



BRIGHTWOOD

BALDIVIS

EXECUTIVE SUMMARY

Project Name

Brightwood Estate

Project Location

Solis Boulevard, Baldivis WA 6171

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

Brightwood Estate, nestled between Sixty Eight Road and Baldivis Road in Baldivis, Western Australia, offers a variety of house and land packages tailored to diverse lifestyle needs. This master-planned community is home to over 800 families, providing a vibrant and welcoming environment.

- **Baldivis Shopping Centre:** Approximately 3 kilometres north, featuring over 80 specialty retail stores, supermarkets, and dining options.
- **Ridge View Secondary College:** Within walking distance, offering quality education for secondary students.
- **Warnbro Train Station:** Approximately 15 kilometres northwest, providing public transport links to Perth CBD.
- **Perth CBD:** Approximately 40 kilometres north, accessible via the Kwinana Freeway.
- **Warnbro Sound Beach:** Approximately 10 kilometres west, offering beautiful coastal recreation opportunities.
- **Adventure Park:** A \$3 million world-class adventure playground located within the estate, providing recreational activities for families.

Brightwood Estate presents an excellent opportunity for individuals and families seeking a balanced lifestyle that combines modern living with convenient access to essential services and recreational activities. Its strategic location and well-planned community features make it an attractive choice for prospective homeowners.

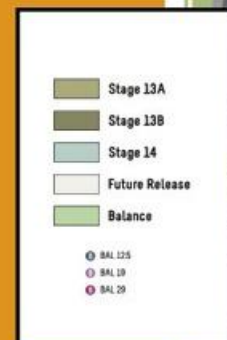


Why Brightwood?



ESTATE PLAN

BRIGHTWOOD EAST



"DISCLAIMER - Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

parcel.



- | | | | | | | |
|----------|----------|----------|----------|---------|----------|----------------|
| Stage 1 | Stage 4A | Stage 5A | Stage 6A | Stage 7 | Stage 10 | BAL 125 |
| Stage 2 | Stage 4B | Stage 5B | Stage 6B | Stage 8 | Stage 11 | BAL 19 |
| Stage 3 | Stage 4C | Stage 5C | Stage 6C | Stage 9 | Stage 12 | BAL 29 |
| Stage 4D | | | | | Stage DS | Future Release |

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.