

An aerial architectural rendering of a residential development named Deanside Village. The development is a large, rectangular grid of houses with dark roofs, interspersed with green spaces and trees. A prominent feature is a large, rectangular green field with white markings, likely a sports field, located in the lower-left quadrant of the development. The development is surrounded by a mix of green fields and brownish, possibly agricultural or undeveloped, land. In the far distance, a city skyline is visible under a hazy sky. The text "Deanside Village." is overlaid in the center of the image in a white, serif font.

Deanside Village.

EXECUTIVE SUMMARY

Project Name

Deanside Village

Project Location

624-648 Neale Road, Deanside VIC 3336

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Deanside Village is a residential development located in Deanside, Victoria, approximately 3 kilometres from the established suburb of Caroline Springs. This proximity offers residents convenient access to a variety of shopping services and quality educational facilities.

Residential Options: The development comprises around 1,100 housing sites of varying sizes, including land-only sales, house and land packages, and townhomes.

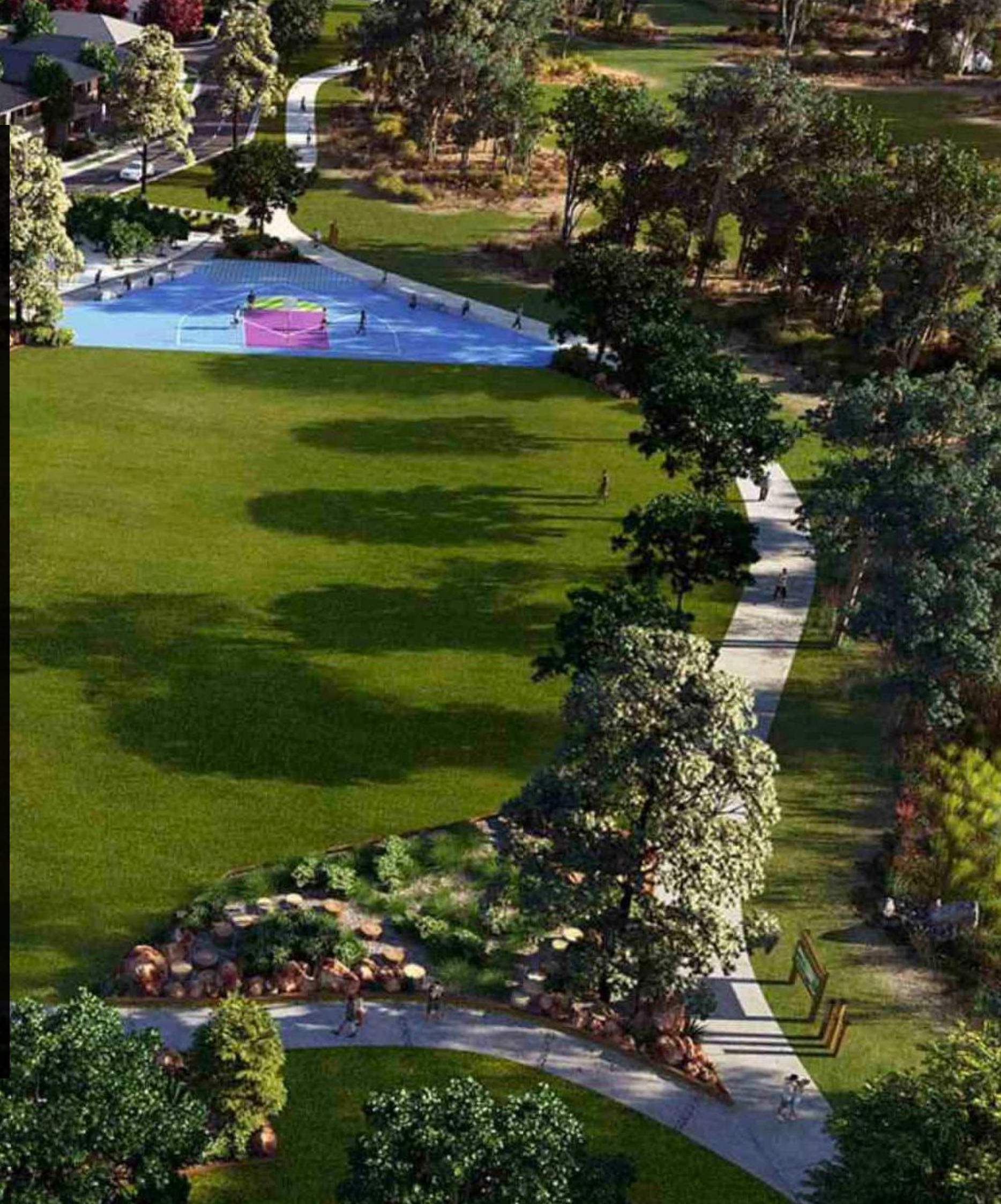
Amenities: Future plans for Deanside Village include a local shopping centre, parks, sporting fields, schools, and extensive nature reserves along the Kororoit Creek corridor.

Open Spaces: Over 30% of the estate is dedicated to green open spaces, featuring parklands, sporting grounds, walking tracks, and cycling paths, in addition to the natural beauty of the Kororoit Creek wetlands.

Transport Links: Deanside Village is conveniently located near major road networks, including the Western Freeway, facilitating easy commutes to Melbourne's Central Business District.

Public Transport: The development is a short distance from existing and future train stations, enhancing connectivity to surrounding areas.

Overall, Deanside Village offers a blend of modern living with access to essential amenities and natural surroundings, making it an attractive option for prospective homeowners.





< Melbourne Airport. 30kms

Melbourne CBD. 32kms

Caroline Springs Town Centre. 5kms

Caroline Springs Shopping Centre.

Creekside College.

Good Start Early Learning.

Brookside College. Brookside Early Learning Centre.

Brookside Recreation Reserve.

Caroline Springs Linear Reserve. Lakeside Reserve.

Burnside Shopping Centre.

Bunnings. Coles. Officeworks.

Caroline Springs Train Station.

Port Phillip Bay.

Kororoit Creek.

4A

3C

3B

3A

Parkside Collection

Welcome to Deanside Village.

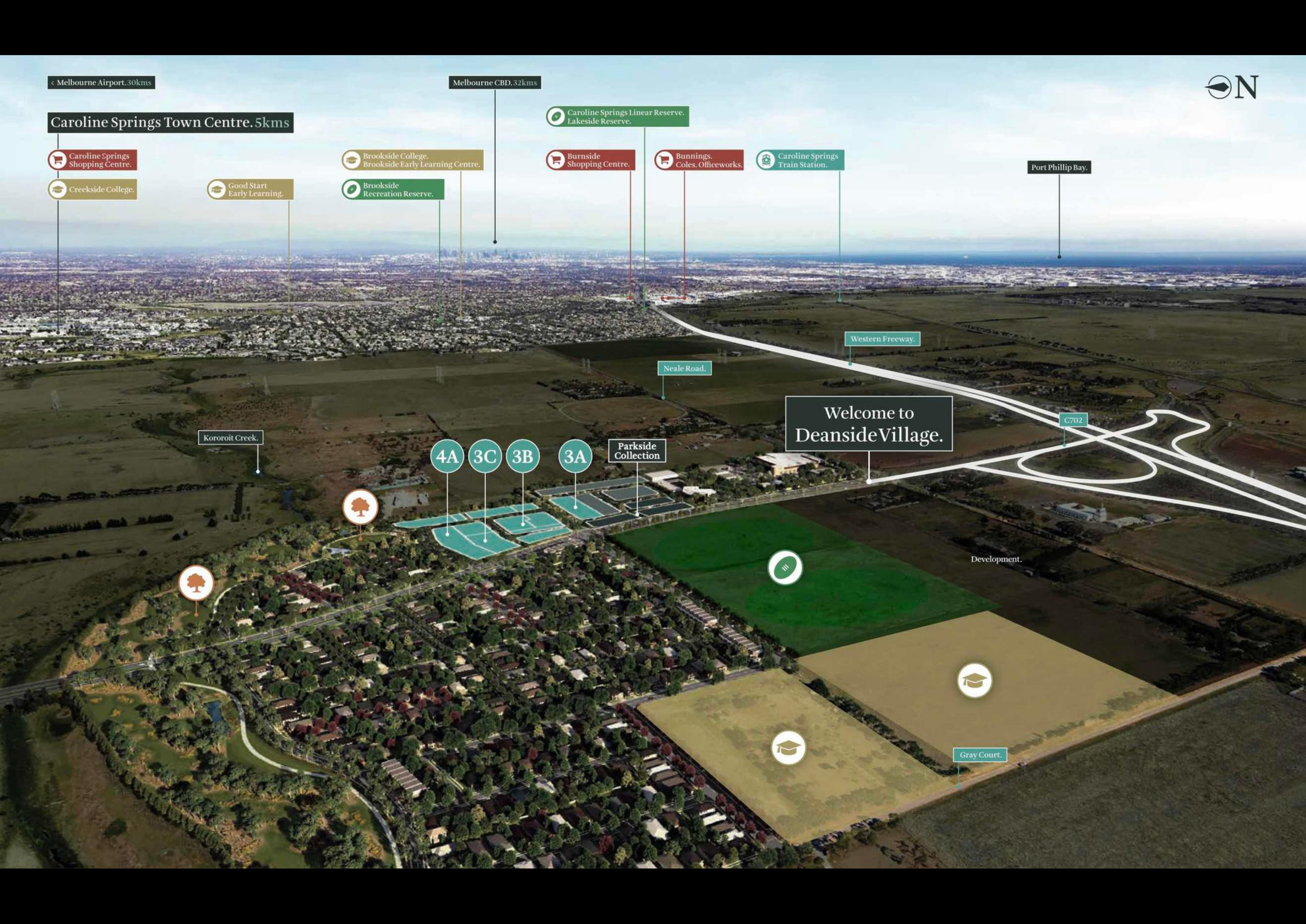
C702

Western Freeway.

Neale Road.

Development.

Gray Court.



^ Melbourne Airport.
30kms



Rockbank

Deanside Village.

Deanside Village.

Kororoit Creek

Caroline Springs

Taylor's Hill

Burnside Heights

Caroline Springs
Town Centre. 5kms

CAROLINE SPRINGS
BOULEVARD

Burnside

Deer Park
Town Centre. 8kms

Located just 3 kilometres from the heart
of the well-established suburb of Caroline
Springs, life at Deanside Village presents
easy access to a variety of shopping services,
quality educational facilities and open space –
right where you are.

- Schools
 - Sports Facilities
 - Parks and Recreation
 - Public Transport
 - Proposed Amenity
- Icons: School, Sports, Park, Train, Graduation cap, Target, Bus, Tree, North arrow (N)



Everything you need. *Right where you are.*

Masterplan

Deanside Village.











INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.

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