



BOARDWALK



EXECUTIVE SUMMARY

Project Name

Boardwalk

Project Location

Boardwalk Blvd, Point Cook VIC 3030

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

The Boardwalk Estate in Point Cook, Victoria, is a well-established residential community, known for its family-friendly atmosphere, green spaces, and modern amenities. Located approximately 25 kilometers southwest of Melbourne's Central Business District, this estate combines the convenience of suburban living with close proximity to essential services, schools, shopping, and recreational facilities.

Boardwalk Estate offers a mix of housing options, including single-family homes, townhouses, and modern apartment units. The development includes landscaped parks, walking paths, and several lakes, creating a tranquil setting for residents. Streets are designed to be pedestrian-friendly, with access to public transportation and cycling paths, encouraging an active lifestyle.

- Melbourne CBD: Roughly 25 kilometers (about a 30-minute drive) via the Princes Freeway, offering a manageable commute for professionals.
- Shopping: Only a few minutes' drive to the Point Cook Town Centre, which includes supermarkets, retail stores, and restaurants. For larger shopping needs, Pacific Werribee Shopping Centre is around 10 kilometers away.
- Education: Point Cook is home to several high-quality schools, such as Point Cook Senior Secondary College and Carranballac P-9 College, both within a few minutes' drive. The nearby Suzanne Cory High School offers selective entry for high-achieving students.
- Recreation & Parks: The estate has parks and walking trails, with Point Cook Coastal Park and Cheetham Wetlands nearby, providing natural areas for wildlife viewing and picnicking. The estate is also close to Sanctuary Lakes Golf Club, popular among golf enthusiasts.
- Public Transport: Williams Landing and Hoppers Crossing train stations are within a 10-minute drive, with services to Melbourne CBD. Local bus routes also provide connectivity within the suburb and surrounding areas.







MELBOURNE CBD

CHEETHAM WETLANDS

SANCTUARY LAKES GOLF COURSE

SANCTUARY LAKES SHOPPING CENTRE

**FINAL LOTS
NOW SELLING!**

BOARDWALK
POINT COOK

ALAMANDA COLLEGE

FEATHERBROOK COLLEGE

POINT COOK CREEK WETLANDS











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.



BOARDWALK

VW CAS 778