



bg buyer's
guide



DAIRY FARMERS
TOWERS

**PROJECT
OVERVIEW** 09

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**INVESTMENT
RISKS** 25

EXECUTIVE SUMMARY

Project Name

Dairy Farmers Towers

Developer

Third.i

Project Location

924 Hunter Street,
Newcastle West NSW 2302

Architect

CKDS Architecture

Project Description

Dairy Farmers Towers will feature 182 apartments across two towers of 29 Levels and 24 Levels

Apartment Breakdown

1 Bedroom Apartment
2 Bedroom Apartment

Transaction Requirement

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

Time to Exchange

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

Development Features

- Outdoor pool with views of the harbour/districts
- Gymnasium
- Pilates Studio,
- Wine bar/cellar
- Function room
- Newcastle's first co-working office space
- Home automation
- Work from Home areas
- 360-degree views across Newcastle Harbour
- Commercial and Retail activation on the lower levels
- Secure parking for each apartment
- Connection to the new interchange
- Each of the 2-bedroom apartments in the development are quarter-floor apartments that offer 2 or 3 balconies, dual aspect, cross ventilation and an abundance of natural light.



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.5%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Located with a short stroll to shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus and train services

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	52	19	\$595,000 - \$700,000
2 BRM	81 - 84	20 - 85	\$890,000 - \$1,155,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$800 - \$1000 / Quarter	\$450 / Quarter	\$200 / Quarter
2 BRM	\$1200 - \$1600 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	COMPLETION
Mixed Use Residential	Construction Commenced	Q2 2025

DAIRY F
TOW



ARMERS

ERS



A new chapter

Your new home will be situated in one of two stunningly-designed towers that will become a new landmark amongst Newcastle's city skyline. The North Tower will be 99 metres tall and will go where no other has gone before. With 30 storeys, each residence will embrace a limitless sky and refined luxury and elegance that you would expect from this premium address. The South Tower will be 89 metres in height and feature 24 storeys. Each tower will include layouts featuring 1, 2 and 3 bedrooms.







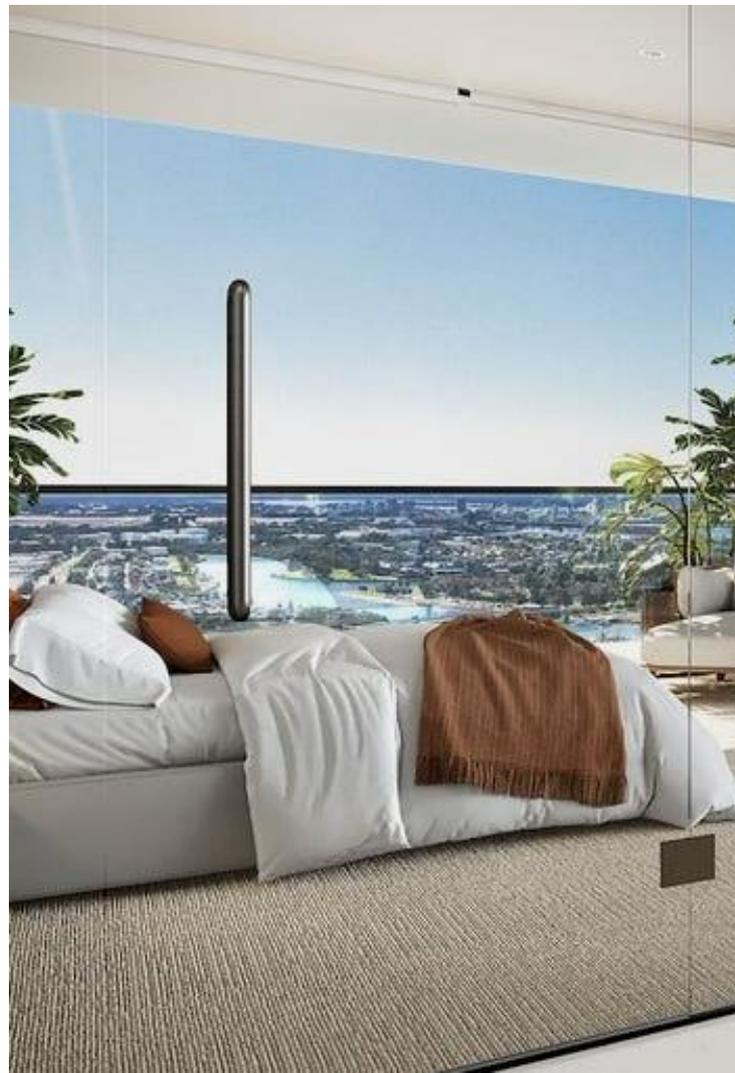
The Kitchen

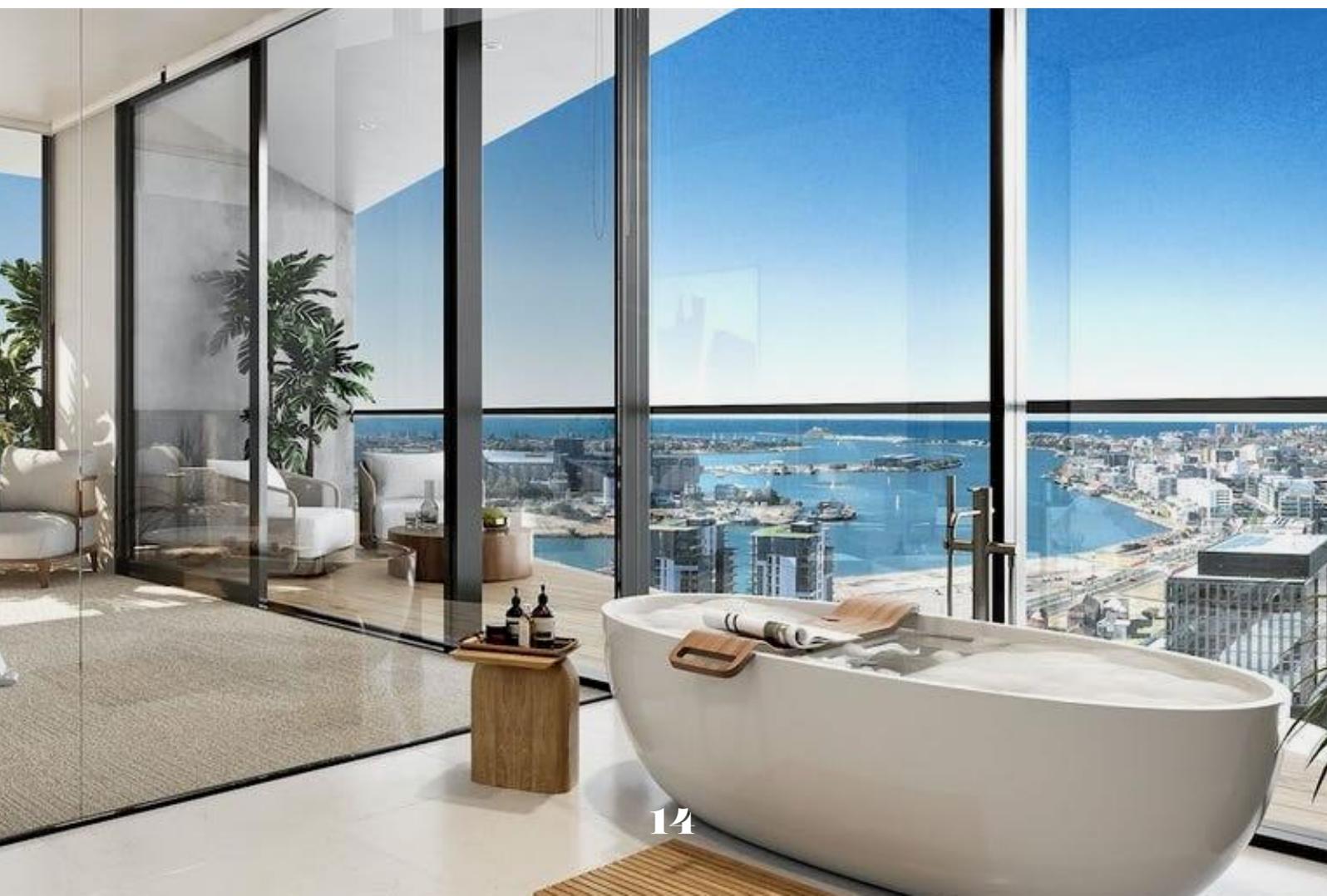
At the heart of your new residence, the kitchen is filled with sleek, top-of-the-line appliances and modern finishes, ready for you to create, entertain or just enjoy a morning coffee.



Your new sanctuary

They say life is made up of all the small details, which is where Dairy Farmers Towers truly shines. Inspired by classic design and presented with modern-day artistry, each residence is infused with all the quality touches that define a beautiful home.





An extension from home

Here, you can enjoy a true sense of community. With BBQ areas, precinct lap pool, wine bar and cellar, function rooms, green spaces and a gym to enjoy, you won't have to go far to find the perfect space to meet with friends and neighbours.





1 BEDROOM

TYPE B

1  1  1 

INTERNAL	52 M ²
EXTERNAL	19 M ²
TOTAL	71 M ²



Disclaimer:

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

2 BEDROOM

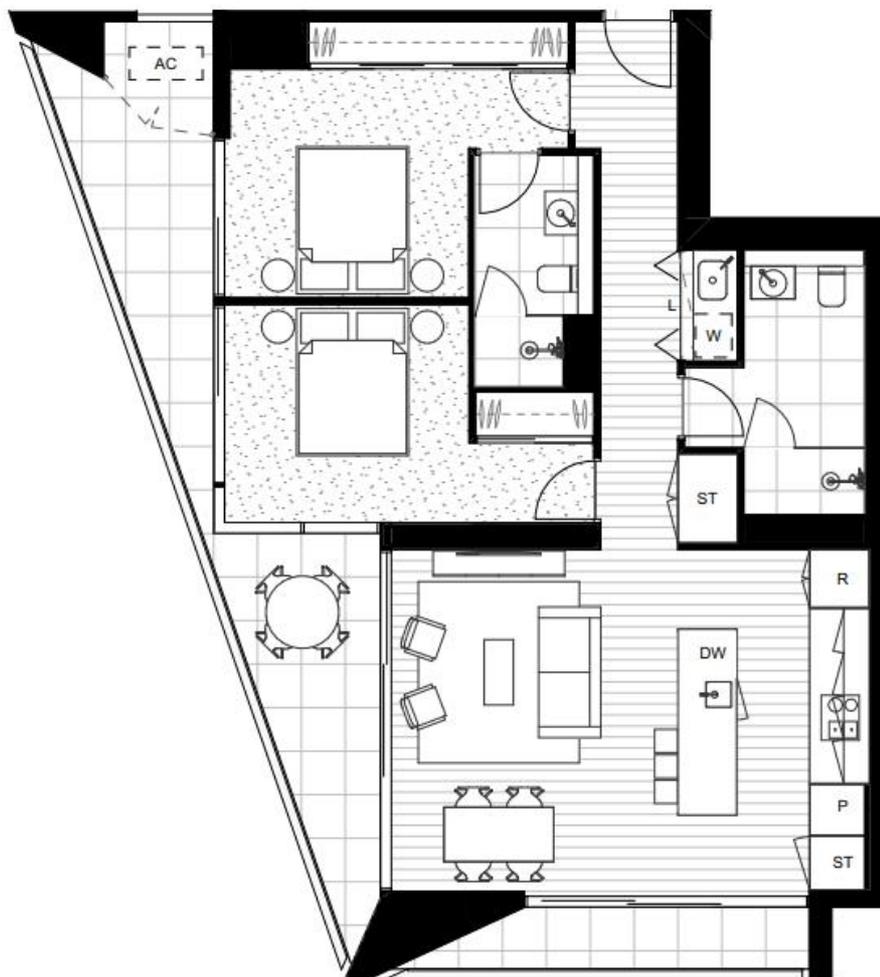
TYPE C1

2  2  1 

INTERNAL 84 M²

EXTERNAL 18 M²

TOTAL 102 M²



Disclaimer:

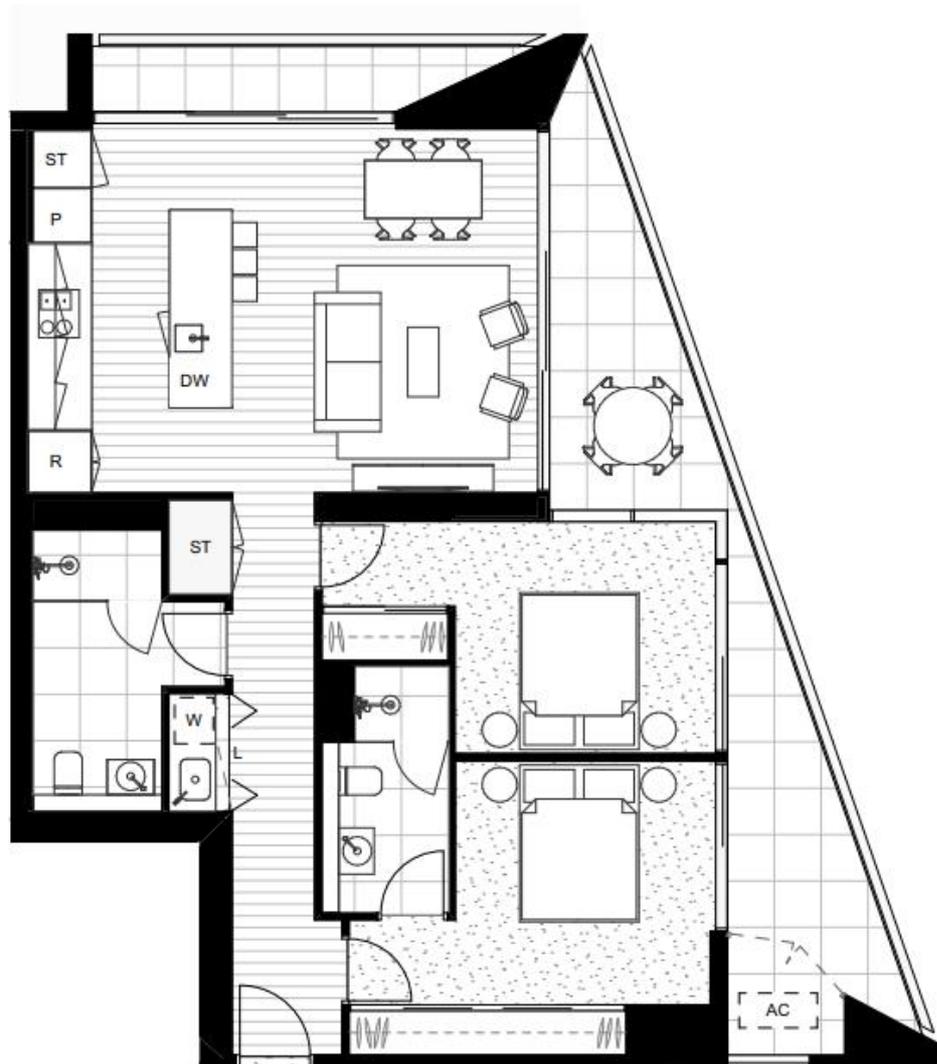
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2 BEDROOM

TYPE C4

2  2  1 

INTERNAL	84 M ²
EXTERNAL	18 M ²
TOTAL	102 M ²



Disclaimer:

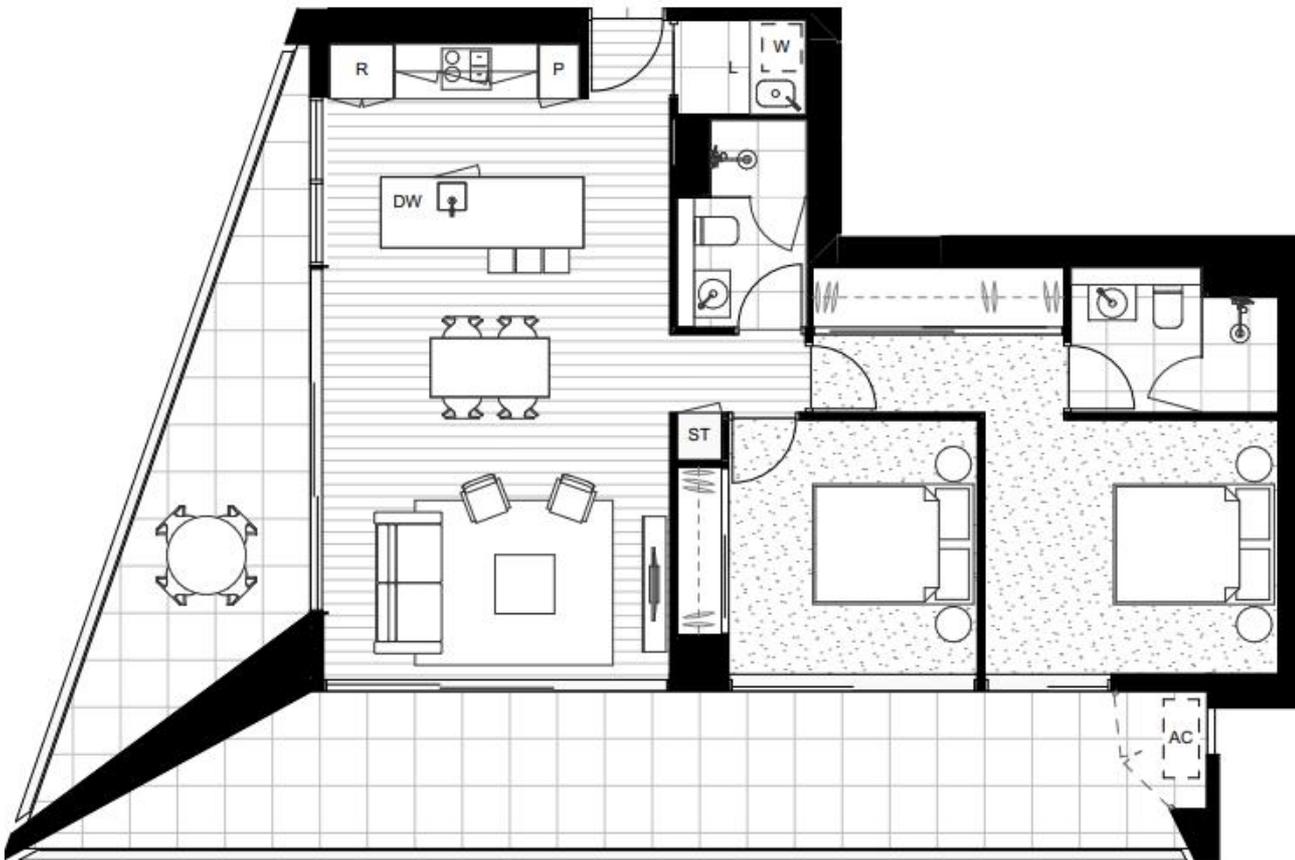
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2 BEDROOM

TYPE E1

2  2  1 

INTERNAL	82 M ²
EXTERNAL	38 M ²
TOTAL	120 M ²



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PROJECT
TEAM



Kloster BMW



DEVELOPER

From humble beginnings, Third.i have spent almost 20 years perfecting their vision of becoming a global leader in property development and investment. Internationally recognised for their award-winning projects, Third.i is passionate about collaborating with the world's leading architects, designers and place makers to create legacy projects for future generations to benefit from. Regardless if it's a luxury residential precinct, high-rise commercial tower or a purpose-built home for a person living with a disability, Third.i is committed to making the world a better place to live, work and play in.

Third.i

ARCHITECT

CKDS is always client focussed, agile and loves to collaborate. They're a multi award-winning practice and pre-qualified with the NSW Government Register for Design Excellence. CKDS Architecture provides a range of professional services in the field of Architecture, including facility planning, briefing and interior design. An objective of the management team at CKDS is to provide their services in a manner that conforms to professional, contractual and regulatory requirements and the achievement of Client satisfaction.

CKDS

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.

