



# CITRINE

T O W N H O M E S

# EXECUTIVE SUMMARY

## Project Name

Citrine

## Project Location

311 Gardner Rd, Rochedale QLD 4123

## 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

Citrine in Rochedale is a masterfully crafted community offering a harmonious blend of work, rest, and play. The development features premium, resort-style amenities, including a lap pool and BBQ area, providing the perfect spot for morning swims, entertaining with friends, or unwinding after a busy day.

- **Shopping & Dining:** Rochedale Village Shopping Mall is on your doorstep, featuring a major supermarket (Coles), a chemist, and a gym, ensuring convenience is at the heart of the Citrine offering.
- **Education:** The area is home to 11 schools, providing ample educational opportunities for families.
- **Recreation:** With over 20 cafés and restaurants, 15 gyms and fitness centres, and 12 shopping centres in the vicinity, Rochedale offers a vibrant lifestyle for residents.

Citrine's strategic location, just 13 km south of Brisbane CBD, combined with its luxurious amenities and proximity to essential services, makes it an ideal choice for those seeking a balanced and convenient lifestyle in one of South East Queensland's most desirable residential locations.

INCLUSIONS























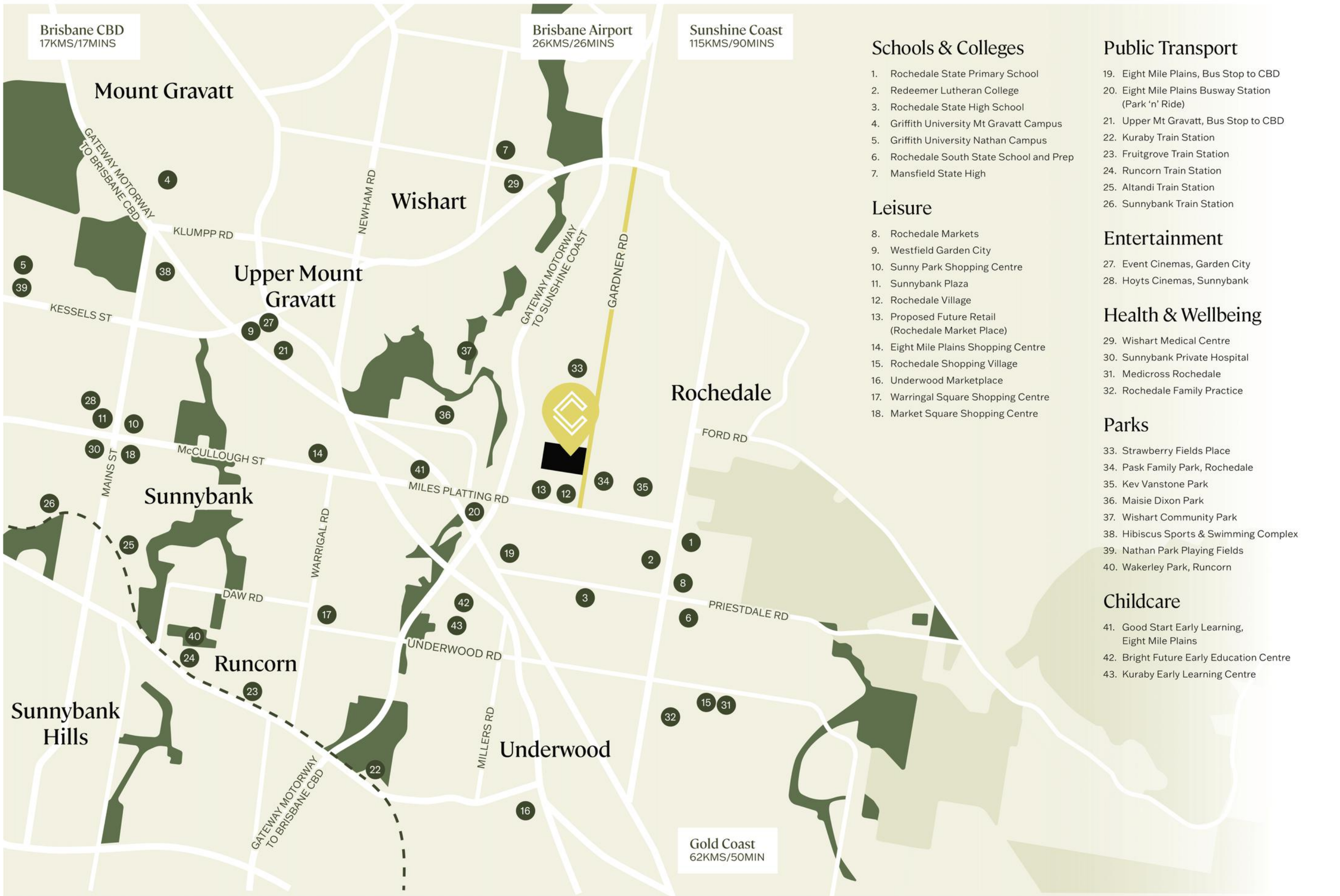
  
THE CITRINE  
RESIDENT'S CLUB



311 GARDNER RD

CITRINE





Brisbane CBD  
17KMS/17MINS

Brisbane Airport  
26KMS/26MINS

Sunshine Coast  
115KMS/90MINS

Gold Coast  
62KMS/50MIN

### Schools & Colleges

1. Rochedale State Primary School
2. Redeemer Lutheran College
3. Rochedale State High School
4. Griffith University Mt Gravatt Campus
5. Griffith University Nathan Campus
6. Rochedale South State School and Prep
7. Mansfield State High

### Leisure

8. Rochedale Markets
9. Westfield Garden City
10. Sunny Park Shopping Centre
11. Sunnybank Plaza
12. Rochedale Village
13. Proposed Future Retail (Rochedale Market Place)
14. Eight Mile Plains Shopping Centre
15. Rochedale Shopping Village
16. Underwood Marketplace
17. Warringal Square Shopping Centre
18. Market Square Shopping Centre

### Public Transport

19. Eight Mile Plains, Bus Stop to CBD
20. Eight Mile Plains Busway Station (Park 'n' Ride)
21. Upper Mt Gravatt, Bus Stop to CBD
22. Kuraby Train Station
23. Fruitgrove Train Station
24. Runcorn Train Station
25. Altandi Train Station
26. Sunnybank Train Station

### Entertainment

27. Event Cinemas, Garden City
28. Hoyts Cinemas, Sunnybank

### Health & Wellbeing

29. Wishart Medical Centre
30. Sunnybank Private Hospital
31. Medicross Rochedale
32. Rochedale Family Practice

### Parks

33. Strawberry Fields Place
34. Pask Family Park, Rochedale
35. Kev Vanstone Park
36. Maisie Dixon Park
37. Wishart Community Park
38. Hibiscus Sports & Swimming Complex
39. Nathan Park Playing Fields
40. Wakerley Park, Runcorn

### Childcare

41. Good Start Early Learning, Eight Mile Plains
42. Bright Future Early Education Centre
43. Kuraby Early Learning Centre

# 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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