



bg buyer's  
guide

SECOND AVENUE  
BLACKTOWN  
II



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**PROJECT  
OVERVIEW** 09

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**PROJECT  
TEAM** 23

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**INVESTMENT  
RISKS** 25

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# EXECUTIVE SUMMARY

**Project Name**

2nd Avenue

**Developer**

Landmark Group

**Project Location**

11-17 Second Avenue  
Blacktown NSW 2148

**Architect**

DKO

**Project Description**

A development of 324 apartments consisting of 1 & 2 bedrooms

**Apartment Breakdown**

1 Bedroom Apartment  
1 Bedroom + Study  
2 Bedroom Apartment  
2 Bedroom + Study

**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**

- A mix of one and two-bedroom apartments, some with studies
- Open plan and efficient layouts
- Private balconies, many with district views
- Secure basement parking
- Common BBQ areas on both ground floor and rooftop
- Apartments and basement are serviced by six lifts

**Location**

- 450m from Blacktown Train Station
- 500m from Westpoint Shopping Centre and the Main Street precinct
- Minutes to Blacktown Hospital and surrounding health & medical services
- High-ranking schools and tertiary education nearby
- Easily accessed via the M2, M4 and M7
- 15km from Parramatta
- 30km from Penrith
- 42km from Sydney CBD
- On the Western train line, offering direct and express services to the CBD and Parramatta





## THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Home to significant infrastructure, employment opportunities and increased housing over the coming years
- » Strong tax depreciation
- » Good transport access with bus and train services

## DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	50	8	\$489,000 - \$559,000
2 BRM	75 - 82	10 - 27	\$635,000 - \$692,500

Pricing is subject to change without notice.

## OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$650 - \$750 / Quarter	\$300 / Quarter	\$200 / Quarter
2 BRM	\$750 - \$950 / 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	Off Plan	Q4 2026

2<sup>ND</sup> AVENUE

SYDNEY CBD





PARRAMATTA CBD

MAX WEBBER LIBRARY

K MART BLACKTOWN

BLACKTOWN HOSPITAL

WESTPOINT SHOPPING CENTRE

AUSTRALIAN CATHOLIC UNIVERSITY BLACKTOWN

BLACKTOWN STATION (450m)



# THE LIVING





# THE KITCHEN





# THE DINING





# THE BATHROOM



# 1 BEDROOM

## LOT 2

1  1  1 

INTERNAL	50 M <sup>2</sup>
EXTERNAL	8 M <sup>2</sup>
TOTAL	58 M <sup>2</sup>



**Disclaimer:**

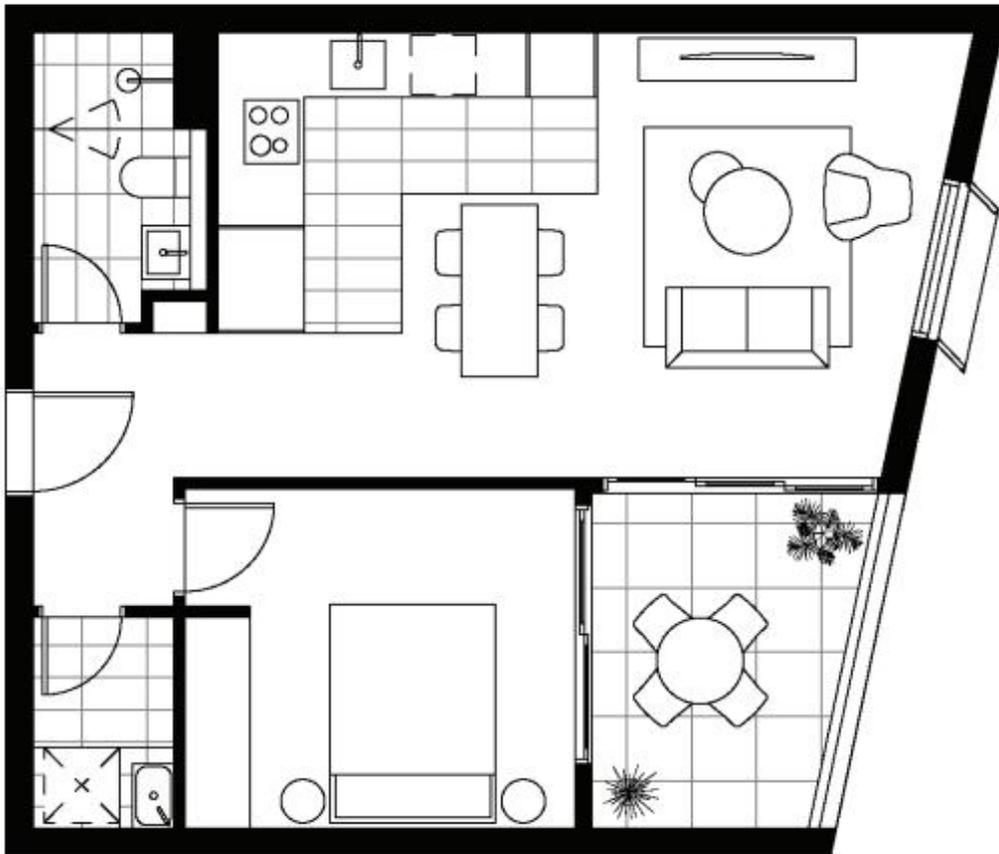
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject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

# 1 BEDROOM

## LOT 21

1  1  1 

INTERNAL	50 M <sup>2</sup>
EXTERNAL	8 M <sup>2</sup>
TOTAL	58 M <sup>2</sup>



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## 2 BEDROOM

### LOT 70

2  2  1 

INTERNAL	75 M <sup>2</sup>
EXTERNAL	10 M <sup>2</sup>
TOTAL	85 M <sup>2</sup>



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## 2 BEDROOM

### LOT 86

2  2  1 

INTERNAL	75 M <sup>2</sup>
EXTERNAL	10 M <sup>2</sup>
TOTAL	85 M <sup>2</sup>



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# 2 BEDROOM + STUDY

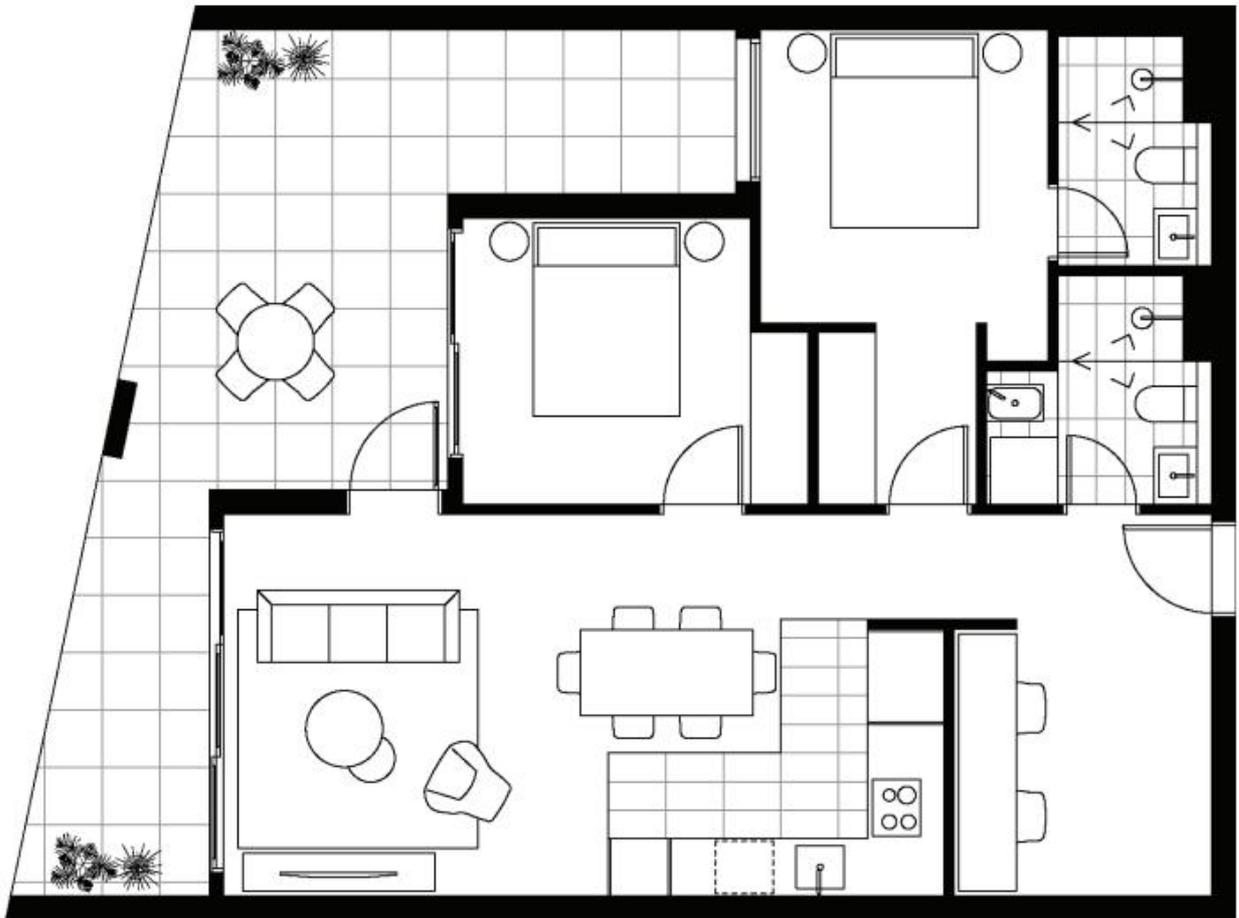
## LOT 81

2  2  1 

INTERNAL 75 M<sup>2</sup>

EXTERNAL 27 M<sup>2</sup>

TOTAL 102 M<sup>2</sup>



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## 2 BEDROOM + STUDY

### LOT 190

2  2  1 

INTERNAL	75 M <sup>2</sup>
EXTERNAL	10 M <sup>2</sup>
TOTAL	85 M <sup>2</sup>



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PROJECT  
TEAM





## **DEVELOPER**

Landmark is an Australian residential property developer specialising in creating attractive developments in places where people love to live, ideally located close to transport, shops, cafes, restaurants and parks. With over 20 years of experience, they've successfully completed thousands of apartments and luxury homes across Sydney, from the North Shore and Northern Beaches to the Sutherland Shire and Western Suburbs. Importantly, their 'Landmark Quality Difference' sets them apart. They offer an extended 10-year Structural Warranty on all their buildings beyond NSW's statutory 6 years\*. They don't use combustible cladding or materials and take extra care with waterproofing and mould protection. Landmark also follows a rigorous proprietary quality assurance regime, dedicated to rectifying any post-completion anomalies quickly and effectively.



## **ARCHITECTS**

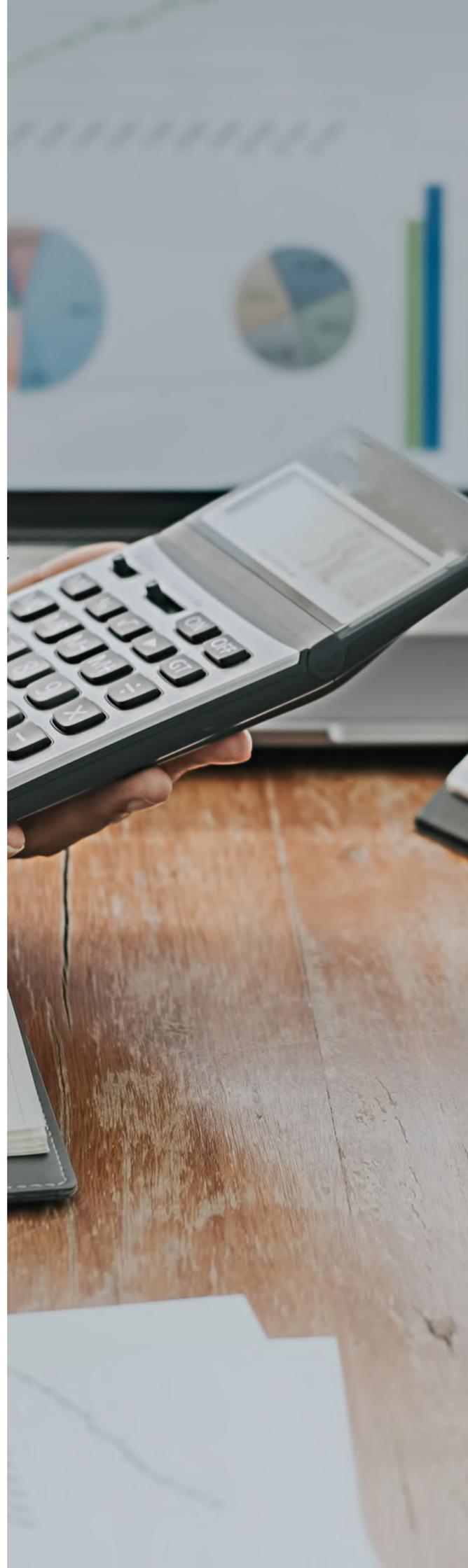
DKO was founded in 2000. Its founding partners Koos de Keijzer and Zvonko Orsanic were keen to independently implement their own vision: the creation of ingenious spaces that are appreciated by the eyes, mind and soul alike. Within a decade the practice – with Koos de Keijzer as Principal – has grown from its humble beginnings to a design powerhouse in the Asia-Pacific region. DKO is a multidisciplinary team of more than 200 professionals working across six offices in Australia, New Zealand and South East Asia.



# 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.

