



bg buyer's
guide

SS
CARLINGFORD
Living

CONTENTS

03 EXECUTIVE SUMMARY

05 THE INVESTMENT

07 PROJECT OVERVIEW

Disclaimer:

The opinions, estimates and information given herein or otherwise in relation here to are made by KANDEAL and are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from a professional adviser. KANDEAL expressly disclaims any liability and responsibility to any person whether a reader of this publication or not in respect of any loss or damage wholly or partially upon the whole or any part of the contents of this publication. COPYRIGHT KANDEAL Pty Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, including photocopying, recording, recording taping, or information retrieval systems) without the written permission of KANDEAL Pty Ltd.

**FLOOR
PLANS**

17

**PROJECT
TEAM**

23

**INVESTMENT
RISKS**

25

EXECUTIVE SUMMARY

Project Name

88 Livie

Developer

Peihe Realty

Project Location

780-786 Pennant Hills Road
Carlingford NSW 2118

Architect

Australian Consulting Architects

Project Description

A development of 88 Studio,
1, 2 & 3 bedroom apartments

Apartment Breakdown

Studio
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

- Spacious living areas with timber flooring and LED Downlights
- Elegant kitchen with stone benches, Miele appliances and ducted Rangehood
- Ducted air conditioning system
- Designer bathroom with built-in toilet and internal laundry
- Replica marble tiles for bathroom walls and floor
- Double shower, one on the ceiling and one mounted on the wall
- Security intercom, lift access
- Within walking distance to public transportation, schools, shopping centres, cafes and popular restaurants
- Opposite Carlingford Court Shopping Centre
- 10 minutes walk to Carlingford station, with the new Sydney Metro Light Rail opening soon



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.2%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Located with a short stroll to shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus, light rail and train services

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
STUDIO	36 - 37	3 - 18	\$495,000 - \$544,000
1 BRM	50 - 54	8 - 43	\$660,000 - \$770,000
2 BRM	74 - 83	15 - 86	\$830,000 - \$1,064,000
3 BRM	98	14	\$1,235,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
STUDIO	\$500 - \$600 / Quarter	\$450 / Quarter	\$200 / Quarter
1 BRM	\$600 - \$800 / Quarter		
2 BRM	\$800 - \$1000 / Quarter		
3 BRM	\$1100 - \$1200 / 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	STAGE OF CONSTRUCTION	COMPLETION
Residential	Construction Commenced	Q2 2025

STEP OUT YOUR DOOR AND INTO A WORLD OF COLOUR AND LIFE

Epping Retail Strip
5min by car

Chatswood Westfield
25min by car

Macquarie Shopping Centre

Macquarie University

Brickyard Park

Hermington St
Basketball Court

Carlingford Road

Carlingford Public School

Carlingford Court

Fitness First GYM

Pennant Hills Road

Giggles Carlingford
Childcare Centre



Harold West Reserve

88 Livie Carlingford is surrounded by leafy parkland's and tranquil river walks, yet in just five minutes you can be on the M2 Freeway and heading into Sydney's city centre. With Carlingford Court and Carlingford Village on your doorstep, 88 Livie Carlingford has it all.



Sydney CBD
30min by car

Wentworth Point

Eastwood Shopping Centre
10min by car

Carlingford Bowling Sports & Recreation Club >

Marsden Road

Macquarie Community College

Ryde-Parramatta Golf Club >
12min by car

Carlingford School

Eric Mobbs Memorial Park

Galarangi

Carlingford Village

Pennant Hills Road

Bunnings

Carlingford Train Station >
10min Walk
Future Light Rail Station



LIVING & KITCHEN





THE BATHROOM





THE BALCONY





PENTHOUSE TERRACE



STUDIO APARTMENT

UNIT G.04

1  1  1 

INTERNAL	37 M ²
EXTERNAL	18 M ²
TOTAL	55 M ²



Disclaimer:

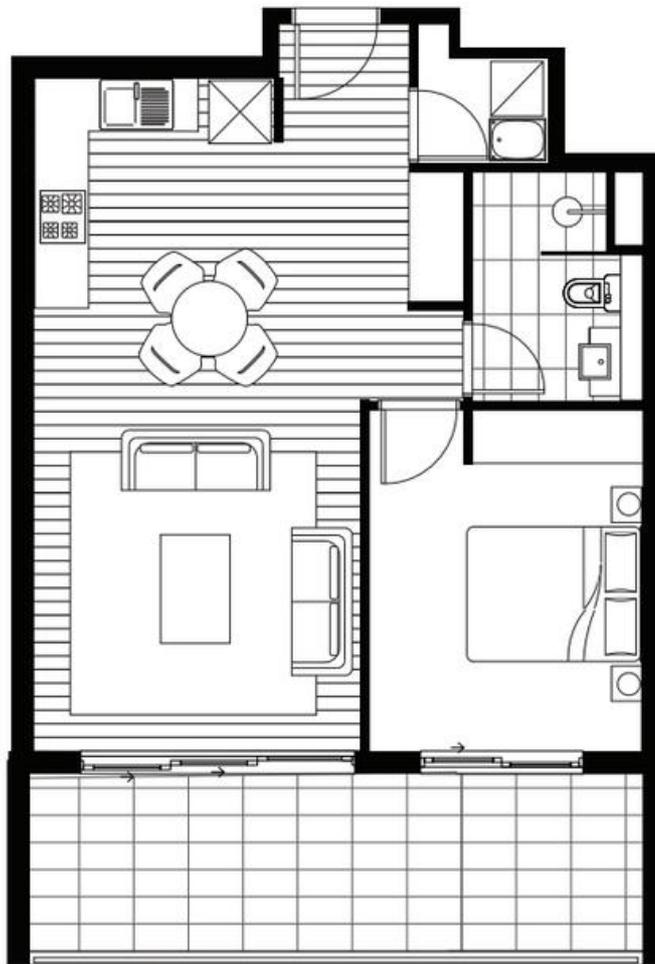
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject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

1 BEDROOM APARTMENT

UNIT 2.09 - 5.09



INTERNAL	50 M ²
EXTERNAL	14 M ²
TOTAL	64 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.

2 BEDROOM APARTMENT

UNIT 3.12 - 5.12

2  2  1 

INTERNAL 75 M²

EXTERNAL 17 M²

TOTAL 92 M²



Disclaimer:

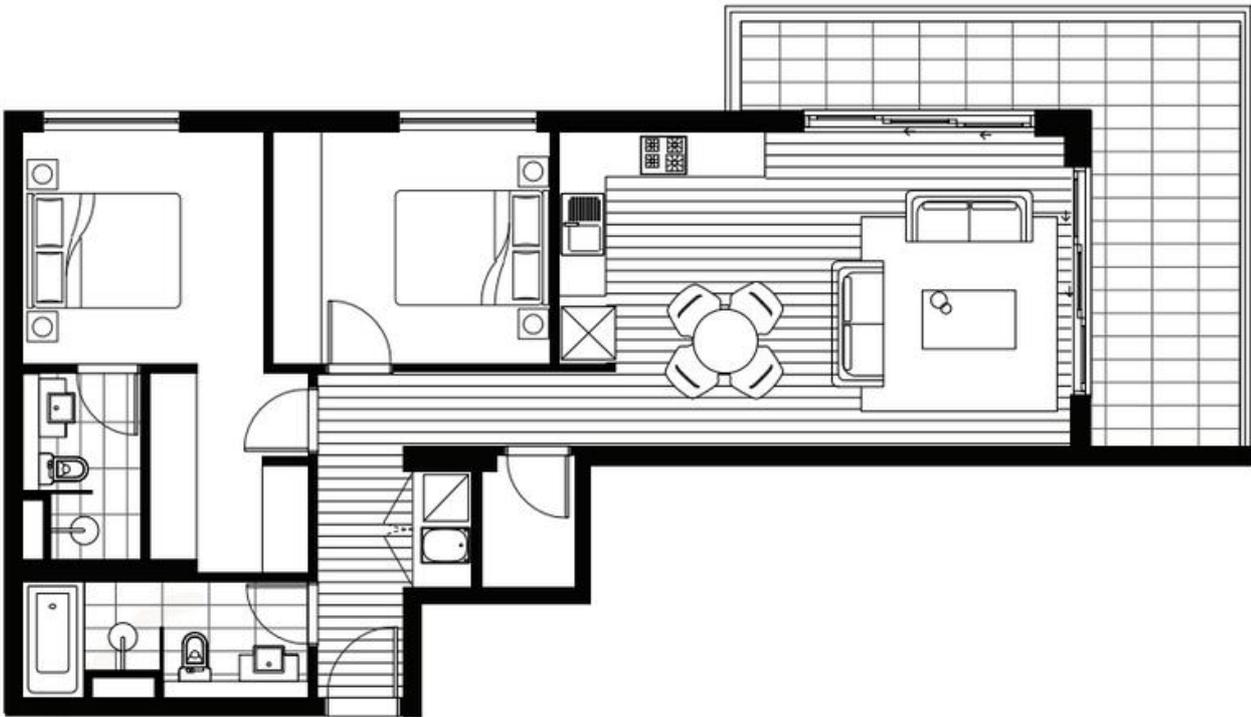
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject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

2 BEDROOM APARTMENT

UNIT 3.02 - 5.02

2  2  1 

INTERNAL	75 M ²
EXTERNAL	17 M ²
TOTAL	92 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.

2 BEDROOM APARTMENT

UNIT 2.08 - 5.08

2  2  1 

INTERNAL	79 M ²
EXTERNAL	19 M ²
TOTAL	98 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.

3 BEDROOM APARTMENT

UNIT 2.02

3  2  2 

INTERNAL	98 M ²
EXTERNAL	14 M ²
TOTAL	112 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.

PT

PROJECT
TEAM





DEVELOPER

Peihe Realty was established in 2013 and has since maintained a reputation for its reliability in real estate development in Australia. We have an experienced and dedicated team working hard to deliver sophisticated and high quality residential projects.



ARCHITECT

The team at Australian Consulting Architects has been practicing since 1984 as architects and building designers in the Sydney Metropolitan Area and abroad. They have been involved in the design and documentation of over 3000 dwellings and apartments during this time.

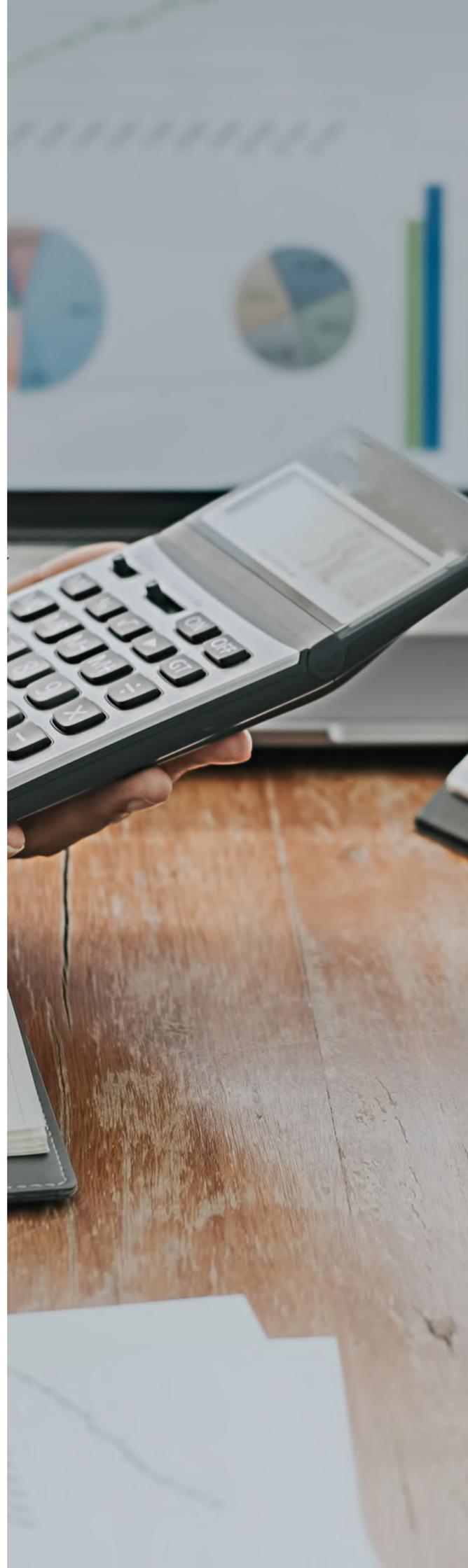
They have created strategic alliances with various clients and development Company's that have proven to be a success over the past 30 years. The type of developments range from medium density and high density residential development to large Commercial bulky goods retail centres through-out Australia.



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.

