



ADORA

EXECUTIVE SUMMARY

Project Name

Adora

Project Location

20-22 Mason Road, Box Hill NSW 2765

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.

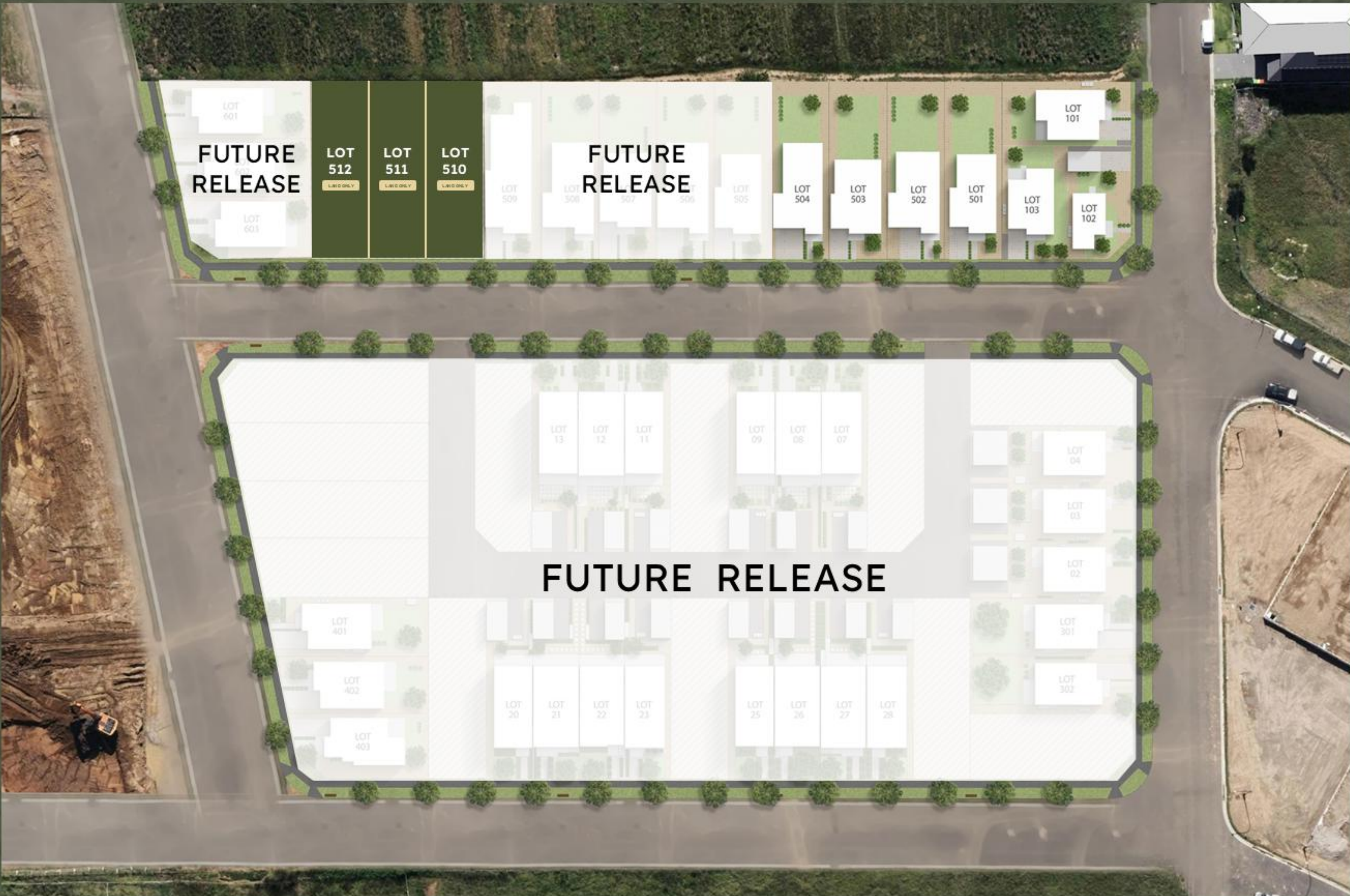
The Project

Discover the convenience of living at the heart of a vibrant community. Surrounded by picturesque landscapes and immersed in a tranquil atmosphere.

Inclusions

- Upgraded gas cooktop with wok burner and 900mm rangehood.
- Actron dual zone duded reverse cycle heating/cooling system
- Latest in hybrid flooring (heat, stain, water and bacteria, resistant)
- Built-in mirrored sliding storage
- LED downlights throughout kitchen & bathroom areas
- 20mm reconstituted stone benchtops with soft close drawers (in accordance with selected colour scheme)
- Sectional overhead Colourbond garage door with auto opener (2 hand-held transmitters and 1 wall-mounted transmitter)
- Landscaping to front and rear yards, boundary fencing, concrete driveway, letterbox and clothesline





**FUTURE
RELEASE**

**LOT
512**

**LOT
511**

**LOT
510**

**FUTURE
RELEASE**

LOT 101

LOT 103

LOT 102

LOT 509

LOT 508

LOT 507

LOT 506

LOT 505

LOT 504

LOT 503

LOT 502

LOT 501

LOT 13

LOT 12

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LOT 301

LOT 302

LOT 401

LOT 402

LOT 403

LOT 20

LOT 21

LOT 22

LOT 23

LOT 25

LOT 26

LOT 27

LOT 28

FUTURE RELEASE



SOLSTICE STREET

AQUARIUS WAY

ADORA

KUIPER STREET

GEMINI STREET

MASON ROAD

MASON ROAD



FUTURE RELEASE

LAND ONLY

FUTURE RELEASE

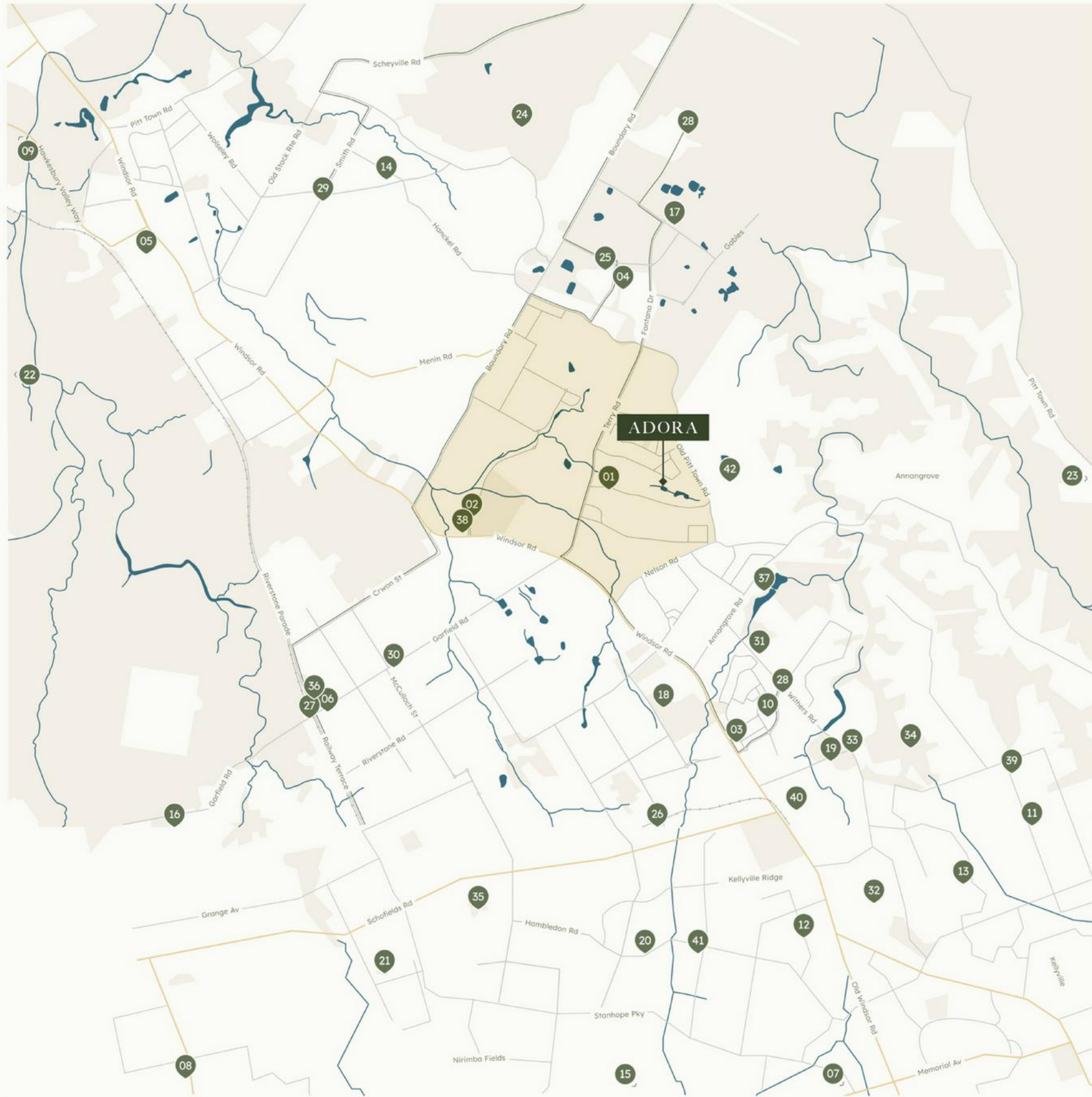
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SPEC HOMES

H&L PACKAGES

SPEC HOMES





ADORA, BOX HILL

Sydney's Box Hill is rapidly emerging as a prime growth area, making it an ideal location for families. The ADORA development offers modern living, with new schools, parks, and shopping centres planned. Its strategic location ensures access to upcoming transport links, making it a smart choice for future-minded families.

SHOPPING

- | | |
|-------------------------------|---------------------------------------|
| 01 Box Hill City Centre | 05 HomeCo. McGraths Hill |
| 02 Carmel View Village Centre | 06 Riverstone Village Shopping Centre |
| 03 Rouse Hill Village Centre | 07 Parklea Markets |
| 04 Gables Town Centre | 08 IKEA |

SCHOOLS

- | | |
|-----------------------------------|----------------------------------|
| 09 Western Sydney University | 14 Oakville Public School |
| 10 Rouse Hill Public School | 15 Barrier Public School |
| 11 North Kellyville Public School | 16 Santa Sophia Catholic College |
| 12 Kellyville Ridge Public School | 17 Santa Sophia Catholic College |
| 13 Beaumont Hills Public School | |

PARKS

- | | |
|-----------------------------|---------------------------------|
| 18 Rouse Hill Regional Park | 22 Windsor Downs Nature Reserve |
| 19 The Hills Centenary Park | 23 Boongala Gardens |
| 20 Silverleaf Park | 24 Scheyville National Park |
| 21 Altrove Hilltop Park | 25 Wheelie Park at The Gables |

PUBLIC TRANSPORT

- | | |
|--------------------------|--------------------------|
| 26 Metro North West Line | 28 740 Bus to Rouse Hill |
| 27 Richmond Line | 29 741 Bus to Riverstone |

SPORTING CLUBS

- | | |
|-----------------------------|--------------------------------------|
| 30 Riverstone Sports Centre | 33 Rouse Hill All Stars Netball Club |
| 31 Hills United Soccer Club | 34 Kellyville Netball Courts |
| 32 Kellyville United FC | 35 Schofields Crusaders Rugby Club |

RESTAURANTS & CAFES

- | | |
|-------------------------------------|--|
| 36 Riverstone Library & Digital Hub | 39 The Bakehouse North Kellyville |
| 37 Pinot & Picasso Rouse Hill | 40 Lusso Italian Restaurant Rouse Hill |
| 38 Durk's Cafe + Eatery Box Hill | 41 Koko Thai Restaurant |

THE BOX HILL TOWN CENTRE

- | | |
|----------------------------|----------------------------|
| 42 Future site Nelson Road | 20-22 Mason Road, Box Hill |
|----------------------------|----------------------------|







DEVELOPER

Metro is one of Australia's largest and most experienced National Developers, with a track record and portfolio of delivering landmark projects year on year. With over 60 projects delivered and underway, Metro specialises in delivering future-proof, luxurious and family-friendly communities across Australia.

METRO

BUILDER

Creation Homes is one of Australia's leading and premier National builders, specialising in delivering exceptional quality without compromise. Their homes offer the perfect combination of value, design and liveability to suit all types of buyers. With multiple industry awards and years of proven experience across multiple projects and States, buyers have peace of mind when building with Creation Homes.



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.



ADORA