

THE
CRESCENT
CRESCENT HEAD

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EXECUTIVE SUMMARY

Project Name

The Crescent

Project Location

90 Baker Drive, Crescent Head NSW 2440

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

The Crescent Estate represents the final opportunity to secure residential land in the iconic coastal town of Crescent Head, NSW. This boutique development offers premium land parcels ranging from 650 m² to 1,083 m², providing ample space to build your dream home or holiday retreat. Surrounded by national parklands and renowned surf beaches, The Crescent Estate embodies the quintessential coastal lifestyle.

Education:

- Crescent Head Public School: Approximately 950 metres north, offering quality primary education.

Shopping & Dining:

- Local shops and cafes: Within 1 km, providing convenient access to daily necessities and dining options.

Recreation:

- Crescent Head Beach: Just 900 metres away, renowned for its surf breaks and pristine sands.
- Surrounding national parks: Offer numerous walking trails and opportunities to engage with nature.

The Crescent Estate is the last available residential land in Crescent Head, with surrounding areas not zoned for development, ensuring uninterrupted natural vistas and a serene environment. This exclusive release provides a rare chance to secure a piece of paradise in one of New South Wales' most cherished coastal towns.

VIRTUAL TOUR





Landscaping indicative only



ARISSA

40 MINUTES TO
PORT MACQUARIE

IAN WALTON
RUGBY PARK

CRESCENT HEAD ROAD

LOFTUS ROAD

KILLICK
BEACH

LITTLE
NOBBY

SURF CLUB

PEBBLY
BEACH

SEA SEA HOTEL
(OPENING SEP 2024)

THE MED
HOTEL

LAGOON

CRESCENT HEAD
PUBLIC SCHOOL

MEDICAL
CENTRE

CRESCENT HEAD
COUNTRY CLUB

TAVERN FOODWORKS

KINCHELA ST

KOROGORA ST

DULCONGHI ST

CRESCENT HEAD
AQUATIC CENTRE

THE
CRESCENT
CRESCENT HEAD

COMARA TCE

SKYLINE CRES

BIG
NOBBY

CRESCENT HEAD
LOOKOUT

BAKER DRIVE

1 MIN DRIVE
TO BEACH

TO POINT
PLOMER ROAD

GOOLAWAH
BEACH



☀️ COFFS HARBOUR

BELLINGEN

🌴 NAMBUCCA HEADS

A1

☀️ SOUTH WEST ROCKS

HAT HEAD

KEMPSEY

🌴 CRESCENT HEAD

☀️ PORT MACQUARIE



Secure your own piece
of land in the last true
beach town of NSW

A boutique offering of premium
land from 650 sqm – 1083 sqm

Surrounded by national parklands and renowned surf beaches, Crescent Head truly is the jewel of the Mid North Coast, immense village charm and countless iconic places all within a short drive. With limited land available in Crescent Head, this is a rare opportunity to create your forever home or holiday retreat.



CRESCENT HEAD
LOOKOUT



GOOLAWAH
BEACH

COUNTRY
CLUB



NATIONAL
SURFING RESERVE

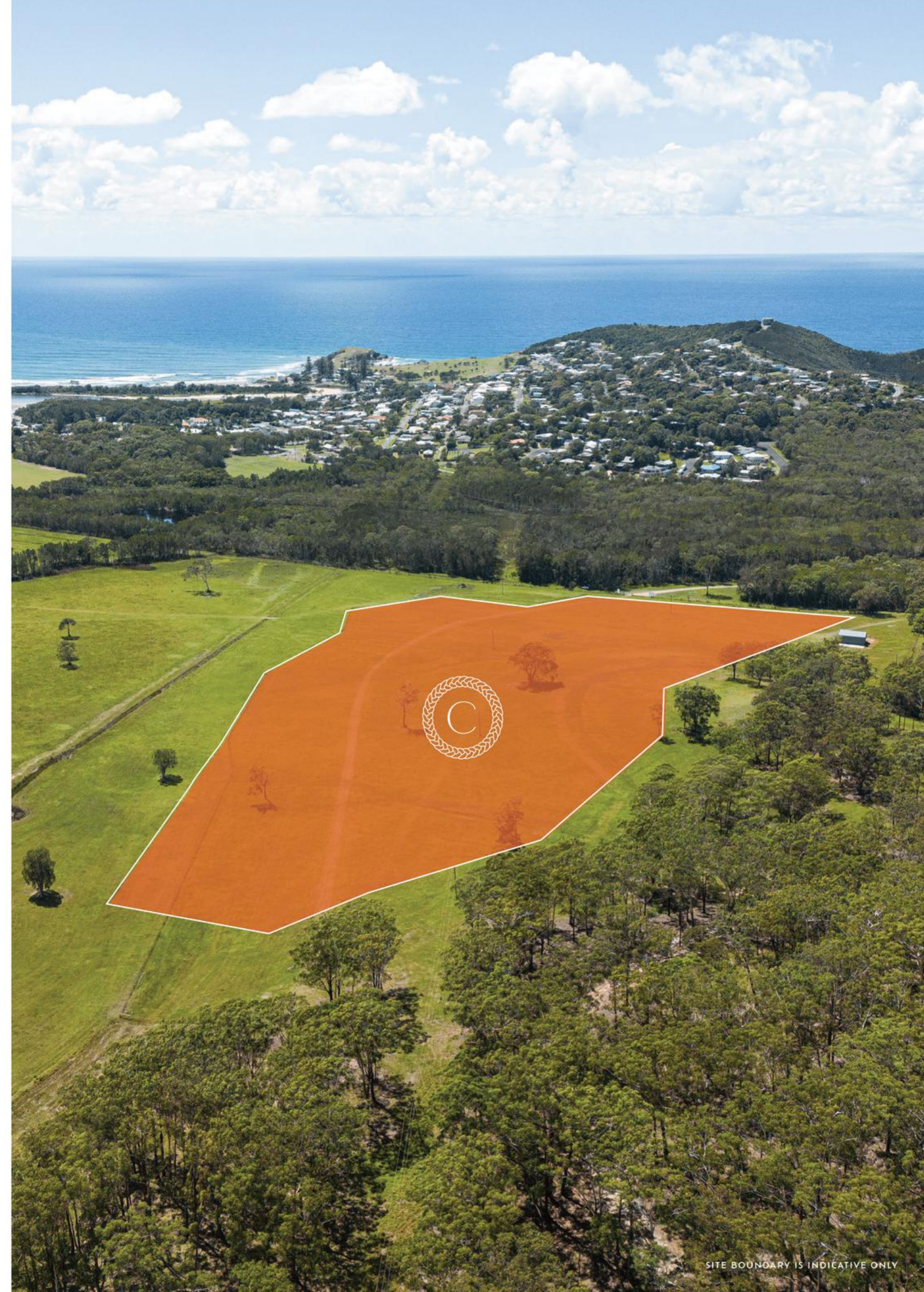
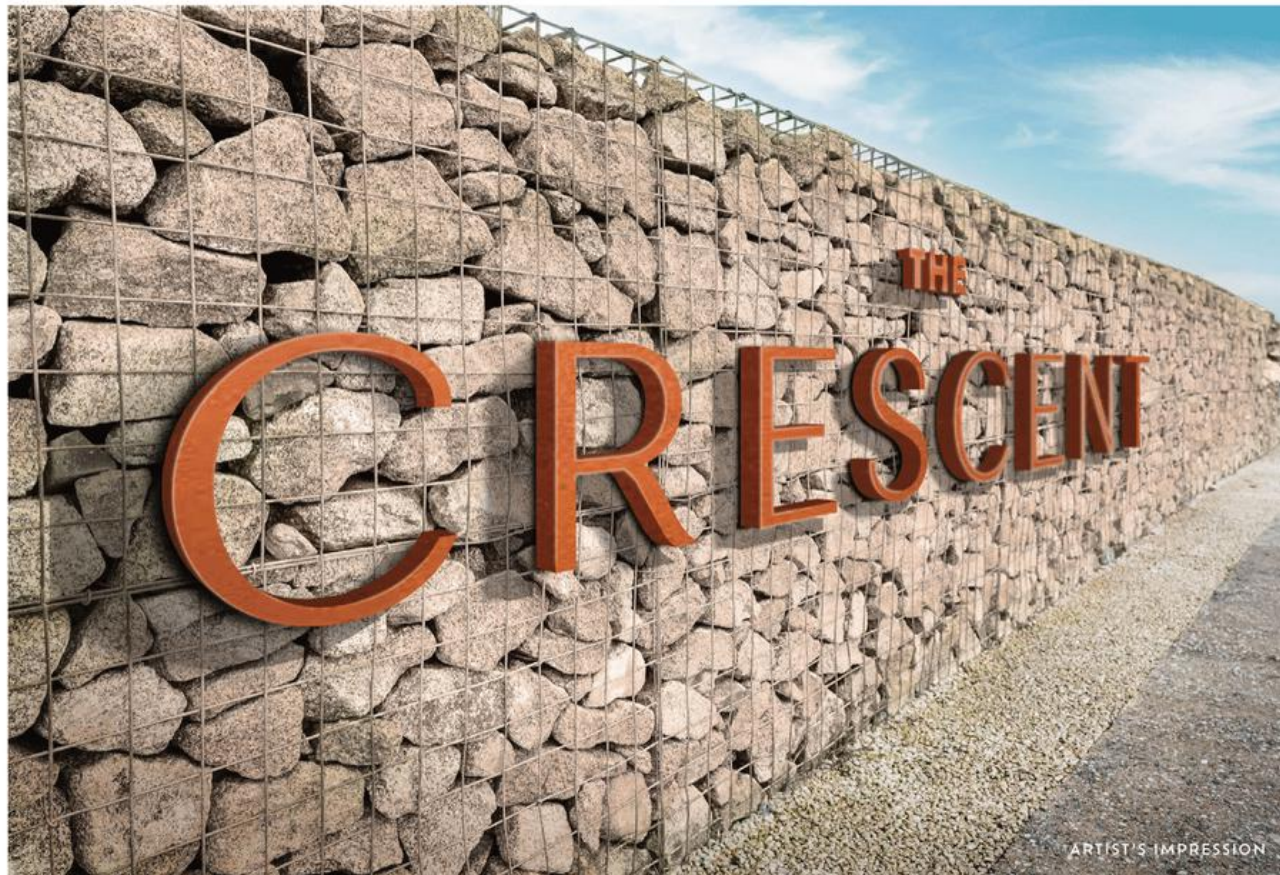
1 MIN DRIVE TO GOOLAWAH BEACH

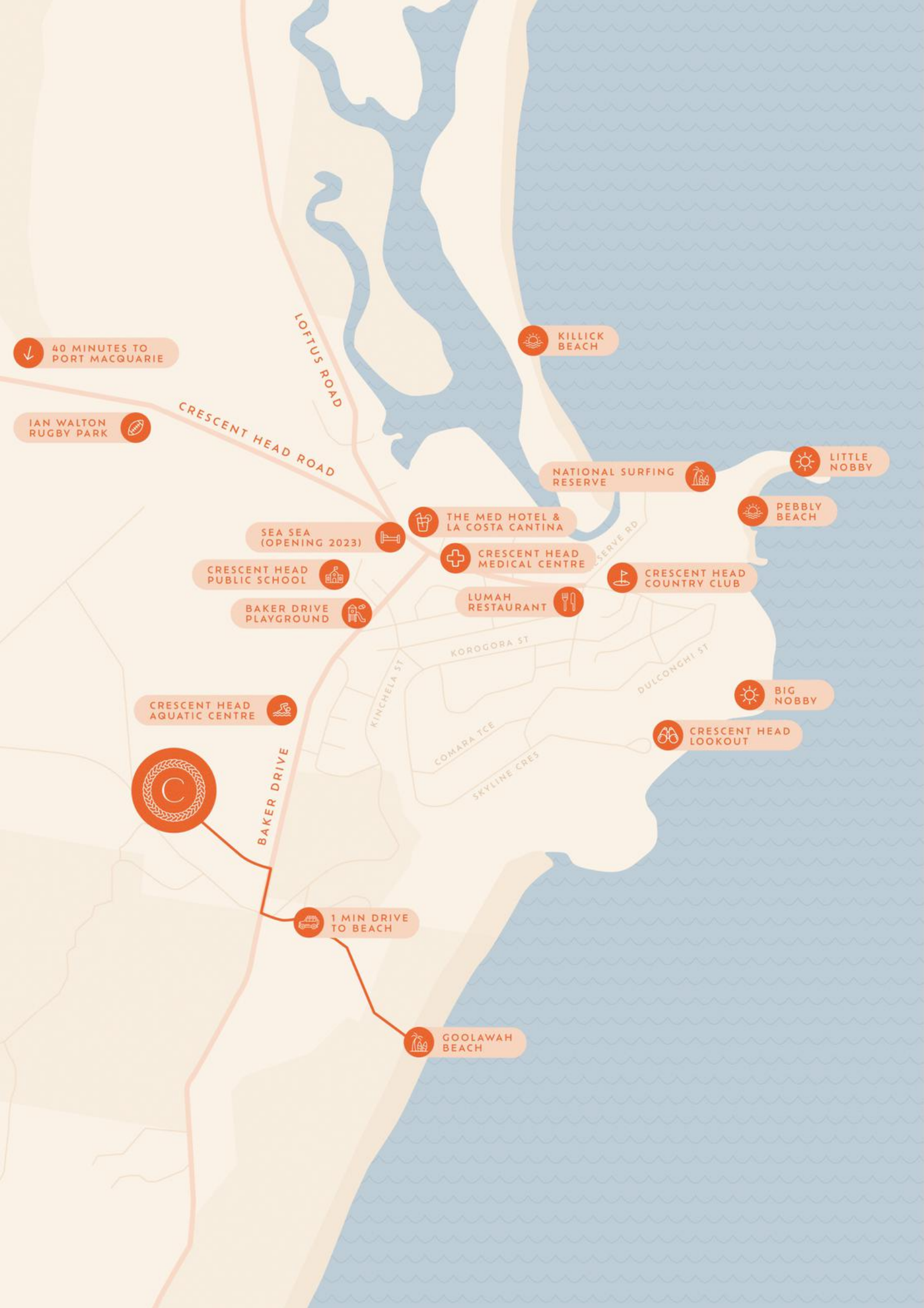


A rare opportunity to create your forever home or holiday retreat

The Crescent has been designed to promote an active outdoor lifestyle. It features open green spaces, including a 3862 square metre community park, and ample space for building your dream home. The development will feature large open spaces, beautiful gardens, and parklands, creating a sense of community and tranquility for its residents.

The Crescent offers a diverse selection of lots with frontages ranging from 14m to 40m and lot sizes of 650m² to 1083m², with a variety of outlooks including rural views, sea breezes and tree-lined backyards. This variety in lot sizes allows you to design a unique property that aligns perfectly with your lifestyle. With generous space available, you'll have the opportunity to add the perfect pool, granny flat, caravan storage, or outdoor entertainment area. All homesites are fully serviced, with amenities including NBN fibre connection, town water, sewer, and underground power.





Coastal living as it should be

o Goolawah Beach



Goolawah Beach is a dream location for campers, offering 4WD beach access and pet-friendly camping, which is a rare opportunity in NSW. Just a minute's drive, this world-renowned surf beach attracts many visitors and provides an unforgettable experience for beach and camping enthusiasts.

o Crescent Head



Renowned surf beaches and national parklands are all within a short drive. Enjoy immense village charm and countless iconic places at the Crescent Head Township within a short 3 minute drive.

o Culinary scene



Enjoy a flourishing culinary scene including Lumah Restaurant, La Costa Cantina, The Med Motel and the new Sea Sea Hotel (opening 2023).

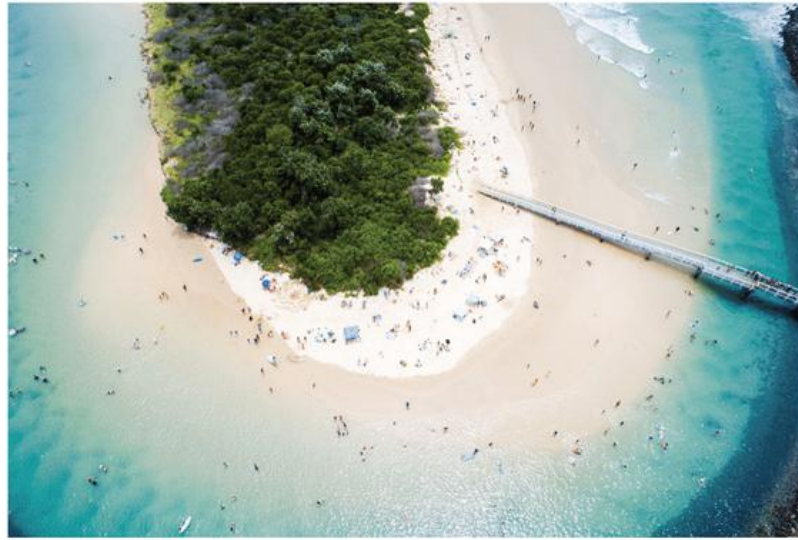
o Nearby amenities



Nearby amenities include the country club, medical centre, aquatic centre and rugby park. The Crescent is the ultimate lifestyle location for young professionals, downsizers, or weekend getaways.

A beachside lifestyle with a country feel

Spend leisurely days with your family on uncrowded beaches, ride the world-class 400m right hand break at Front Beach or four-wheel drive along the golden shores. Take bushland walks along the dramatic headland to Crescent Head Lookout or indulge your love of golf on the picturesque Crescent Head Golf Course.





Famous for a long, slow right hand wave

Crescent Head's stunning 3.5km coastline has been a National Surfing Reserve since 2008. Surfers from all over the world have flocked to Crescent Head to experience the incredible breaks, known for a slow right hand wave and best suited to longboards. The coastline is well-protected by the Goolwah Reserve and Limeburners Creek Nature Reserve, making this small town a surfing haven on the Mid North Coast.



Breathtaking coastal scenery

Take in the breathtaking coastal scenery by exploring the 1.4km Big Hill Rainforest Track, which offers an excellent vantage point for whale watching during the winter and spring seasons.

Alternatively, you can hike along the edge of the picturesque six-hole Crescent Head Country Club Golf Course to reach the summit of Big Nobby and enjoy panoramic views of the ocean.

Discover secluded rock pools perfect for snorkelling and scuba diving at Delicate Nobby Beach. Delicate is also one of the rare beaches that welcomes off-leash dogs.

o The laidback life is calling











DEVELOPER

Arissa Group is a privately owned property development company founded in 2009 by brothers Frank and Joe Scarf. With over 20 years of experience in the industry, they have built a reputation for delivering high-quality projects across various asset classes. Arissa Group focuses on sourcing prime locations and creating developments that enhance the community through innovative design and cosmopolitan lifestyle appeal. Their portfolio includes residential, industrial, and tourism projects, such as The Crescent in Crescent Head, New South Wales, and the luxury retreat Barranca in Kangaroo Valley. The company is committed to excellence, value creation, and fostering long-term relationships with partners and clients.

ARISSA

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.

An aerial photograph of a crescent-shaped beach. The ocean waves are breaking on the left side of the frame. A sandy dune with sparse vegetation is in the middle ground. A small vehicle is parked on the beach near the dune. The sky is filled with scattered white clouds. The overall scene is serene and natural.

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