

CLARKE  
GROUNDS

ROUSE HILL



# EXECUTIVE SUMMARY

## Project Name

Clarke Grounds

## Project Location

12 Clarke Street, Rouse Hill, NSW, 2155

## 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

Perfectly positioned in the growing North West Sydney suburb of Rouse Hill, Clarke Grounds neighbours lush parklands and is surrounded by suburban amenities including transport links, local schools, shops, recreation and much more!

- Thoughtfully curated details range from built-in sliding mirror storage and reverse cycle air conditioning to premium landscaping and the latest in hybrid floors.
- 900mm gas wok cooktop with cast-iron trivets, 900mm ducted rangehood & 600mm electric oven.
- 20mm zero silica stone kitchen benchtops with square edging and soft close kitchen drawers & cupboards (in accordance with the selected colour scheme).
- Actron dual zone ducted reverse cycle heating & cooling system.
- Latest in hybrid flooring (heat, stain, water & bacteria resistant).
- Built-in sliding mirrored storage.
- LED downlights throughout kitchen & bathroom areas.
- Sectional overhead Colorbond garage door with auto opener (2 hand-held transmitters & 1 wall-mounted transmitter).
- Landscaping to front and rear yards, concrete driveway, boundary fencing, letterbox and clothesline.



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ROUSE HILL



## A CONVENIENT LOCATION

Clarke Grounds is part of a new, vibrant neighbourhood located in Rouse Hill. With convenient access to the M2 and M7 motorways, residents also enjoy quick access to the Metro North West Line Services. It's also less than one hour from Sydney's CBD and just 20 minutes from Chatswood.

## LIFESTYLE

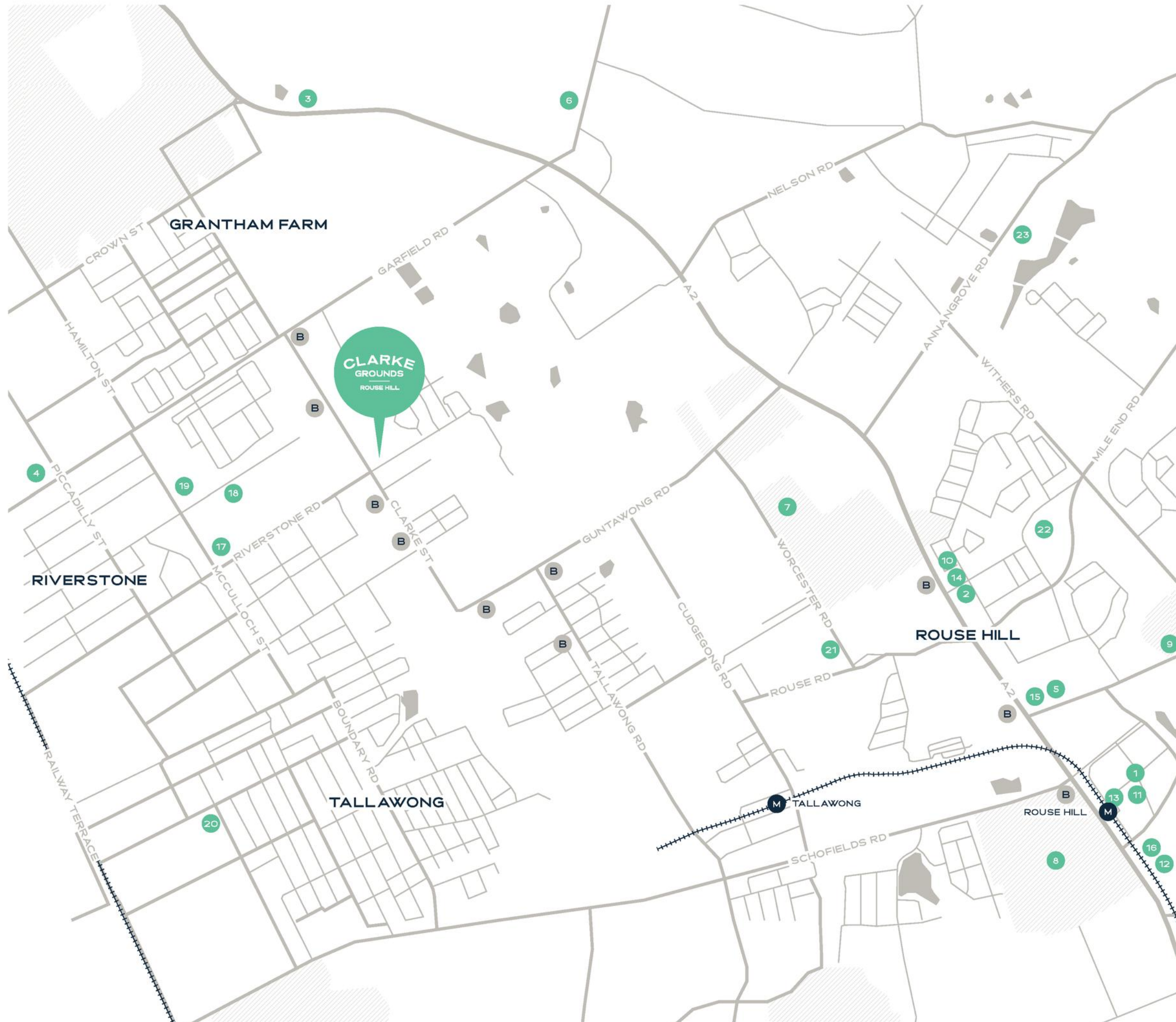
- 1 Rouse Hill Town Centre
- 2 Rouse Hill Village Centre
- 3 Carmel Village Shopping Centre
- 4 Riverstone Swimming Centre
- 5 Live Well Health Clubs
- 6 Anytime Fitness
- 7 Rouse Hill Regional Park
- 8 Castlebrook Memorial Park Rouse Hill
- 9 The Hills Centenary Park

## CAFES AND RESTAURANTS

- 10 The Second Home Cafe
- 11 Moss Bros Dessert And Brunch Cafe
- 12 The Local Shed Cafe
- 13 Griddle Rouse Hill
- 14 Barbara's Italian Restaurant
- 15 The Fiddler
- 16 Asuka Japanese Kitchen

## EDUCATION

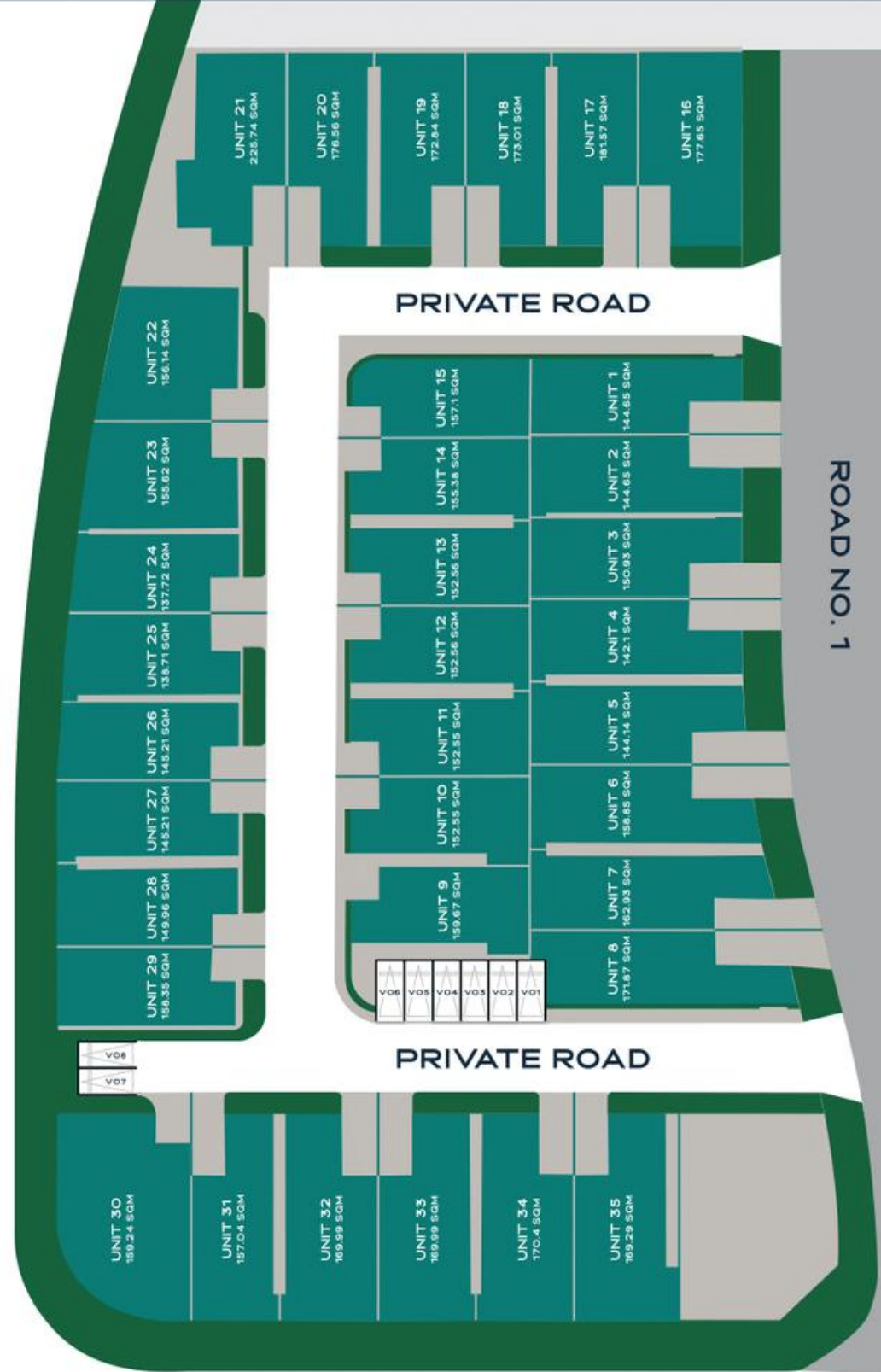
- 17 Riverstone High School
- 18 South Creek School
- 19 Norwest Christian College
- 20 Schofields Public School
- 21 Rouse Hill Anglican College
- 22 Rouse Hill Public School
- 23 Rouse Hill Pre-school Kindergarten



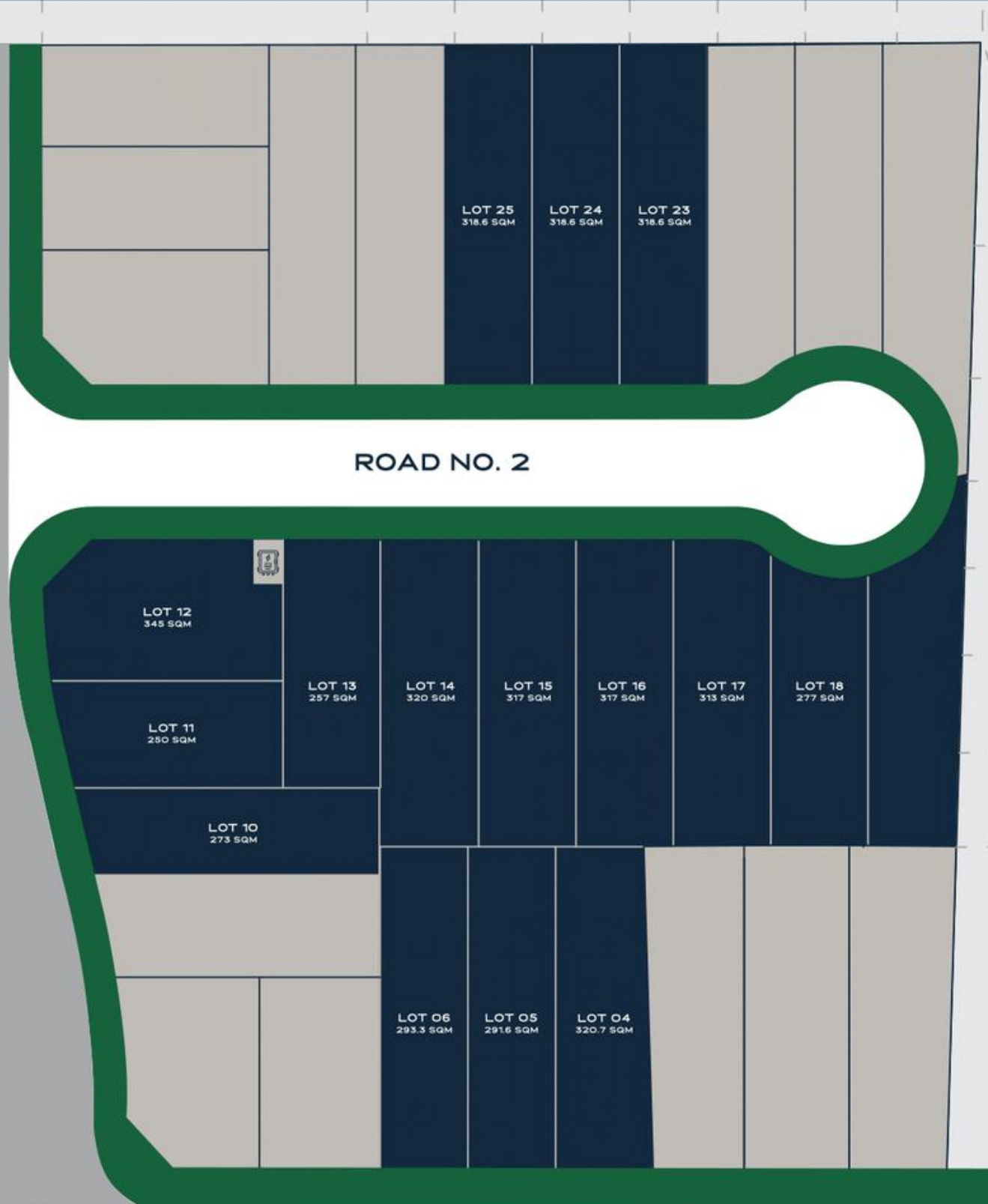
# HOUSE LAND PACKAGES & DUPLEX HOMES



CLARKE STREET



ROAD NO. 1

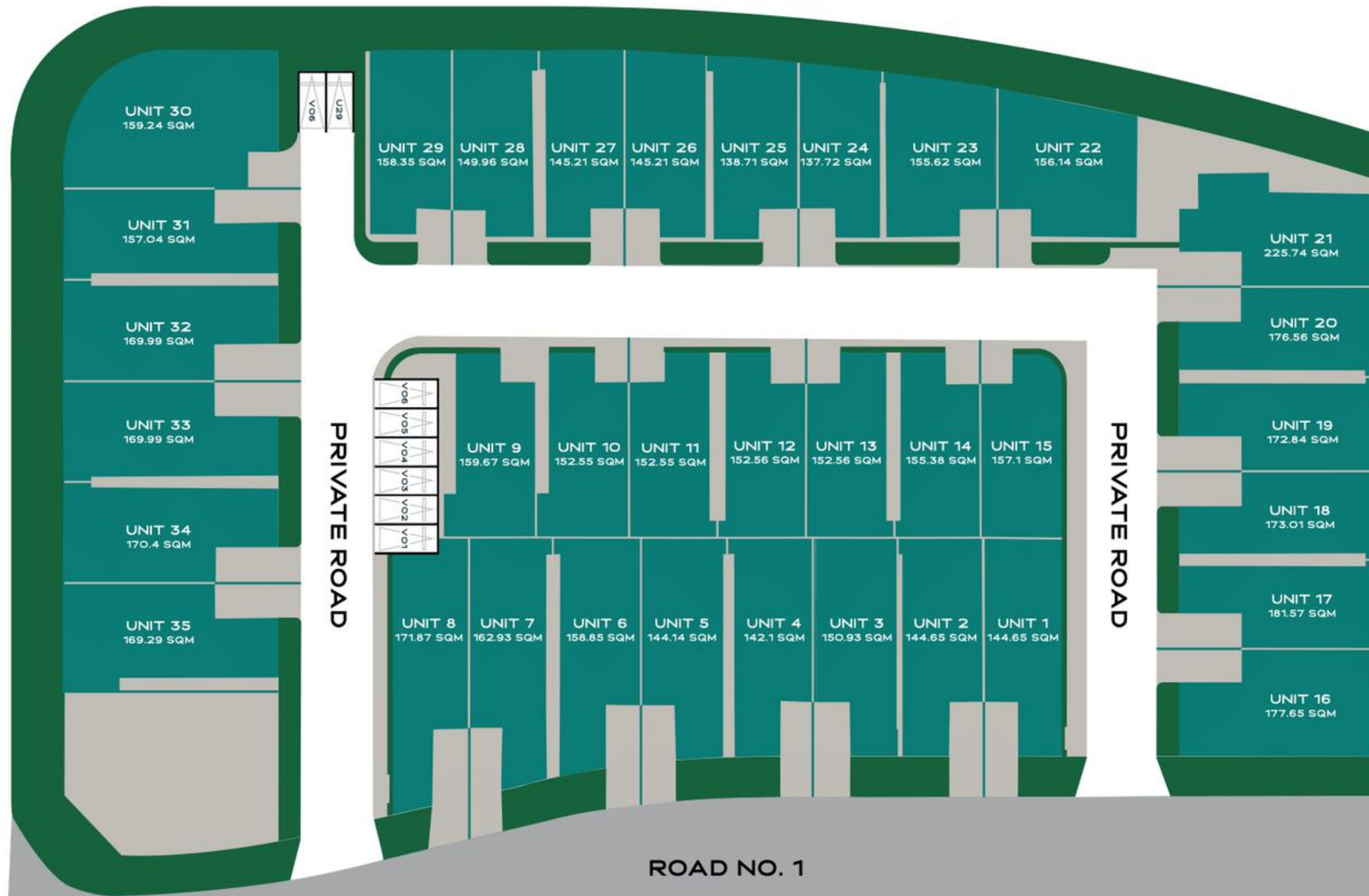


ROAD NO. 2

RIVERSTONE ROAD

# HOUSE LAND PACKAGES & DUPLEX HOMES

CLARKE STREET





LOT  
18

LOT  
17

LOT  
16

LOT  
15

LOT  
14

LOT  
13

LOT  
11

LOT  
12









### **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.

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