



cassia
kwimona

EXECUTIVE SUMMARY

Project Name

Cassia

Project Location

58 Hawkeswood Bvd, Kwinana Town Centre WA 6167

Transaction Requirement

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

Time to Exchange

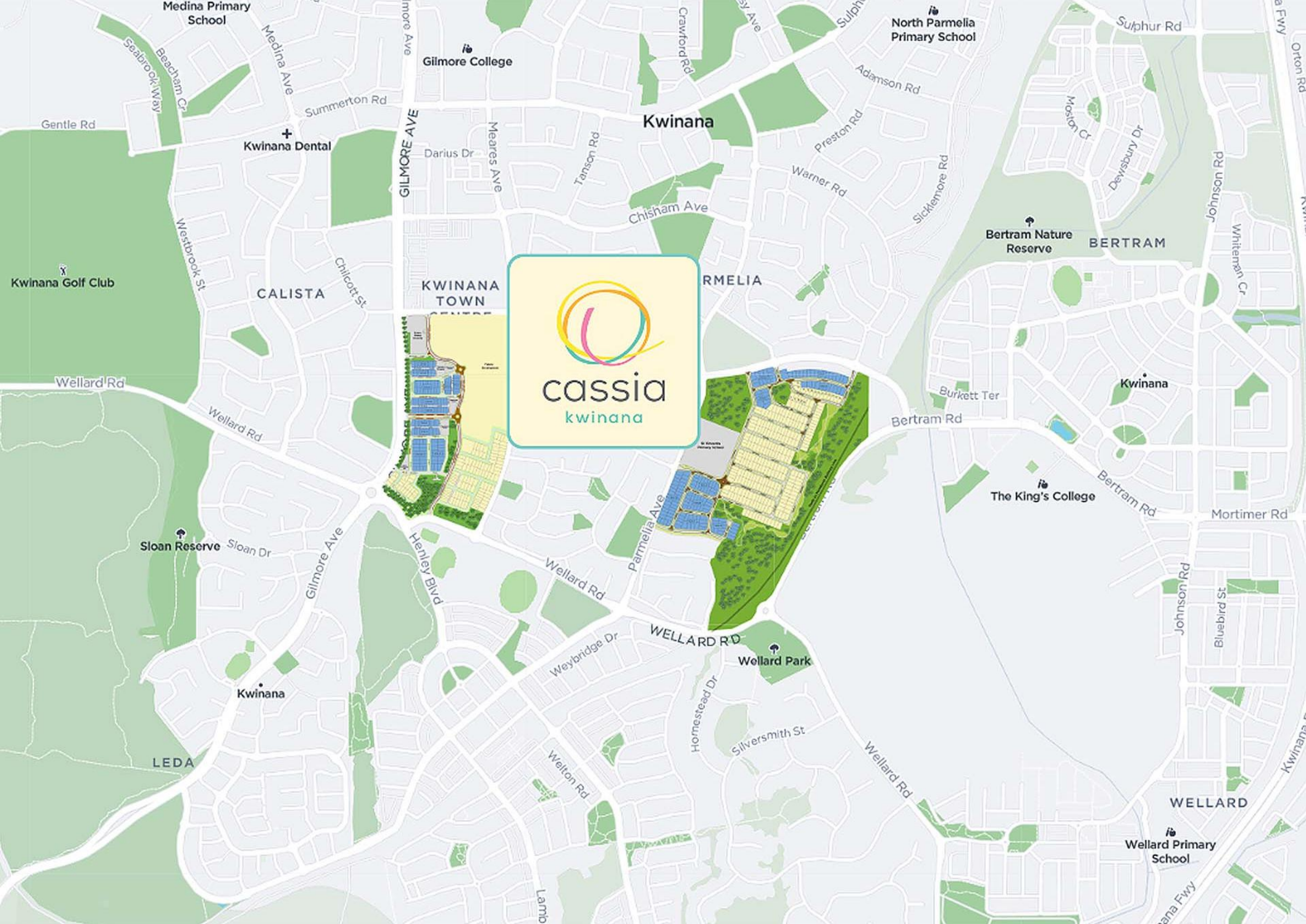
Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Cassia Estate is a growing residential development located in the heart of Kwinana, Western Australia, offering a balance between urban convenience and natural surroundings. Positioned just 33 kilometers south of Perth's central business district, Cassia is easily accessible via the Kwinana Freeway, which allows for a quick commute of around 30 minutes to the city centre. The estate itself is strategically located near major amenities, ensuring that residents enjoy convenient access to local services, schools, parks, and shopping facilities.

One of Cassia's key attractions is its proximity to the Kwinana Town Centre, which is just a 5-minute drive away. This central hub includes major retail options such as Kwinana Marketplace, offering grocery stores, retail outlets, dining options, and essential services. Additionally, the estate is close to various schooling options, including several primary schools and the popular Gilmore College, catering to families with children of all ages. For health services, Rockingham General Hospital is only 11 kilometers away, providing a comprehensive range of medical facilities.

The natural surroundings are another highlight of Cassia, with numerous parks and green spaces within the estate, as well as easy access to the coast. Kwinana Beach, a scenic and family-friendly beach, is less than 10 kilometers away, offering residents a peaceful retreat for outdoor activities and relaxation. Cassia's thoughtful integration of amenities, green spaces, and connectivity makes it an appealing option for those seeking a balanced lifestyle in a well-connected community.



Medina Primary School

Gilmore College

North Parmelia Primary School

Kwinana

Kwinana Dental

Bertram Nature Reserve

BERTRAM

CALISTA

KWINANA TOWN

RMELIA

Kwinana Golf Club

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The King's College

Kwinana

Sloan Reserve

Wellard Park

Kwinana

LEDA

WELLARD

Wellard Primary School

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E



Location

- 01 North Parmelia Primary School
- 02 Darius Wells Library
- 03 Youth Zone
- 04 Skate Park
- 05 Kwinana Adventure Park
- 06 Kwinana Recquatic Centre
- 07 Kwinana Marketplace
- 08 Callista Primary School
- 09 Golf Course
- 10 Gilmore College
- 11 Kwinana Beach
- 12 Rockingham Beach
- 13 Kwinana Train & Bus Station
- 14 St Vincent's School
- 15 Peter Camley School
- 16 Kwinana Walking Trail



| LEGEND | |
|------------------|---|
| Stage 4 | Previous Residential Release |
| Red Asphalt | Limestone Retaining Wall |
| Brick Paving | Water Housing Connection |
| Side Entry Pit | Water Valve and Hydrant |
| Drainage Grate | Sewer Housing Connection/Manhole |
| Drainage Manhole | Fixed Garage Location |
| Bin Pads | Power Pole and Stay |
| | Street Light & Street Light Road Widening |
| | Western Power Housing Connection |
| | Western Power Transformer Site |
| | Access Restriction |
| | Lots affected by BAL |
| | Footpath |
| | Lot Level |
| | Road Level |
| | Retained Tree |
| | Speed Plateau |
| | NBN Connection |

This plan is intended to be indicative only and may not accurately or fully depict the actual or final development at present or in the future. It is not, and may not be taken as being, a representation in any respect by Satterley Property Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers or anybody else. The Housing Authority reserves its rights to amend the plan without notice and in particular, changes to the lots it proposes to use for its program and purposes. To the maximum extent permitted by law, Housing Authority, its officers, agents, service providers and its employees disclaim any liability for loss in respect of reliance on this plan. Interested parties should only rely on the terms of the sale contract.

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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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