

Atherstone



# EXECUTIVE SUMMARY

## **Project Name**

Atherstone

## **Project Location**

Hollingsworth Drive, Cobblebank VIC 3338

## **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**

Atherstone offers a unique, convenient and ever evolving lifestyle experience. Feel instantly welcome in an established community, in a place where friends are made and families grow.

From contemporary homes and neighbourly spirit to everything you could possibly need within the local area, Atherstone is the future. It's a vibrant hub where the natural environment meets urban convenience and your family will thrive. When you're surrounded by nature, parks, picturesque reserves and tranquil waterways, you can't help but live well.

## **Location**

Located 40kms west of Melbourne CBD and 20kms west of Lendlease's Caroline Springs community.

## **Population**

481 hectare masterplanned community with space for 4,500 homes and a final population of 15,000 (projected).

## **Transport**

Travel to Melbourne CBD in under 40 minutes\* via Cobblebank train station.

## **Education**

Two childcare centres, Strathulloh Primary School, kindergarten and a maternal & child health service are all open. Cobblebank Catholic Regional College is also currently under construction. Melton High School, Melton Primary and Melton's private schools are within close proximity.

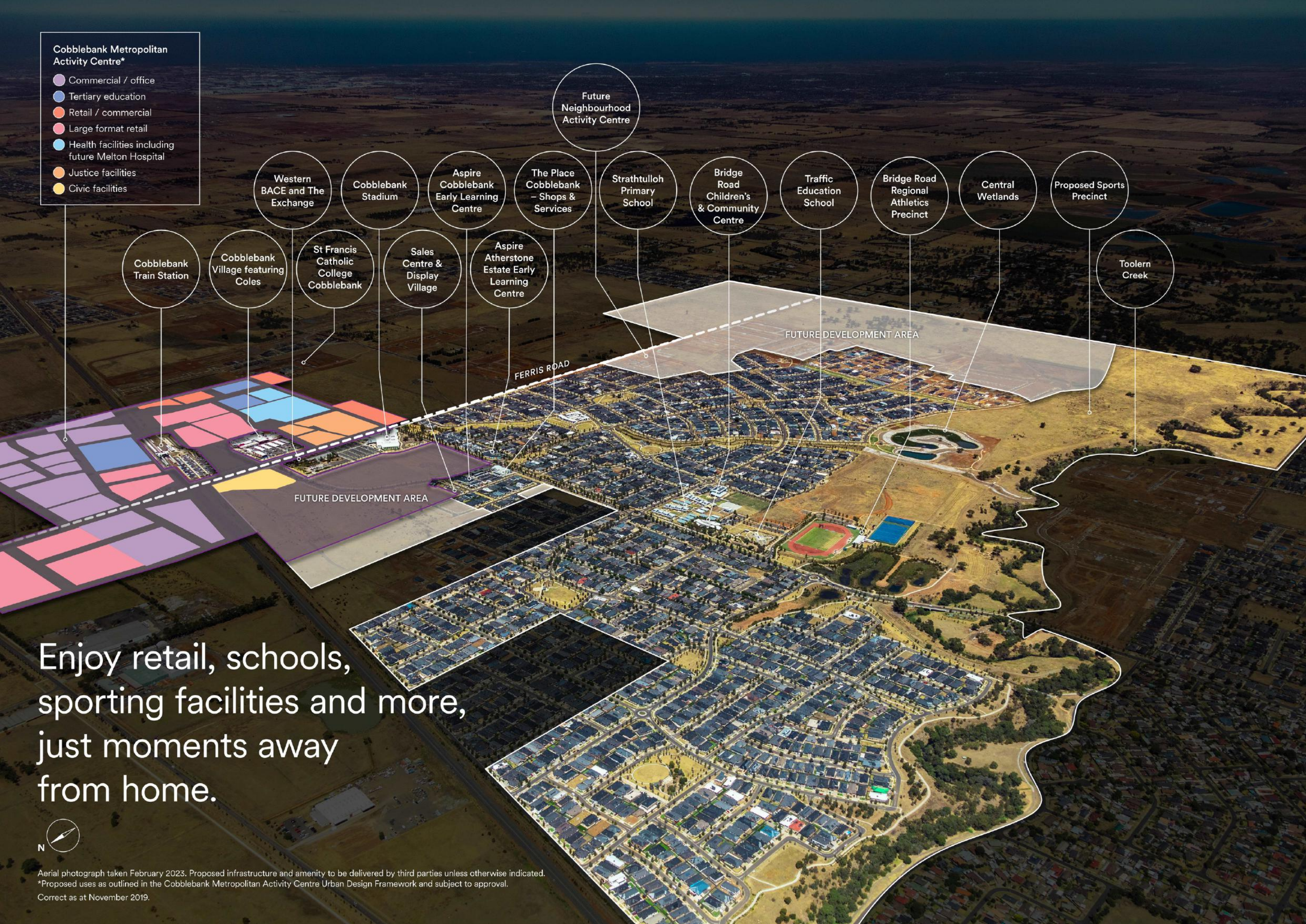




**Cobblebank Metropolitan Activity Centre\***

- Commercial / office
- Tertiary education
- Retail / commercial
- Large format retail
- Health facilities including future Melton Hospital
- Justice facilities
- Civic facilities

- Cobblebank Train Station
- Cobblebank Village featuring Coles
- Western BACE and The Exchange
- St Francis Catholic College Cobblebank
- Cobblebank Stadium
- Sales Centre & Display Village
- Aspire Cobblebank Early Learning Centre
- Aspire Atherstone Estate Early Learning Centre
- The Place Cobblebank – Shops & Services
- Future Neighbourhood Activity Centre
- Strathtulloh Primary School
- Bridge Road Children's & Community Centre
- Traffic Education School
- Bridge Road Regional Athletics Precinct
- Central Wetlands
- Proposed Sports Precinct
- Toolern Creek



Enjoy retail, schools, sporting facilities and more, just moments away from home.



Aerial photograph taken February 2023. Proposed infrastructure and amenity to be delivered by third parties unless otherwise indicated.  
\*Proposed uses as outlined in the Cobblebank Metropolitan Activity Centre Urban Design Framework and subject to approval.  
Correct as at November 2019.



# Welcome to Atherstone



## MASTERPLAN

- Developed Lots
- Future Residential
- Cobblebank Metropolitan Activity Centre
  
- 🌳 Active Open Spaces
- 🎡 Playground
- 🌿 Conservation Reserve
  
- 🏫 Child Care or Early Learning
- 🎓 Primary School
- 🎓 Secondary School
- 🚗 Traffic Education School
  
- 🛒 Retail & Convenience
- 🏛️ Community and/or Civic Facilities
- ⚽ Sporting Spaces
- 🚉 Cobblebank Station
- |||| Ballarat V Train Line



\*Proposed uses as outlined in the Urban Design Framework September 2019. This plan was produced by Landlease Communities (Atherstone) Pty Limited 16 110 348 108 and is current as at October 2023.  
\*Indicative distance sourced from Google Maps.





Aerial view of Atherstone

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Aerial view of Atherstone - February 2023





Wilton Fields Village Park



Bridge Road Regional Athletics Precinct





Stone Ridge Village Park





Settlers Creek Park Playground















# 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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