

ARCADIA ESTATE
AUSTRAL

EXECUTIVE SUMMARY

Project Name

Arcadia Estate, Austral

Project Location

35 Kelly Street, Austral NSW 2179

Time to Exchange

Purchasers are given 10 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Arcadia Estate is a thoughtfully planned residential community in the fast-growing suburb of Austral, located in Sydney's south-west growth corridor. Offering a blend of modern convenience and natural charm, the estate provides a unique opportunity for first home buyers, investors, and families to build their dream home in a connected, high-growth area.

Location Highlights:

- Close to Leppington Train Station and the future Western Sydney Airport
- Easy access to the M5 and M7 Motorways
- Minutes to local schools, shops, parks, and childcare
- Nearby town centres include Leppington, Edmondson Park, and Liverpool

Why Arcadia Estate?

- Situated in a key growth area backed by government infrastructure investment
- Ideal for owner-occupiers or investors seeking long-term capital growth
- Tranquil suburban setting with urban conveniences
- NBN-ready and services connected

- ← Austral Public School 1.89km
- ← St Anthony of Padua Catholic College 1.8km

Leppington Public School
3.9km

Future Leppington
Shopping Centre
3.5km

Leppington Train
Station 3.5km

Unity Grammar
1.29km

Bowling Club
1.7km

Future School
700m

Future Shopping
Village 650m

Eighth Ave

Kelly St

Boyd St



Arcadia Austral

FUTURE
TOWN CENTRE

BOWLING CLUB
AUSTRAL

FUTURE
SCHOOL

LEPPINGTON
TOWN CENTRE

VILLAGE SQUIRE
SHOPPING CENTRE

UNITY
GRAMMAR

LEPPINGTON
PUBLIC SCHOOL

LEPPINGTON
STATION

WOOLWORTHS
LEPPINGTON

CONVENIENCE
STORE

FUTURE INDOOR
SPORTS AND
AQUATIC CENTRE

◀ FUTURE SCHOOL
1MIN

◀ FUTURE SMART
TRANSIT LIGHT RAIL
5MIN

◀ AUSTRAL
TOWN CENTRE
5MIN

◀ WESTERN SYDNEY
PARKLANDS
10MIN

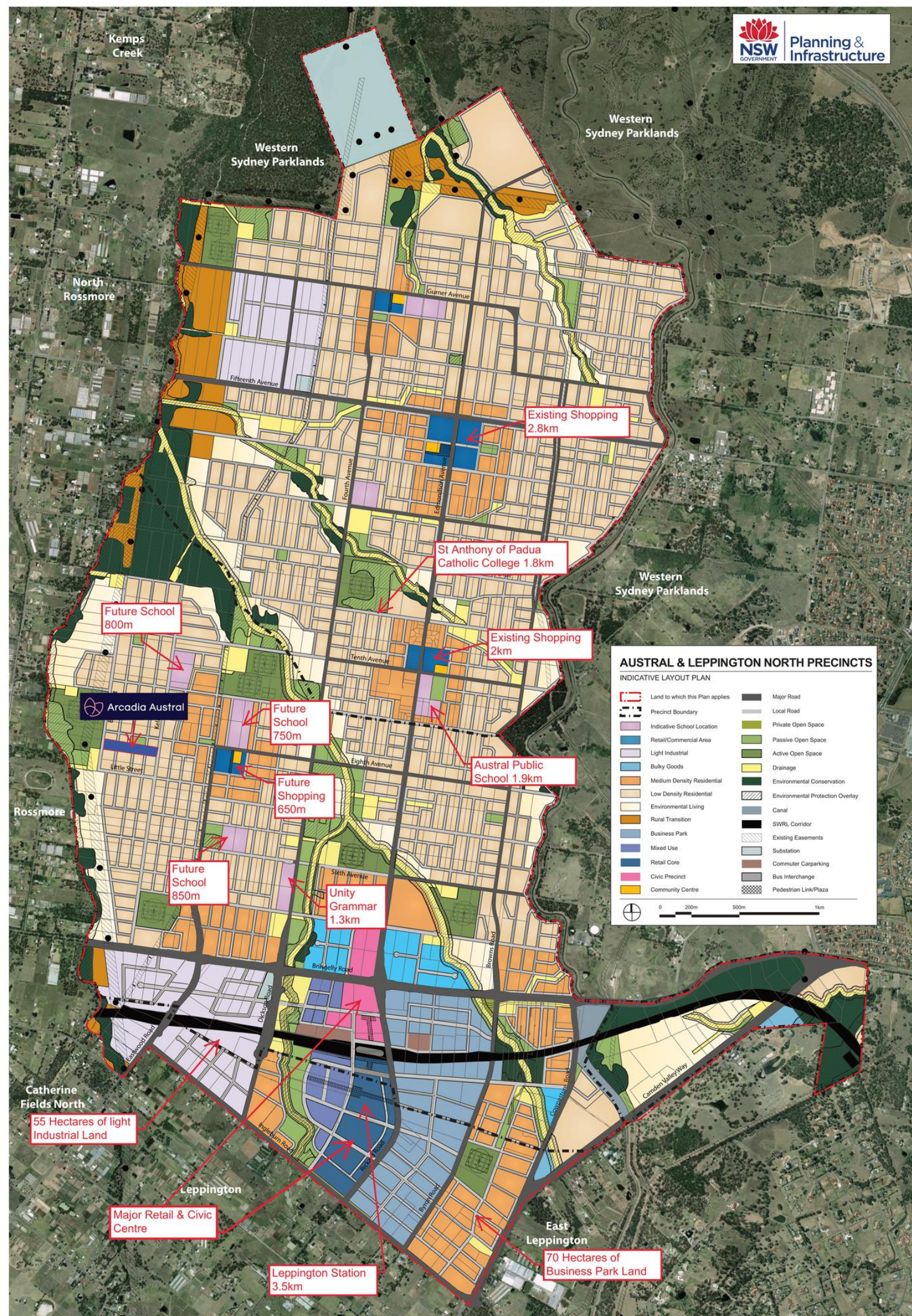
FUTURE
AEROTRPOIS
10MIN ▶

FUTURE WESTERN SYDNEY
INTERNATIONAL AIRPORT
15MIN ▶

KELLY STREET



Arcadia Austral







BOYD STREET (20.115 WIDE)



HOROLOGIUM ROAD (16WIDE)

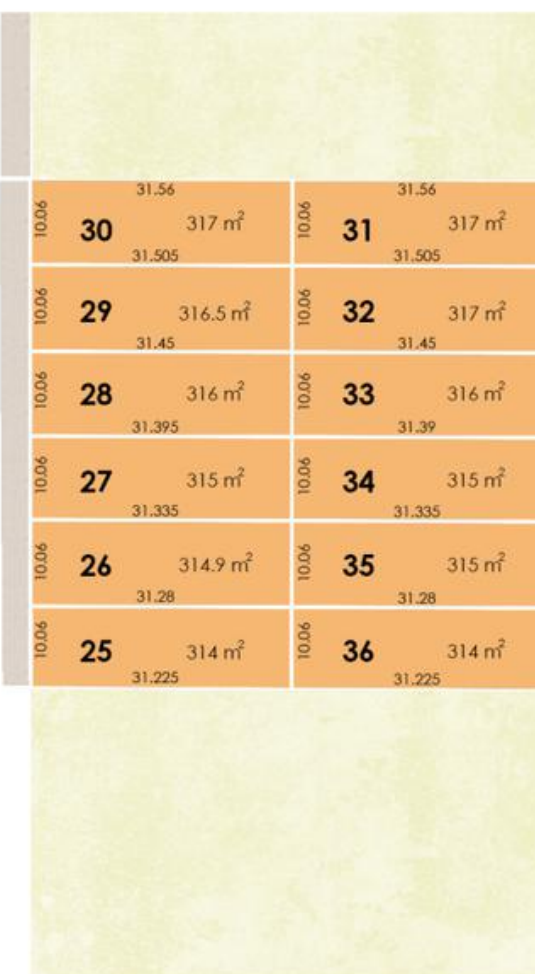


ANDROMEDA STREET (16WIDE)

AURIGA STREET (16WIDE)



GALGALYUNG ROAD (16WIDE)

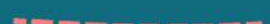


KELLY STREET (20.115 WIDE)

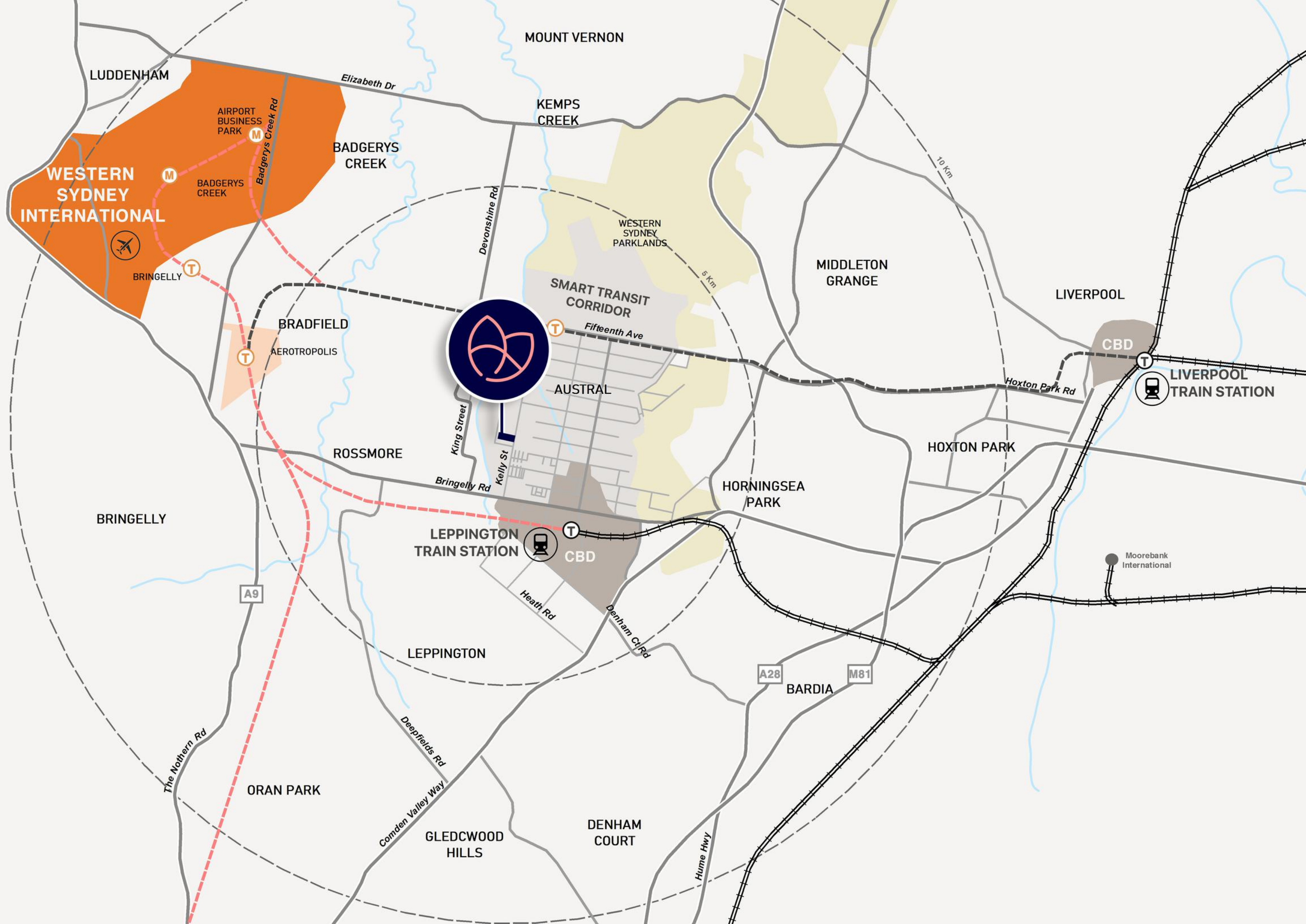
- Stage -1 (Lot 25-36)
- Stage - 2 (Lot 15-24)
- Stage - 3 (Lot 1-14)



- ① Al-Facial College
- ② St Anthony of Padua Catholic College
- ③ Austral Public School
- ④ Unity Grammar
- ⑤ Community Kids Early Education Centre
- ⑥ Austral Town Centre
- ⑦ Austral Nursery
- ⑧ Woolworths Leppington
- ⑨ Bunnings Leppington
- ⑩ Club Austral
- ⑪ Craik Park Playground
- ⑫ Medical Centre
- ⑬ Dog Park
- ⑭ Clancy Catholic College
- ⑮ Leppington Public School
- ⑯ Rossmore Public School
- ⑰ Austral Medical Centre

 Train Line





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.