

# WHITEROCK



# EXECUTIVE SUMMARY

## Project Name

Parkside Terraces

## Project Location

Sandstone Blvd, White Rock QLD 4306

## 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

Located within the Springfield/Ripley region, one of the fastest growing corridors in Australia, these boutique residences comprise of 11 architecturally designed homes perfectly situated within a boutique master planned development, set amongst leafy, tree lined streets.

Whiterock is a magnificent master plan community developed by Intrapac, and is an exceptional neighbourhood designed for families – with more than 34 hectares of lush green parklands, sports fields, bike and walking trails, gardens, local neighbourhood parks and the Adventure Playground.

Whiterock is ideal for first home buyers, young families and empty-nesters that are looking to become a part of a growing community within an established suburb rich in infrastructure.

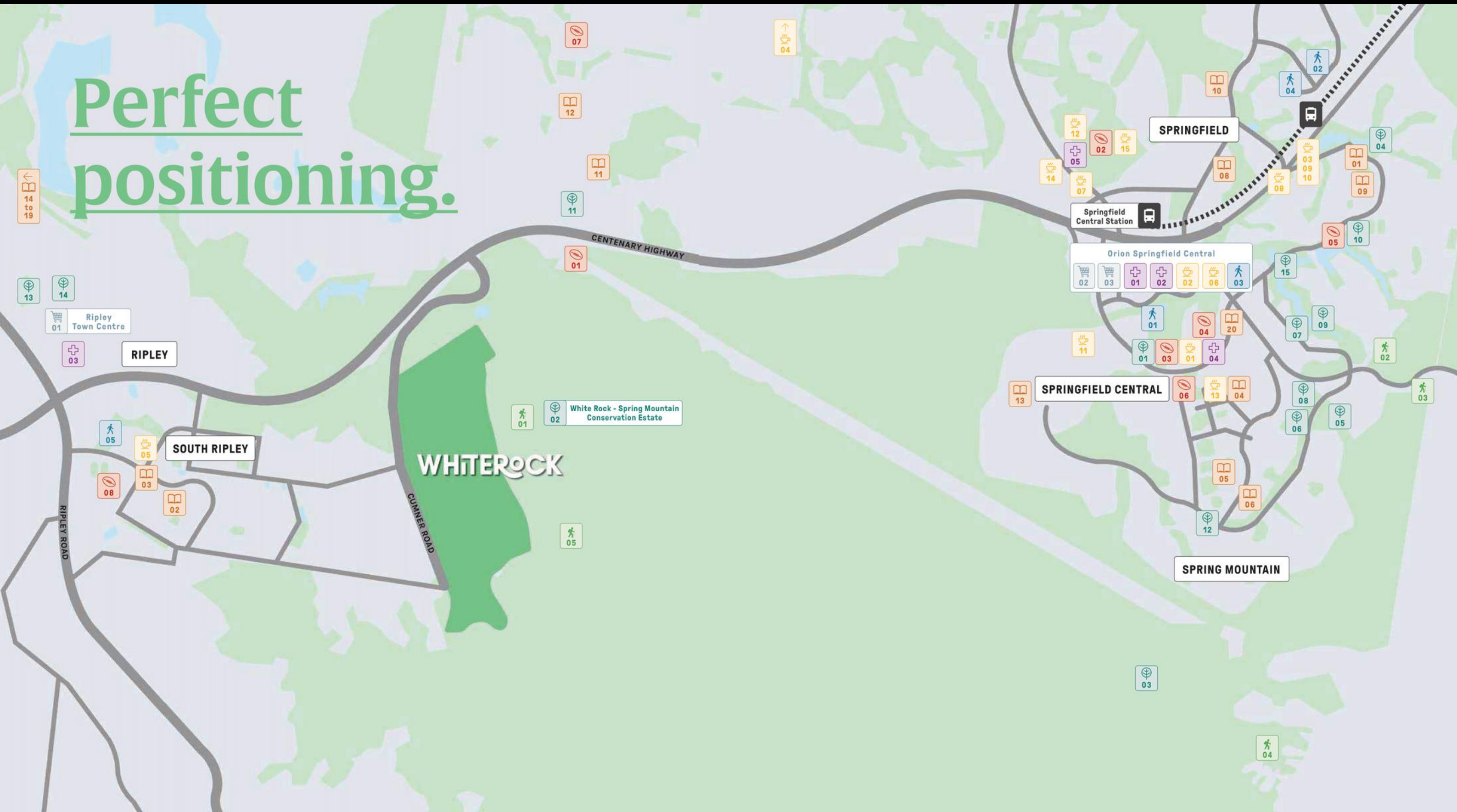
Sitting within the Springfield/Ipswich/Ripley region, Whiterock has seen continued rapid growth due to the increased infrastructure that has helped this region become one of the fastest growing corridors in Australia.

## Location

- Ripley Town Centre: 4 mins drive
- Springfield Orion Shopping Centre: 8 mins drive
- Springfield Central Station: 8 mins drive
- Springfield University of Southern Queensland: 9 mins drive
- Ipswich CBD: 18 mins drive
- Ipswich Campus – University of Southern Queensland: 18 mins drive
- Ipswich Campus – University of Queensland: 18 mins drive
- Brisbane CBD: 35 mins drive



# Perfect positioning.





Whiterock Primary School (Proposed)

Multipurpose Courts Sportsfields

Childcare Centre (Proposed)

Whiterock Village Incl. a proposed supermarket

Adventure Playground

Stage 10 BELLENDEN KER

Stage 8

Stage 9 EMERALD RELEASE A

Stage 9 EMERALD RELEASE B

Stage 9 EMERALD RELEASE C

Stage 9C EMERALD RELEASE

Home Show Display Village

DISPLAY VILLAGE

Parkside Terraces

Linear Parklands







# 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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