

bg buyer's
guide



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EXECUTIVE SUMMARY

Project Name

Jasmine, Schofield Gardens

Developer

Aland

Project Location

38 Manchester Drive
Schofields NSW 2762

Architect

Place Studio

Project Description

A development of 405 1, 2 & 3
bedroom apartments

Apartment Breakdown

1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment

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.

Development Features

- Secure parking with additional storage and lift access
- Children's playground, communal BBQs, outdoor seating
- Floor-to-ceiling glazing with glass balustrades
- Large format Travertine-look tiles in the living zones
- Ducted two-zone air conditioning with a wall-mounted controller
- Kitchens are appointed with stone-look benchtops, waterfall edged breakfast island benches, glass splashbacks and premium Fisher & Paykel appliances including an integrated dishwasher
- Bathrooms feature Travertine-look floor tiles, full-height wall tiling, frameless shower screens, polished edge mirrors and brushed nickel finish GROHE tapware



A modern apartment interior featuring large windows, a beige sofa, a wooden coffee table, and a large potted plant. The room is bright and airy, with a textured rug and a minimalist design.

THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 2.4%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Located 600m away from Schofields Train Station
- » Strong tax depreciation
- » 25 minutes to Parramatta CBD

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	48 - 58	7 - 33	\$540,000 - \$600,000
2 BRM	72 - 88	8 - 49	\$665,000 - \$765,000
3 BRM	92 - 127	12 - 70	\$860,000 - \$940,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$780 - \$920 / Quarter	\$400 / Quarter	\$200 / Quarter
2 BRM	\$930 - \$1120 / Quarter		
3 BRM	\$1130 - 1320 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STATUS	COMPLETION
Residential	Construction Commenced	BUILDING C, D, E - Q2 2025 BULDING A, B - Q3 2025



THE KITCHEN





THE LIVING





THE BEDROOM





THE BATHROOM





THE COURTYARD

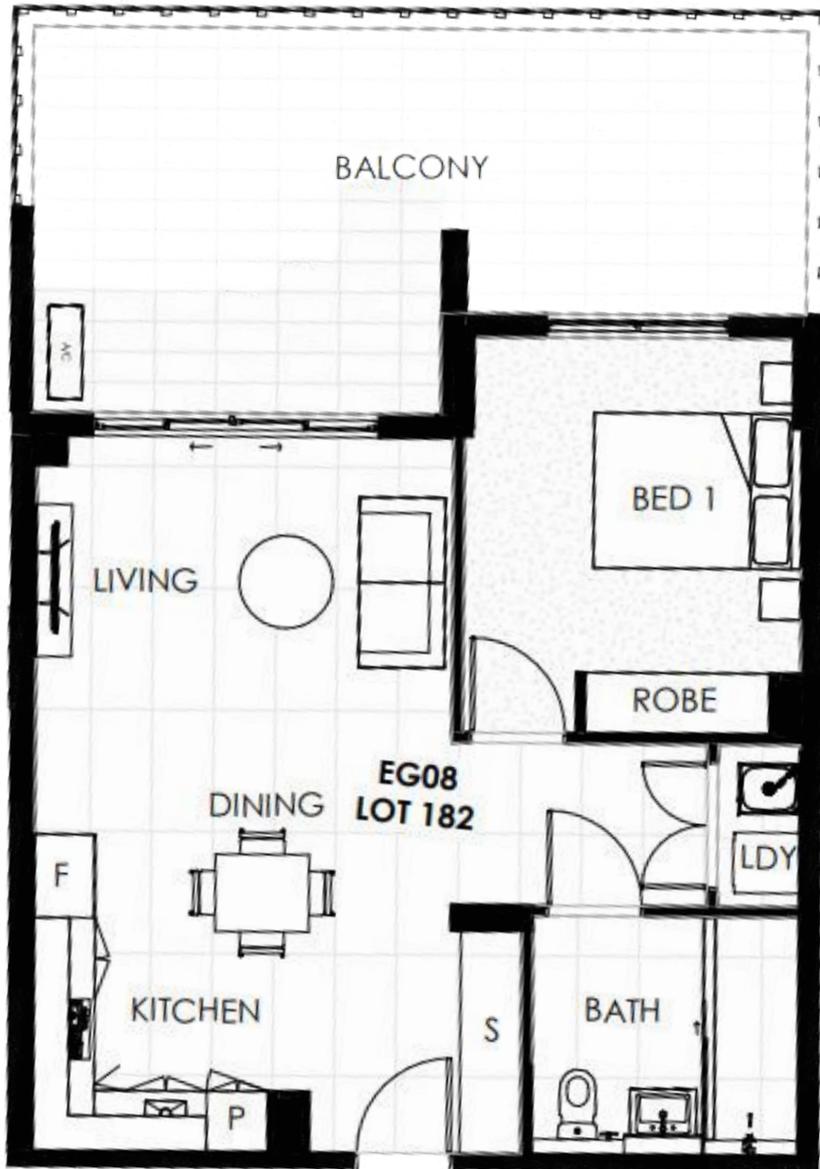


1 BEDROOM

UNIT EG08



INTERNAL	55 M ²
EXTERNAL	24 M ²
TOTAL	79 M ²



Disclaimer:

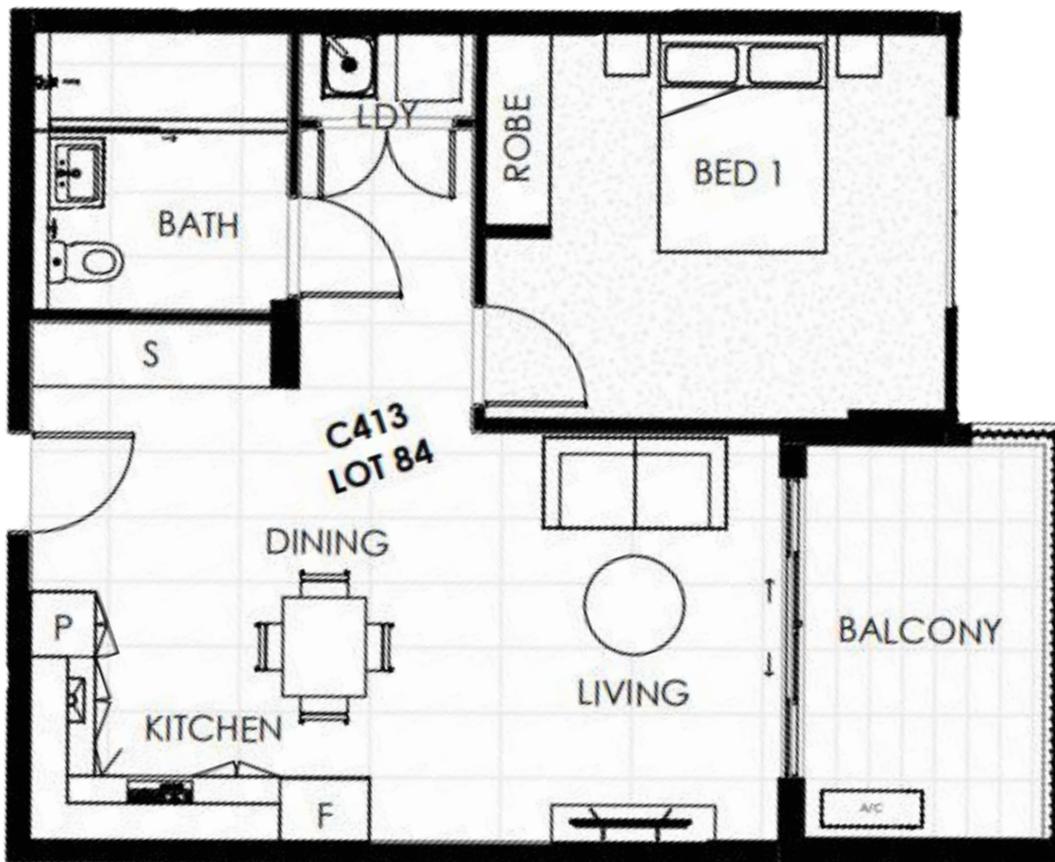
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

1 BEDROOM

UNIT C413

1  1  1 

INTERNAL	55 M ²
EXTERNAL	8 M ²
TOTAL	63 M ²



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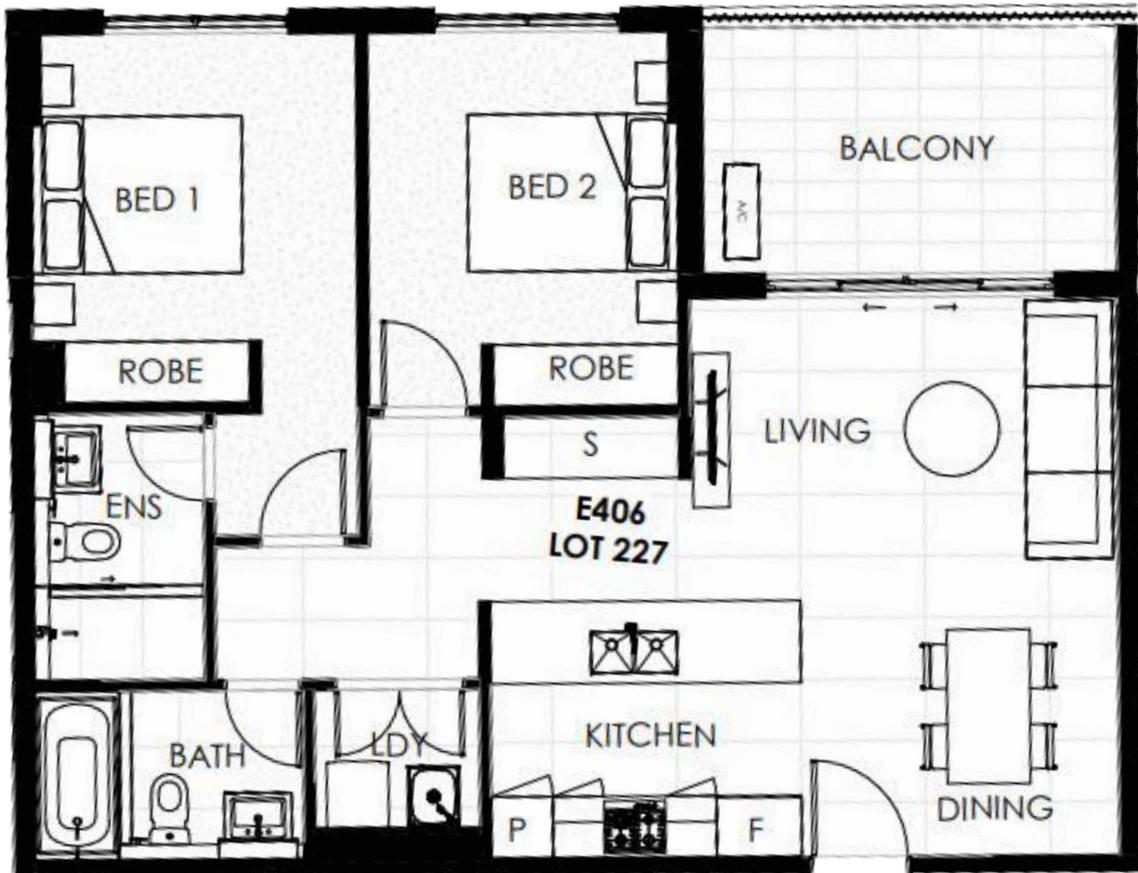
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2 BEDROOM

UNIT E406

2  2  1 

INTERNAL	72 M ²
EXTERNAL	9 M ²
TOTAL	81 M ²



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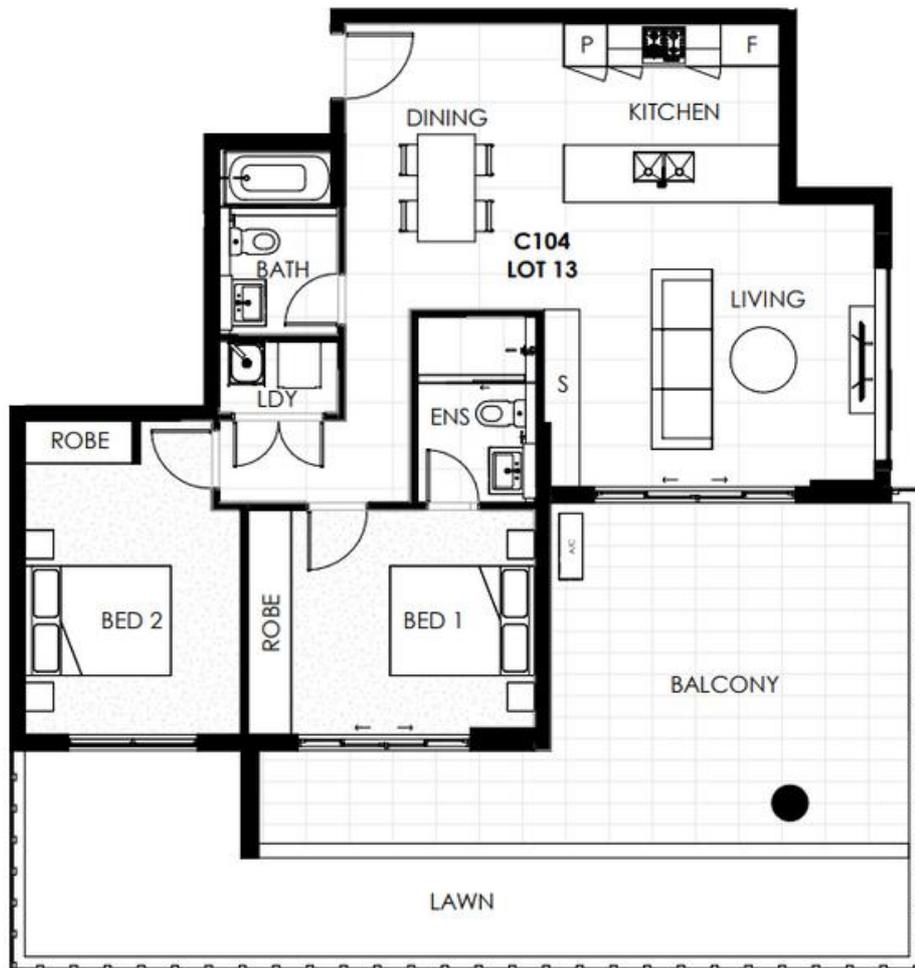
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2 BEDROOM

UNIT C104

2  2  1 

INTERNAL	78 M ²
EXTERNAL	49 M ²
TOTAL	130 M ²



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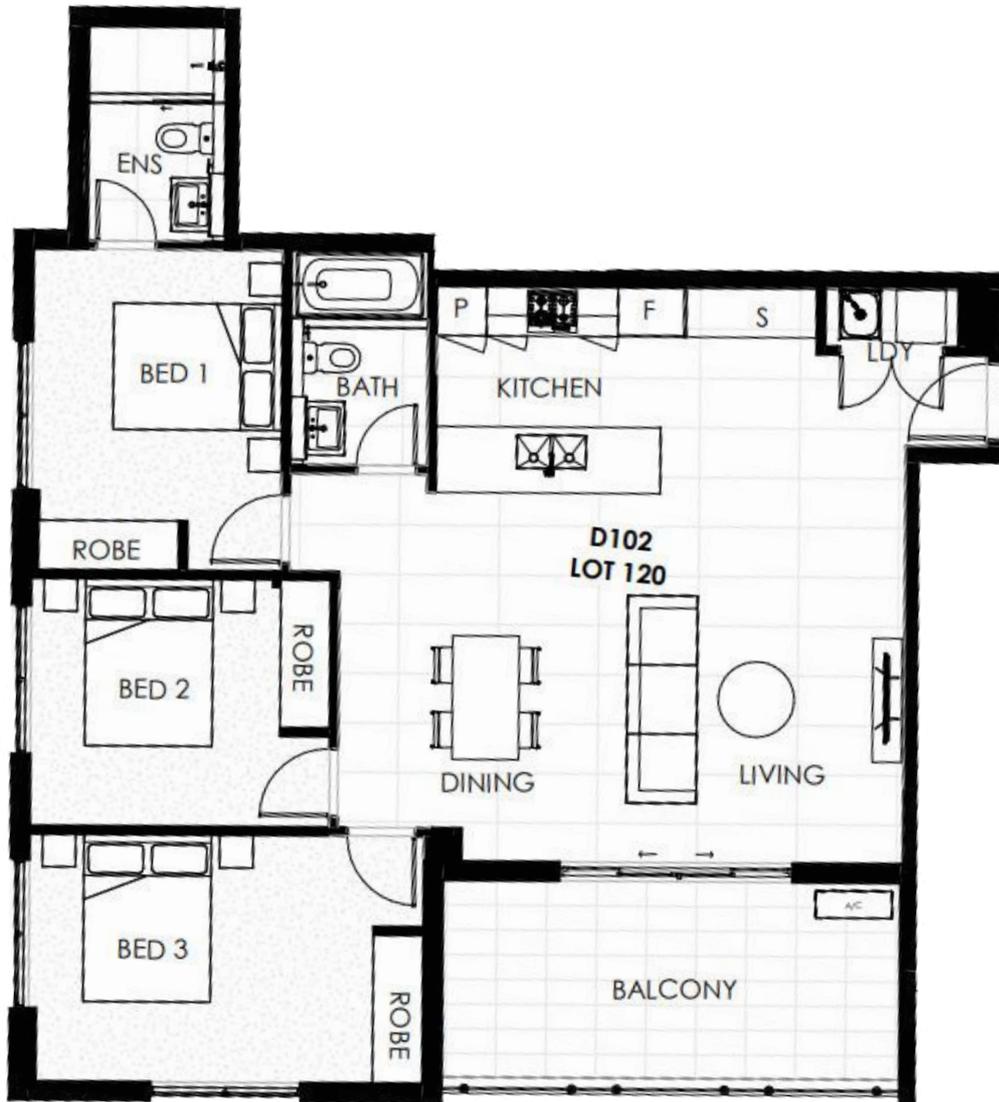
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3 BEDROOM

UNIT D102

3  2  2 

INTERNAL	92 M ²
EXTERNAL	13 M ²
TOTAL	105 M ²



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3 BEDROOM

UNIT E405

3  2  2 

INTERNAL	122 M ²
EXTERNAL	16 M ²
TOTAL	138 M ²



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PROJECT
TEAM





DEVELOPER

ALAND was established in 2002, and since then it has grown into one of Sydney's largest private multidisciplinary development and construction companies. They aim to grow sustainably for many years to come. Their vision is to provide an industry-leading, sustainable product to enhance the lifestyles of their customers and the communities in which they live. Their core focus is to deliver high-quality homes at an affordable price. Due to the ever-growing demands for housing, their typical delivery model involves mixed-use apartment developments in town centres in Western Sydney and other regional areas, often combining community amenities and retail and commercial offerings. Showcasing meticulous quality and attention to detail, they have delivered numerous acclaimed masterplanned and mixed-use projects, continually setting the highest quality standards and level of trust among their community of clients, customers, co-workers and peers.



ARCHITECT

Place Studio is an emerging architectural practice in New South Wales, Queensland and Victoria. They provide a level of consideration and detail to all their spaces to create timeless dwellings. The pedigree of the directors and architects of Place Studio has seen them experience the historic, culturally significant and avant-guard place making projects that form the backbone of Sydney's spaces including the Sydney Cricket Ground, Sheraton on the Park, Top Ryde Shopping Centre and Barangaroo. This experience combines the high quality design of a boutique studio with the consideration, detail and rigour of a larger practice. Their combined skills and expertise offer the best in technological development to innovate the way homes are designed, creating places that people live in.



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.

