34 M ²
TOTAL	109 M ²



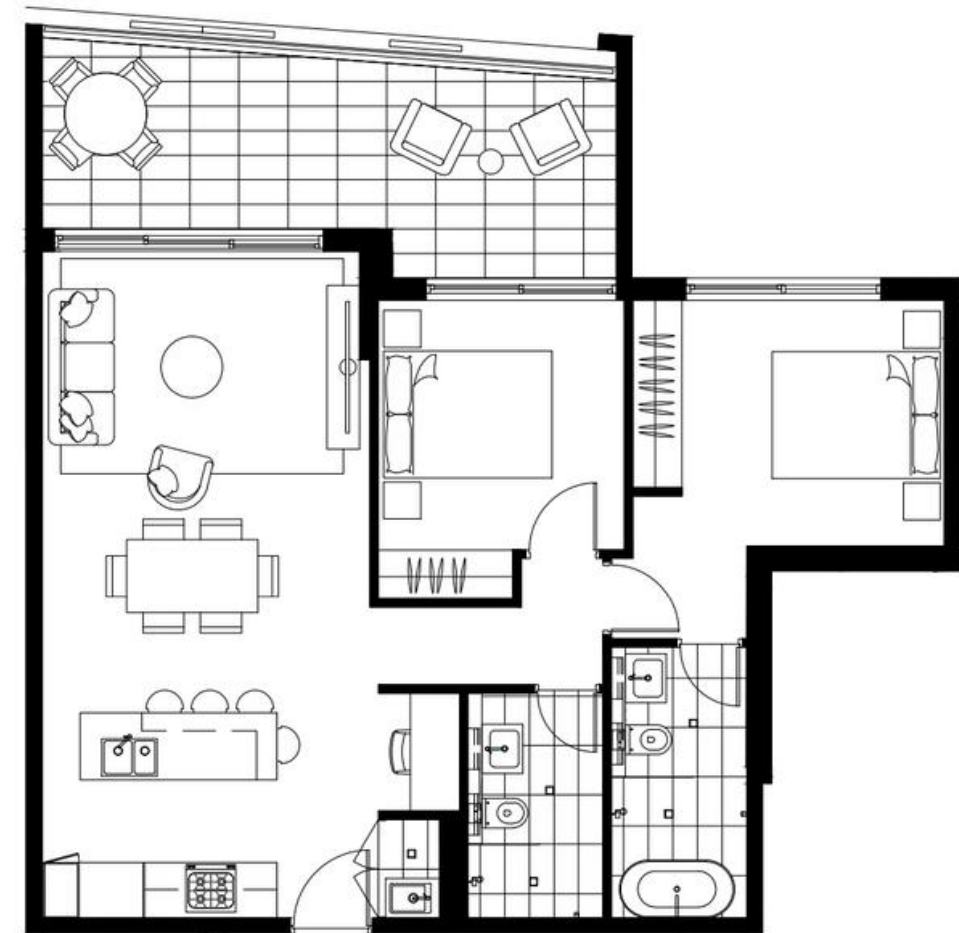
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2 BEDROOM

TYPE 13

2  2  1 

INTERNAL	73 M ²
EXTERNAL	16 M ²
TOTAL	89 M ²



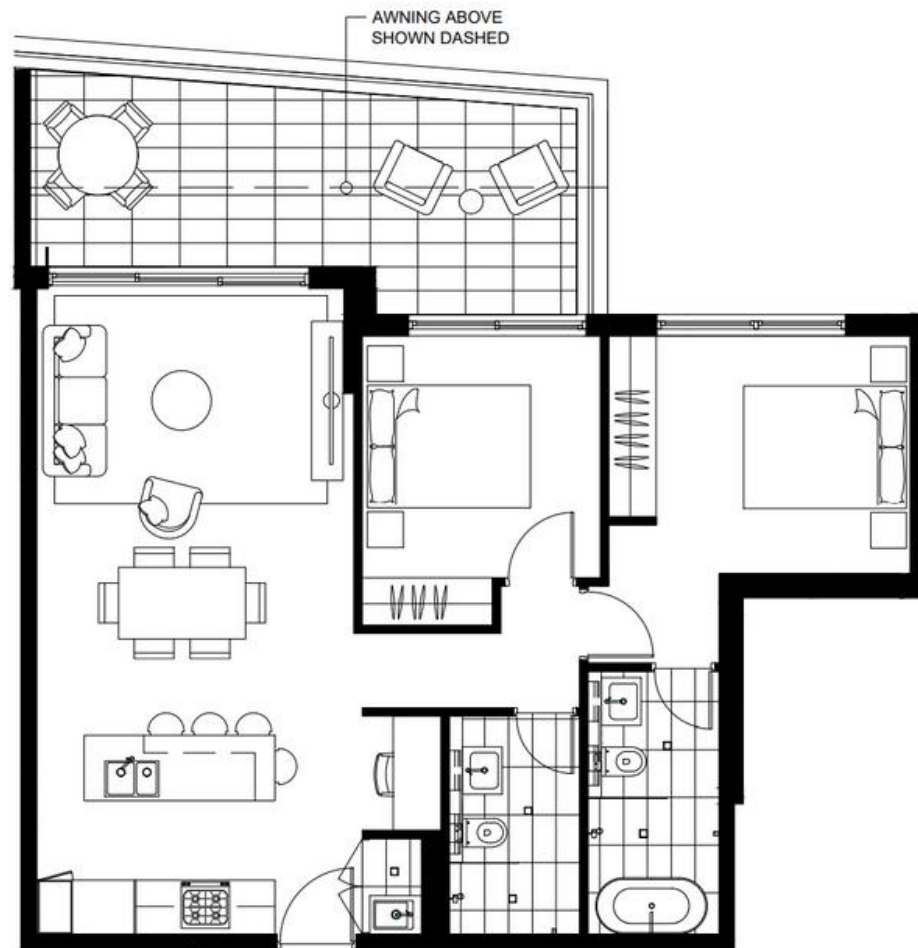
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2 BEDROOM

TYPE 13A



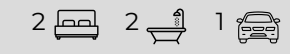
INTERNAL	73 M ²
EXTERNAL	18 M ²
TOTAL	91 M ²



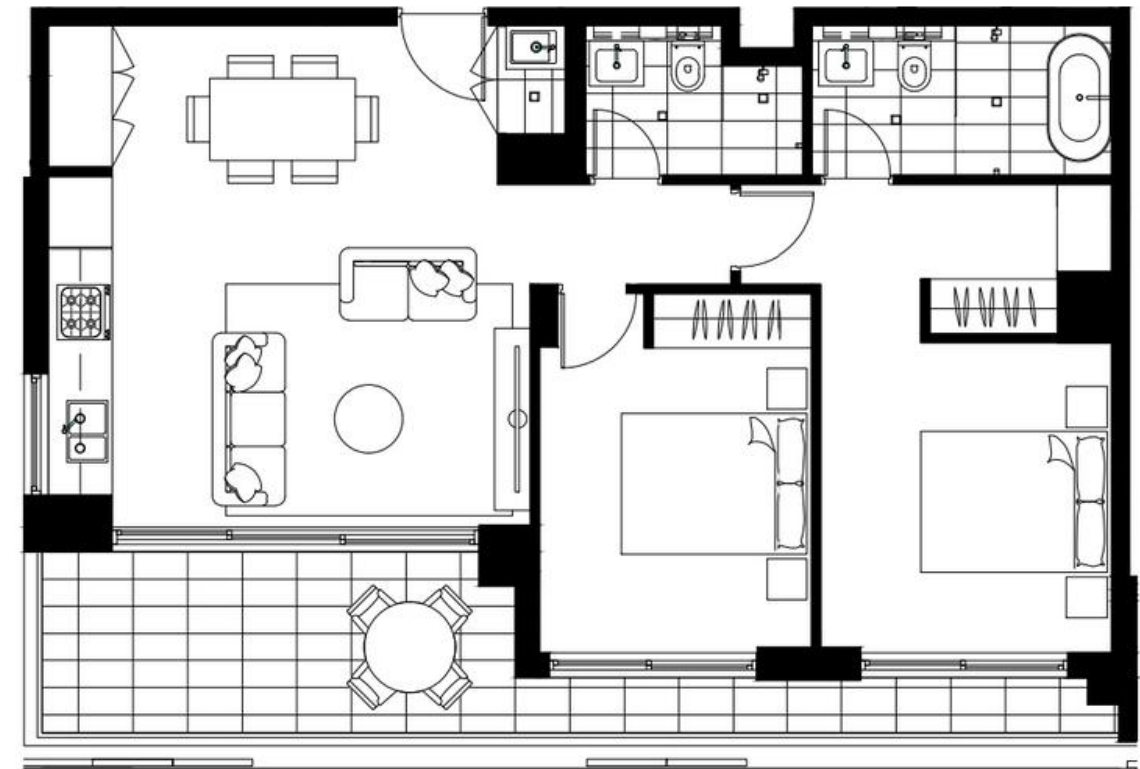
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2 BEDROOM

TYPE 17



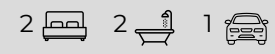
INTERNAL	73 M ²
EXTERNAL	15 M ²
TOTAL	88 M ²



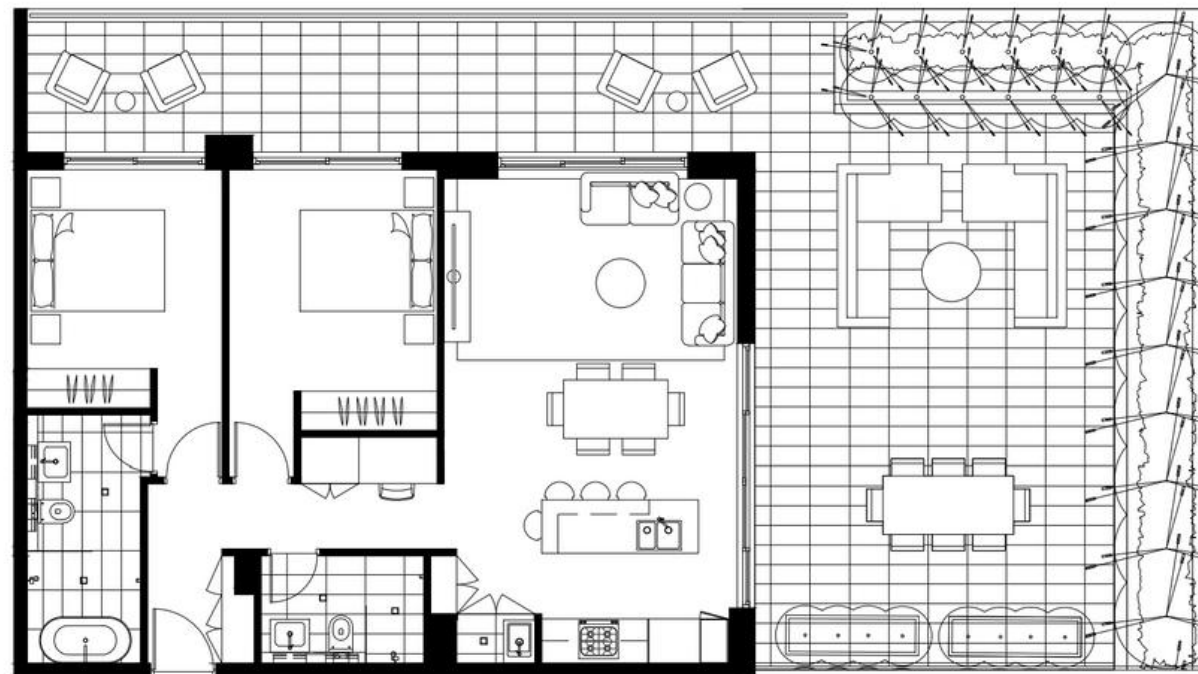
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2 BEDROOM

TYPE 18



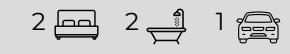
INTERNAL	82 M ²
EXTERNAL	86 M ²
TOTAL	168 M ²



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2 BEDROOM

TYPE 19



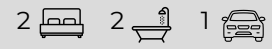
INTERNAL	85 M ²
EXTERNAL	88 M ²
TOTAL	173 M ²



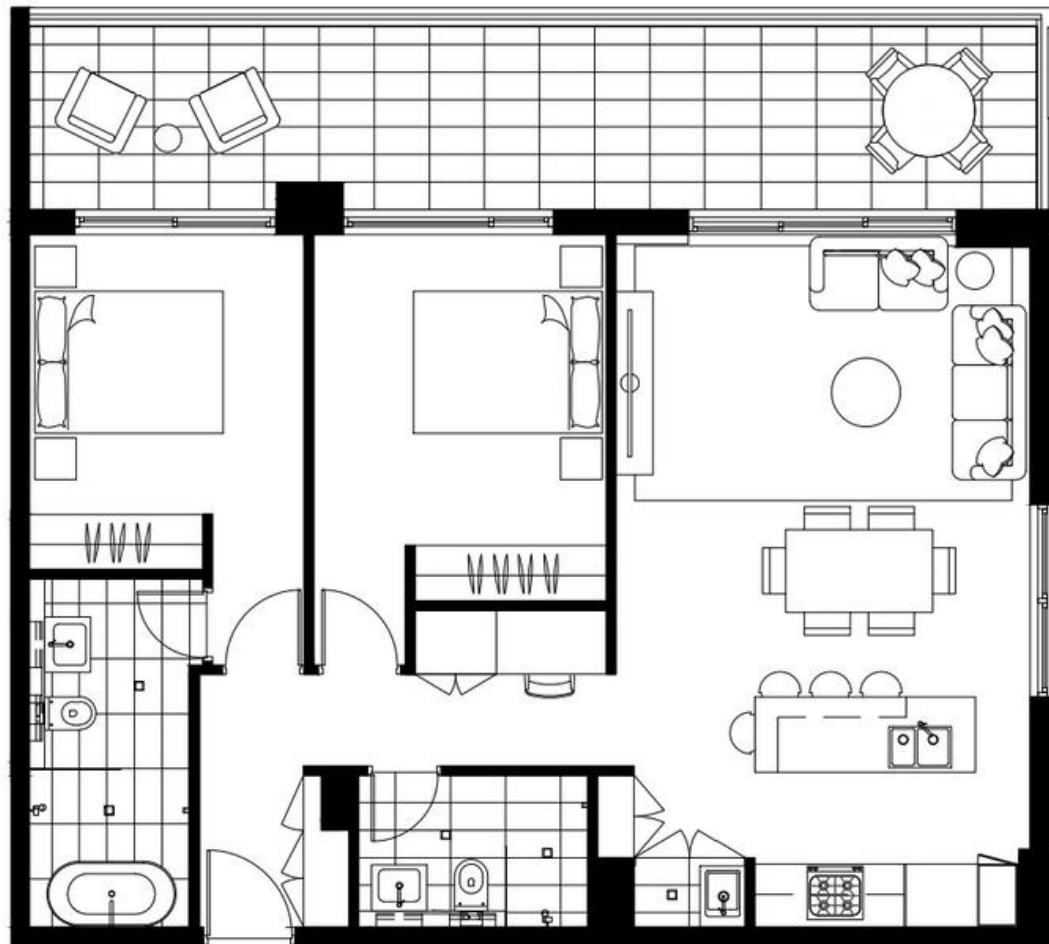
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2 BEDROOM

TYPE 20



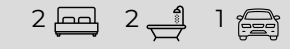
INTERNAL	81 M ²
EXTERNAL	24 M ²
TOTAL	105 M ²



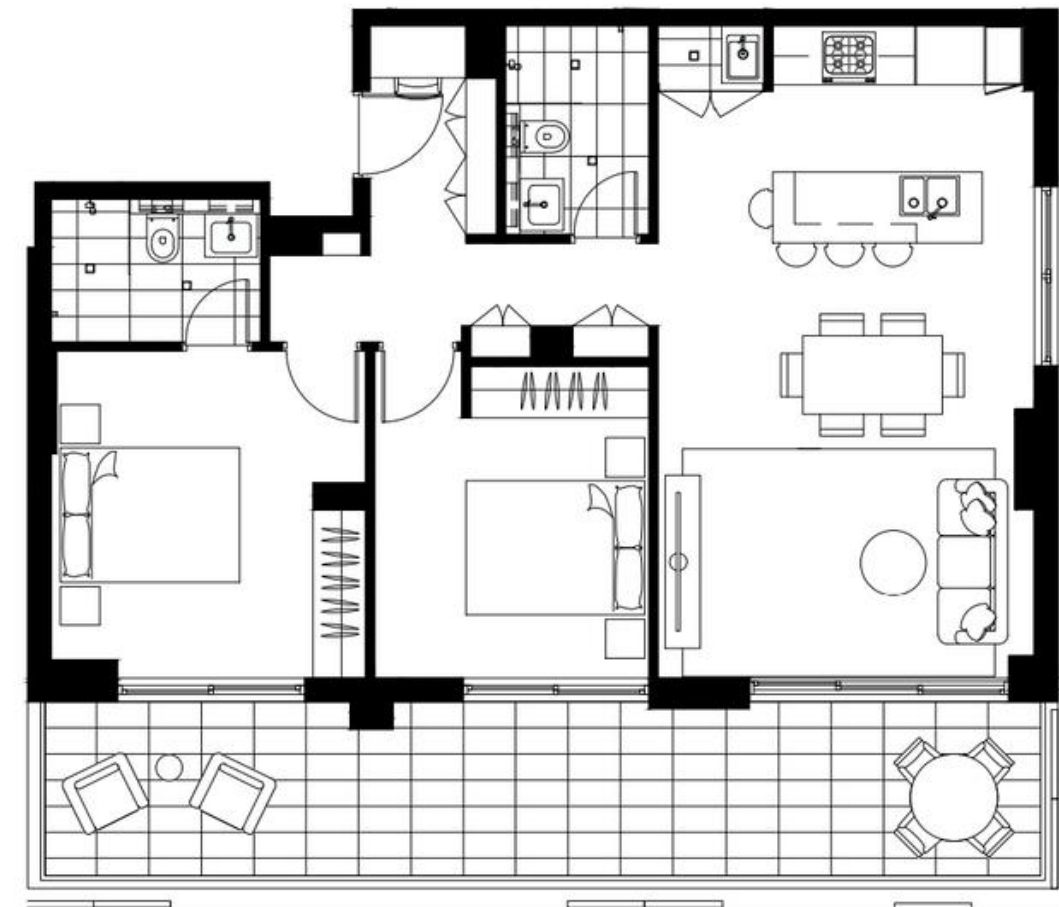
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2 BEDROOM

TYPE 21



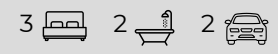
INTERNAL	76 M ²
EXTERNAL	24 M ²
TOTAL	100 M ²



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3 BEDROOM

TYPE 6



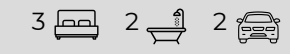
INTERNAL	91 M ²
EXTERNAL	26 M ²
TOTAL	117 M ²



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3 BEDROOM

TYPE 16



INTERNAL	91 M ²
EXTERNAL	23 M ²
TOTAL	114 M ²



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COMMERCIAL AG.2

OFFICE AG.3

UNIT BG.1

UNIT BG.6

UNIT BG.5

UNIT BG.4

UNIT BG.3



LEVEL GROUND

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 1

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 2

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 3

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 4

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 5

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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LEVEL 6

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

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PROJECT
TEAM



DEVELOPER

Buildview Corp has been leading property development projects for over 25 years. They strive for perfection and quality from initial design to completion and have a track record of delivering projects in the high-rise residential and commercial development sector. Their wealth of experience means they understand the industry, they understand their client's requirements, and they understand how to turn desires into reality in this evolving landscape. They are well known in the industry for their relentless dedication to satisfying their clients and ensuring their requirements are met no matter how challenging they may be. They focus on their clients' needs and ensure their vision is translated into a reality that exceeds their expectations.



MIO

MARKET OVERVIEW

Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

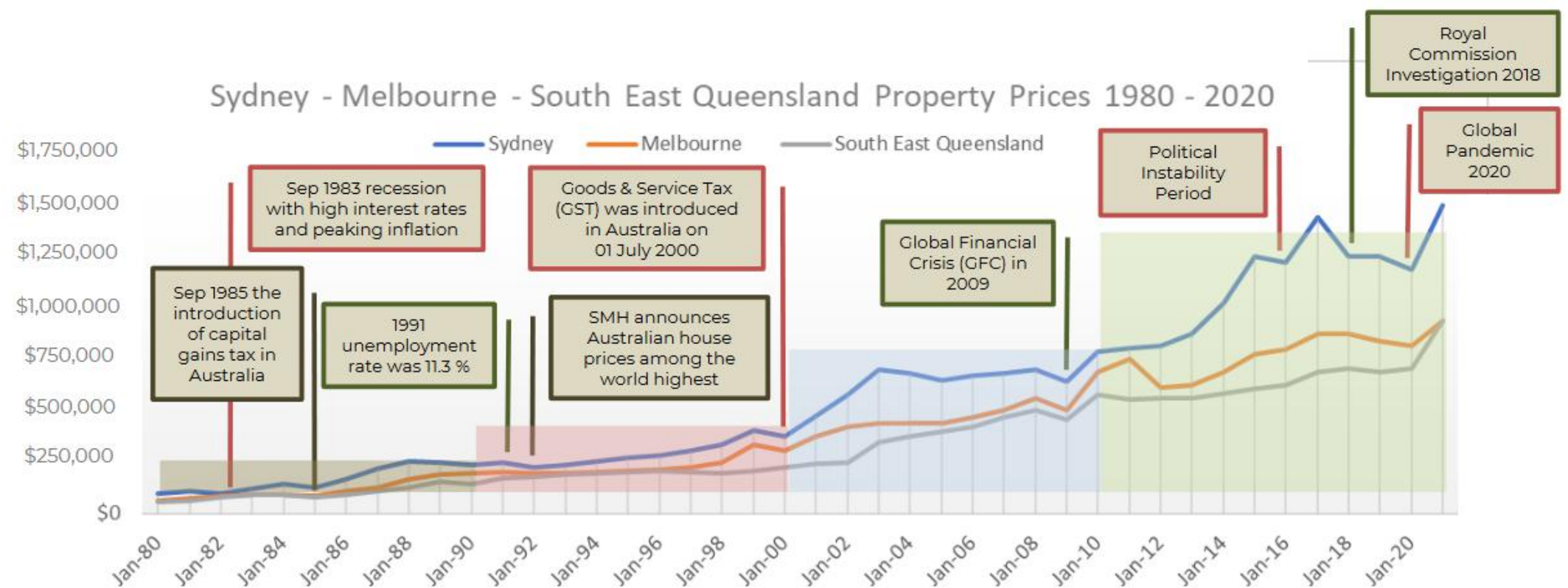
The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.

"THE ONLY BAD TIME TO BUY A PROPERTY IS LATER!"





SERENITY GARDENS