



WINGSFORD

# EXECUTIVE SUMMARY

## Project Name

Kingsford Estate

## Project Location

Brookbank Dr, Bullsbrook WA 6084

## 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

Kingsford Estate in Bullsbrook offers a harmonious blend of natural beauty and modern living, making it an ideal choice for families, first-home buyers, and investors. The estate features a variety of house and land packages, including three- and four-bedroom homes crafted for contemporary lifestyles. These residences are designed with high-end appliances, energy-efficient features, and easy-care gardens, ensuring both comfort and sustainability.

- **Education:** Proximity to local schools such as Bullsbrook College, catering to students from kindergarten through to Year 12.
- **Shopping:** Nearby shopping facilities provide convenient access to daily necessities and retail options.
- **Transport:** Easy access to major roads, facilitating a straightforward commute to Perth CBD and surrounding areas.
- **Recreation:** The estate is set amidst rolling hills and a retained creek line, offering residents picturesque landscapes and opportunities for outdoor activities.

Kingsford Estate is strategically positioned to provide residents with a balanced lifestyle, combining the tranquillity of a natural setting with the convenience of urban amenities. With its thoughtfully designed homes and community-focused environment, Kingsford Estate stands out as a premier choice for those looking to build a future in Bullsbrook.





Joondalup 30 mins

Perth CBD 40 mins

NORTHLINK

NORTHLINK

STOCK ROAD

Ellenbrook 10 mins

Pearce Air Force Base

Muchea 10 mins

Midland 20 mins

Existing Local Shops

Church

GREAT NORTHERN HIGHWAY

GREAT NORTHERN HIGHWAY

Community Centre

St John Ambulance

Future Primary School

Sales Office & Cafe

Bullsbrook College

Future District Playground

Future Town Centre

Display Hub

Conservation Park

Ki-It Monger Brook

CHITTERING ROAD

Lakeside Park

Airport 25 mins

Hilltop



MINDARIE

Gt Northern Hwy

**KINGSFORD**

Tonkin Hwy

Mitchell Fwy

ELLENBROOK

Tonkin Hwy

Toodyay Rd

PERTH CBD

Kwinana Fwy

35KM

WELLARD









KINGSFORD LANE

PIZZA HOUSE

ALFRED'S

ALFRED'S

JUST

LONG  
NEW  
YORK



# 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.



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