



# FERN VIEW

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BRACKEN RIDGE

# EXECUTIVE SUMMARY

## Project Name

Fern View

## Project Location

Off Pebble Creek Way, South MacLean QLD 4280

## 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.

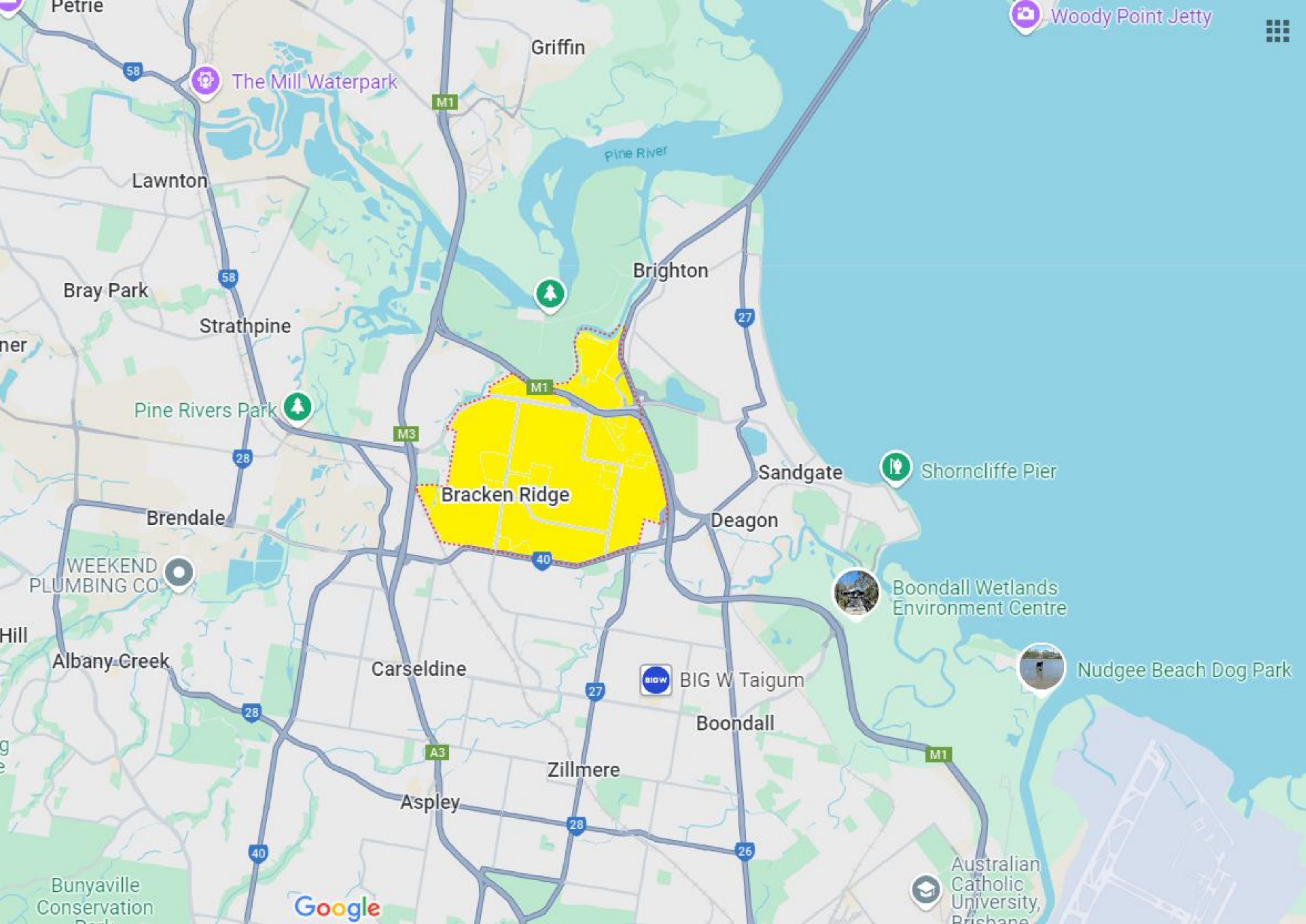
## The Project

Fern View Estate in Bracken Ridge is a notable residential development situated in Queensland, Australia. Known for its family-friendly atmosphere, the estate features a variety of housing options, including modern homes and townhouses. The area is characterized by well-planned layouts, landscaped gardens, and spacious parks, making it an appealing choice for families, retirees, and first-time homebuyers. Its proximity to essential amenities, such as schools, shopping centres, and public transport, adds to its attractiveness as a community-focused neighbourhood.

The location of Fern View Estate offers residents easy access to both natural and urban environments. Bracken Ridge is surrounded by parks and green spaces, providing opportunities for outdoor activities like walking, cycling, and picnicking. Additionally, the estate is conveniently located near major transport routes, allowing for a straightforward commute to Brisbane's central business district and other surrounding areas. This blend of convenience and natural beauty makes the estate a desirable place to live for those seeking a balance between urban life and suburban tranquillity.

Community engagement is a significant aspect of life at Fern View Estate. The neighbourhood often hosts local events and activities, fostering a sense of belonging among residents. With a range of community services and recreational facilities, including sports fields and playgrounds, families can enjoy a vibrant social environment. This emphasis on community spirit, along with the appealing housing options and amenities, contributes to the overall appeal of Fern View Estate as a welcoming and supportive place to call home.





The Mill Waterpark

Griffin

Pine River

Lawnton

Brighton

Bray Park

Strathpine

Pine Rivers Park

Bracken Ridge

Sandgate

Shorncliffe Pier

Brendale

Deagon

WEEKEND PLUMBING CO

Boondall Wetlands Environment Centre

Hill

Albany Creek

Carseldine

BIG W Taigum

Nudgee Beach Dog Park

Boondall

Zillmere

Aspley

Australian Catholic University, Brisbane

Google

# 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.