

A modern residential street scene featuring contemporary houses with light-colored facades and dark roofs. A wide, paved sidewalk runs alongside the road, with a large, mature tree planted in a grassy area. The word "VERWE" is overlaid in large, bold, white capital letters across the center of the image. In the background, a person is walking on the sidewalk, and a white car is driving on the road. The scene is set during the day with soft lighting.

VERWE

EXECUTIVE SUMMARY

Project Name

Verve

Project Location

275 Pattersons Rd, Clyde North VIC 3978

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

Verve Estate offers a harmonious blend of modern living and natural surroundings, making it an ideal choice for families and individuals seeking a balanced lifestyle.

- Approximately 48 km southeast of Melbourne's CBD.
- 4 km from the future Clyde train station, ensuring convenient public transport access.
- Easy access to major roads, facilitating smooth commutes to surrounding areas.
- Future government primary and secondary schools within the estate, providing quality education options.
- Central Park spanning 1.7 hectares, serving as the community's focal point with open spaces and children's play areas.
- Future sports grounds and community centre for various activities and events.
- Dedicated nature play area and wetlands with walking trails for outdoor enthusiasts.
- Landscaped boulevards and streets designed by renowned landscape architects, Outlines.
- Complimentary front landscaping for every block.
- NBN fibre connectivity ensuring high-speed internet access.
- Close proximity to established amenities, including schools, shopping centres, dining options, parks, and sports facilities.
- Designed to foster a strong sense of community with vibrant public spaces.





Berwick

Future major town centre

Future sportsfields

Future school

Future local town centre

Future local town centre

Future school

Future school

St Josephines Bakhita (2024)

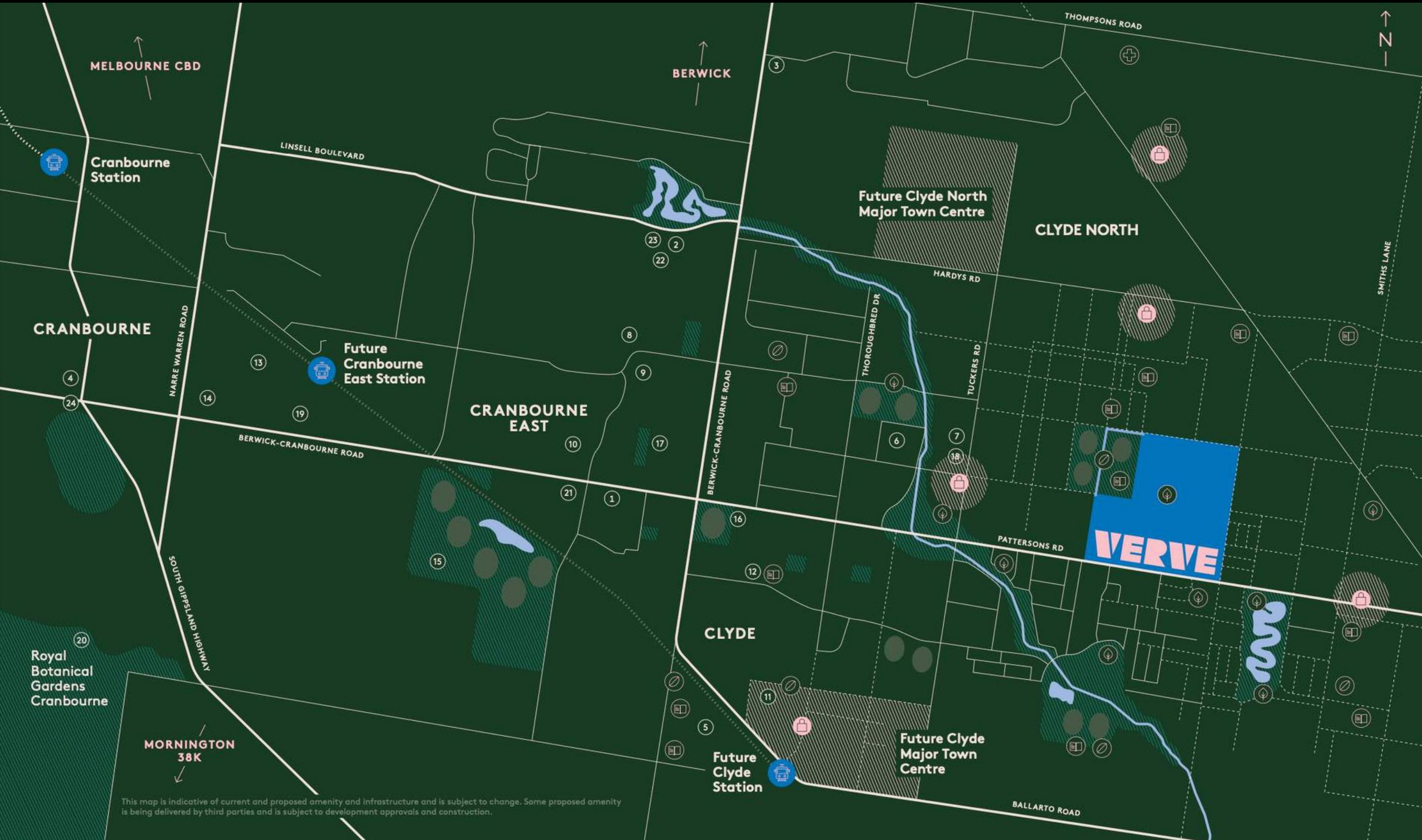
Future community centre

Entrance

Central Park

Entrance

Wetlands



MELBOURNE CBD

BERWICK

N

Cranbourne Station

LINSELL BOULEVARD

Future Clyde North Major Town Centre

CLYDE NORTH

CRANBOURNE

NARRE WARREN ROAD

Future Cranbourne East Station

CRANBOURNE EAST

HARDYS RD

THOROUGHBRD DR

TUCKERS RD

BERWICK-CRANBOURNE ROAD

BERWICK-CRANBOURNE ROAD

PATTERSONS RD

VERVE

Royal Botanical Gardens Cranbourne

CLYDE

MORNINGTON 38K

Future Clyde Station

Future Clyde Major Town Centre

BALLARTO ROAD

This map is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals and construction.



















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.



VERWE