

OVATION

EXECUTIVE SUMMARY

Project Name

Ovation

Project Location

175 Ingleburn Road, Leppington NSW

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

Welcome to the development that celebrates the very best of Sydney's growing South West. An exciting new address that combines life's modern conveniences with lush parklands. Ovation is the setting for unique house and land packages brought to you by one of Australia's premier construction and design teams.

This masterplanned estate has all the benefits of a tight-knit community, ideally located in the heart of Leppington. Residents benefit from convenient access to exciting retail and dining options, schools and transport links.

- 700m from local shops - Leppington Village Shopping Centre
- Close to local schools, shops and transport links at Leppington Train Station, local buses and a short 20-minute drive to the new Western Sydney International Airport.
- Within walking distance of the NEW Leppington employment hub.
- Last free-standing residential release in Leppington NSW.
- Quality turnkey inclusions and finishes - built by one of Australia's largest house and land package builders
- A direct train line to Parramatta and Sydney CBD and with just a short drive to Willowdale Shopping Centre, Emerald Hill Shopping Village, Carnes Hill Marketplace and Ed.Square Town Centre, accessibility and convenience reign supreme.



LIVERPOOL
CBD

CROSSROADS

EDMONDSON
PARK/ED. SQUARE

OVATION

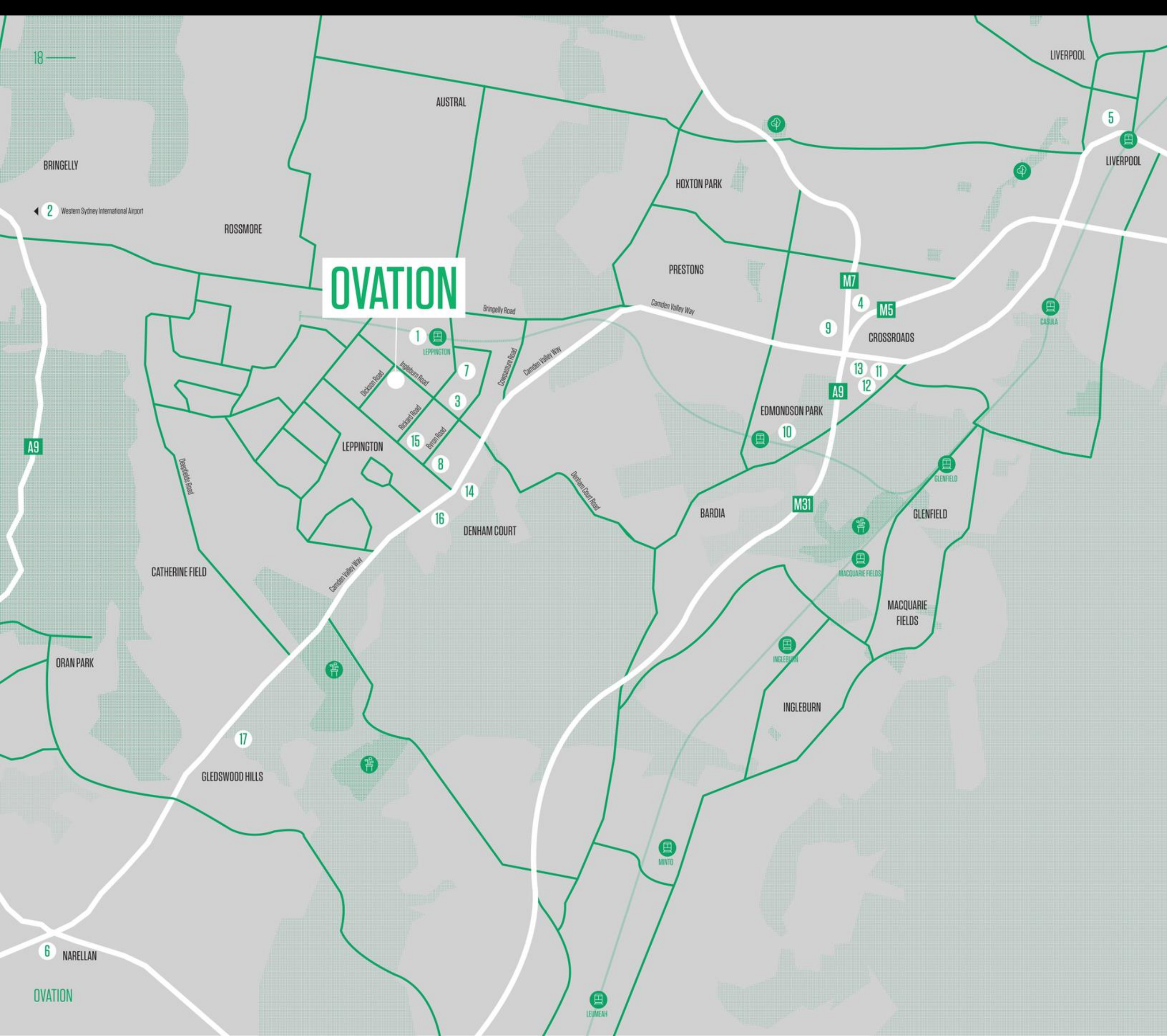
WILLOWDALE
SHOPPING CENTRE

LEPPINGTON
TRAIN STATION

LEPPINGTON
PUBLIC SCHOOL

LEPPINGTON
VILLAGE
SHOPPING CENTRE
(700M)

LEPPINGTON
ANGLICAN
COLLEGE



LOCATED IN THE HEART OF A VIBRANT SUBURB

Sydney's South West is one of the fastest growing areas in NSW offering existing - and new residents - all of life's conveniences in one easily accessible location. From efficient transport links and spacious purpose-built homes to modern shopping centres and beautiful parklands, it's little wonder why Ovation is quickly becoming one of the most attractive new developments in the Leppington area.

KEY LOCATIONS

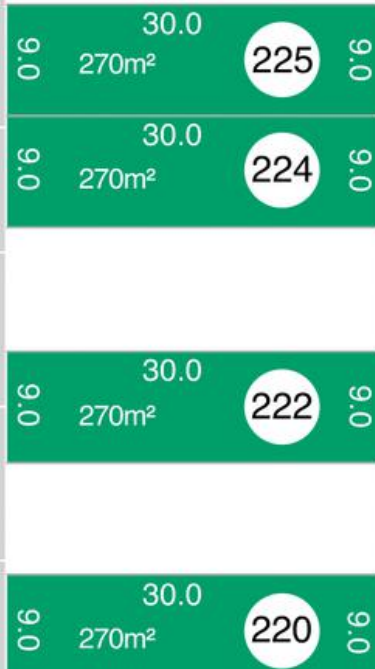
- 1 Leppington Train Station 1.5km
- 2 Western Sydney International Airport 18km
- 3 Leppington Village Shopping Centre 700m
- 4 M5 and M7 Motorways 14km
- 5 Liverpool CBD 14km
- 6 Narellan Shopping Centre 12km
- 7 Leppington Public School 1km
- 8 Leppington Anglican College 2km
- 9 Amity College 9.5km
- 10 Edmondson Park/Ed. Square 7.5km
- 11 Crossroads Liverpool 9km
- 12 Crossroads Hotel 9km
- 13 Crossroads Homemaker Centre 9.5km
- 14 Willowdale Shopping Centre 3km
- 15 Leppington Oval 2km
- 16 Willowdale Park 2.5km
- 17 Gledswood Hills Country Club 8km

MASTERPLAN

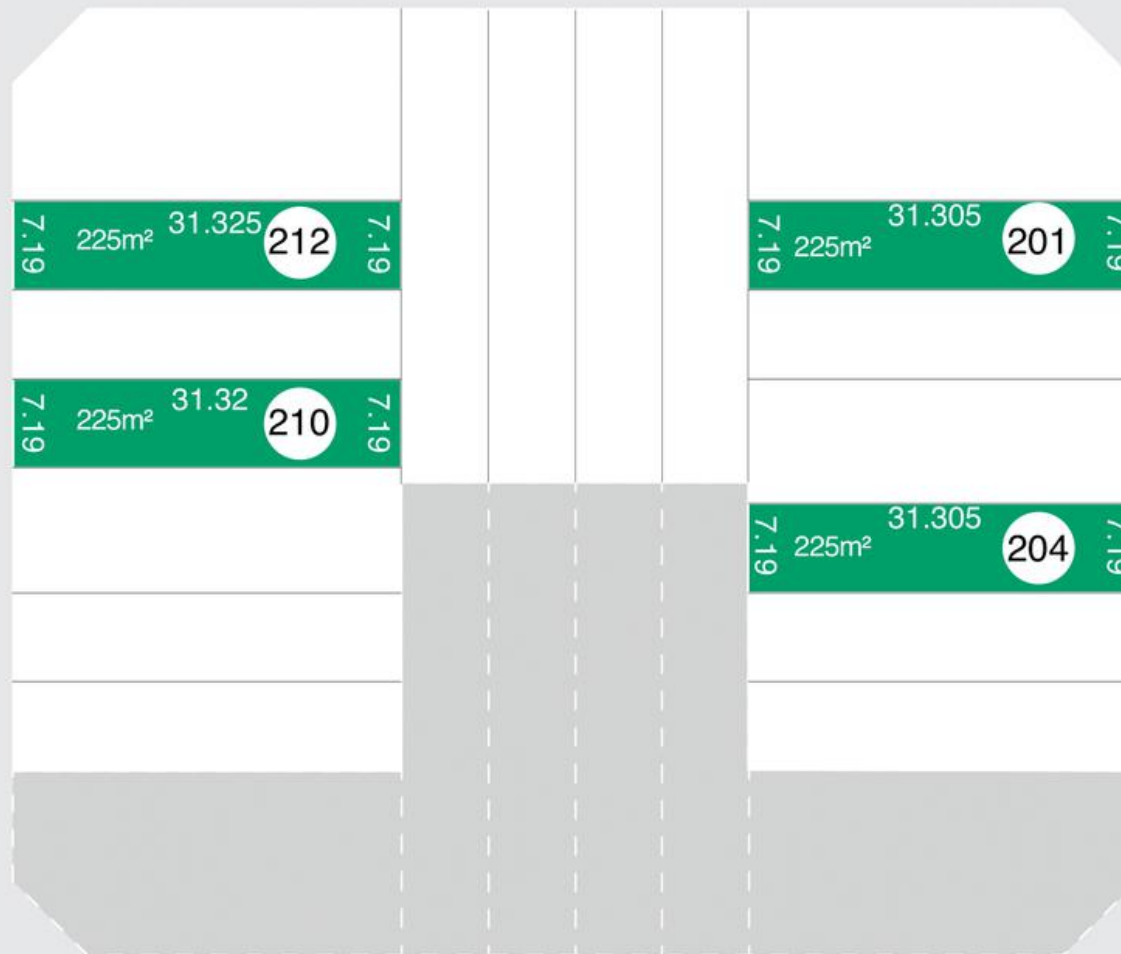
DICKSON ROAD

FIRST RELEASE
MORE PACKAGES
COMING SOON

FUTURE RESERVE



PROPOSED ROAD 1



PROPOSED ROAD 2

FUTURE RESERVE

PROPOSED ROAD 3

FUTURE RESERVE











DEVELOPER

Metro is one of Australia's largest and most experienced National Developers, with a track record and portfolio of delivering landmark projects year on year. With over 60 projects delivered and underway, Metro specialises in delivering future-proof, luxurious and family-friendly communities across Australia.

METRO

BUILDER

Creation Homes is one of Australia's leading and premier National builders, specialising in delivering exceptional quality without compromise. Their homes offer the perfect combination of value, design and liveability to suit all types of buyers. With multiple industry awards and years of proven experience across multiple projects and States, buyers have peace of mind when building with Creation Homes.



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.

OVATION