



PARKER

bg buyer's
guide

 **KANDEAL**

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EXECUTIVE SUMMARY

Project Name

Parker At Beyond

Developer

Fridcorp

Project Location

99 Forest Road,
Hurstville NSW 2220

Architect

DKO

Project Description

Offering a selection of 1, 2 and 3 bedroom residences immersed in multi-layered garden surroundings

Apartment Breakdown

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.

Key Features:

- Indoor & outdoor exclusive amenity spaces including residents private dining room & lounge, games room, outdoor BBQ area, landscaped gardens & meditation deck
- Beyond Fitness & Pilates studio including state-of-the-art equipment and sauna to enhance your daily routines
- Beyond laneway retail featuring Woolworths and BWS now open, with a variety of retailers to come (late 2024)
- Open plan living featuring wellness systems in every home – air purification, water filtration & circadian lighting.
- Floor-to-ceiling windows frame views of Botany Bay and the CBD
- Two colour schemes hero natural materials, including stone bench tops, oak flooring & brushed brass finishes
- Full kitchen with SMEG appliances
- Bespoke bar joinery with brushed brass details
- Bathrooms feature bespoke designed baths & basins and mirrors to house your everyday needs
- Secure pet-friendly building





THE INVESTMENT

- » Low vacancy rate currently 0.9%
- » Enjoy open spaces at Kempt Field Park next door
- » Uninterrupted views to the city & Botany Bay
- » The convenience of retail with Woolworths on the ground level at Beyond
- » -Public transport at your doorstep & 20 minutes to the CBD by express train
- » Short walk to the heart of Hurstville & Westfield Shopping Centre
- » Sydney Airport is only a 15-minute drive away
- » Green spaces, parks and beaches all located within 10 minutes
- » An array of services, stores & food offerings on Forest Road, only minutes away

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	50-60	4-13	\$645,000 - \$865,000
2 BRM	75-92	9-31	\$845,000 - \$1,200,000
3 BRM	94	24	\$1,425,000 - \$1,460,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$670 - \$960 / Quarter	\$1600 / Year	\$800 / Year
2 BRM	\$1000 - \$1450 / Quarter		
3 BRM	\$1450 - \$1790 / 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
Mixed use Residential	Completed



LOCATION

NORTH SYDNEY
19 km

SYDNEY CBD
16 km

UNIVERSITY OF TECHNOLOGY SYDNEY
14 km

WESTFIELD HURSTVILLE
430 m

HURSTVILLE STATION
650 m

KEMPT FIELD





TEMPE
RECREATION
RESERVE
8 km

SYDNEY AIRPORT
9 km

KOGARAH GOLF CLUB
8 km

BRIGHTON LE SANDS
5 km

ALLAWAH STATION
250 m

BEVERLEY PARK GOLF CLUB
4 km





THE LOUNGE





THE DINING





THE BEDROOM





THE GYM



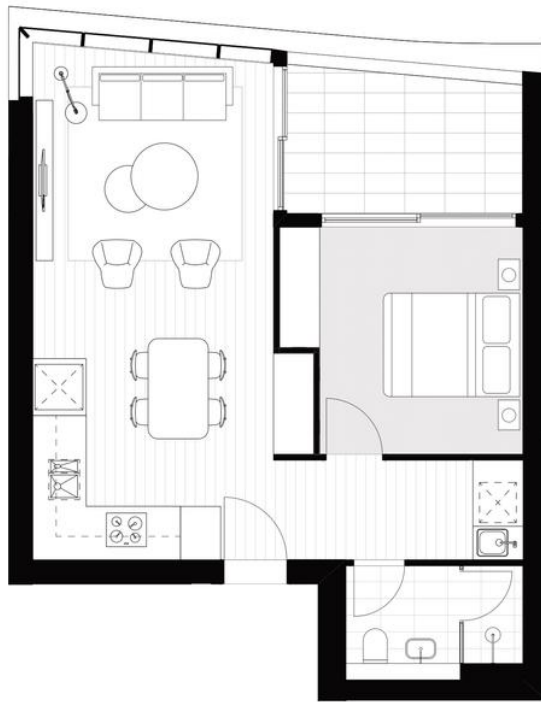


RESIDENTS DINING



BUILDING D

BEYOND

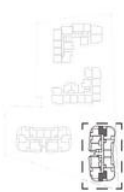


BELONG

TYPE 1C

BEYONDHURSTVILLE.COM.AU

FOREST ROAD



KEMPT FIELD

1 BEDROOM
1 BATHROOM

INTERNAL 51 M²
EXTERNAL 7-8 M²
TOTAL 58-59 M²

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WOODS BAGOT

TYPICAL FOR APARTMENTS

305	1205	206	810	1710	311
405	1305		910	1810	411
505	1405		1010	1910	511
605	1505		1110	2010	611
705	1605		1210		711
805	1705		1310		
905	1805		1410		
1005	1905		1510		
1105	2005		1610		

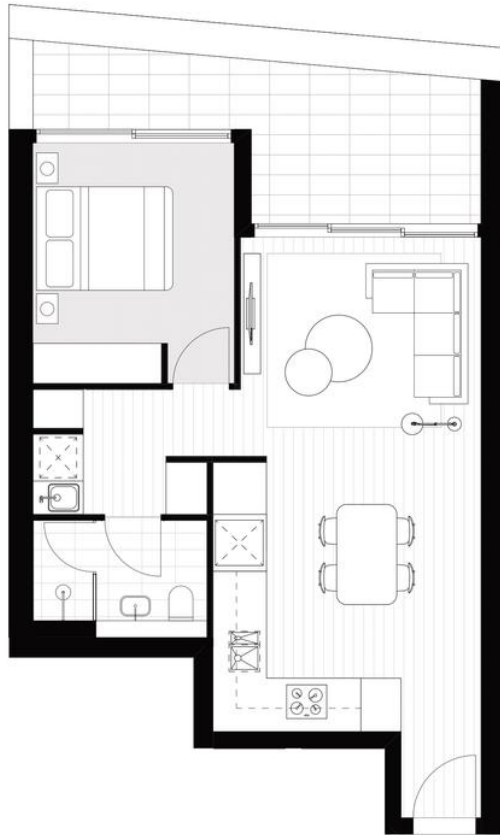
BUILDING D - PARK

Disclaimer: The information in this plan is indicative only and is subject to the terms of the contract for sale. Any furniture, furnishings or appliances depicted are not included with any sale. The schedule of finishes in the contract for sale records the inclusions sold with the apartment. No liability will be accepted by the vendor for any inaccuracy or misstatement in respect of the information or diagram in this document or any other material provided by or on behalf of the vendor to any purchaser. Please note that this plan is a "typical" floor plan only. The configuration, size and terrace size may alter depending on the final location of the unit.

BEYOND



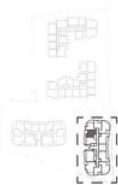
BELONG



TYPE 1L

BEYONDHURSTVILLE.COM.AU

FOREST ROAD



KEWPT FIELD

1 BEDROOM
1 BATHROOM

INTERNAL 52 M²
EXTERNAL 12 M²
TOTAL 64 M²

TYPICAL FOR APARTMENTS

302	1002	1702
402	1102	1802
502	1202	1902
602	1302	2002
702	1402	
802	1502	
902	1602	

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**WOODS
BAGOT**

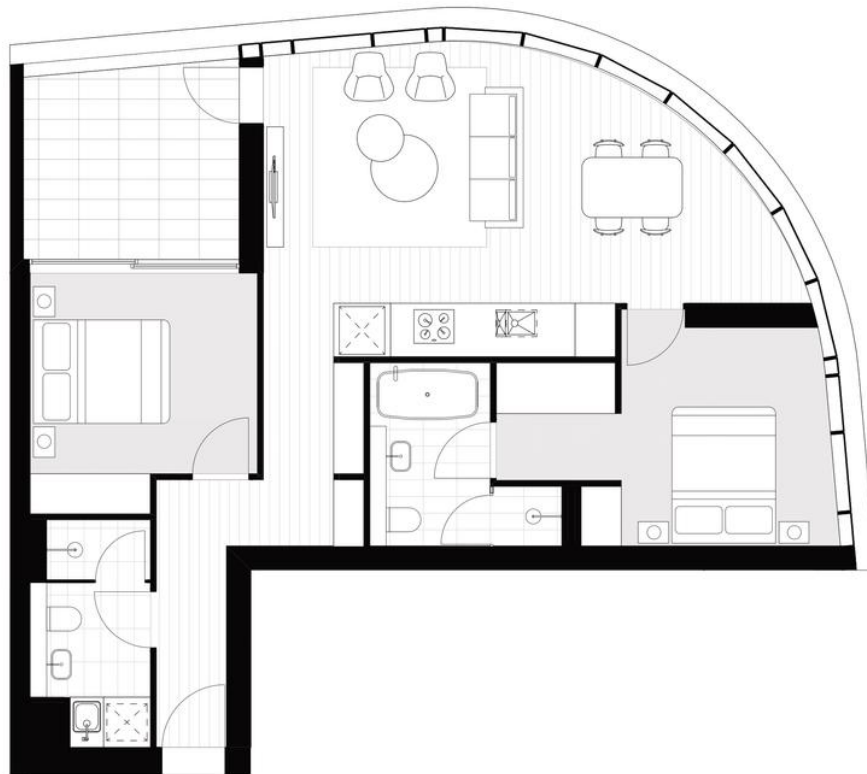
BUILDING D - PARK



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BUILDING D

BEYOND

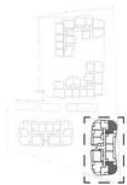


BELONG

TYPE 2B

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FOREST ROAD



KEMPT FIELD

2 BEDROOM
2 BATHROOM

INTERNAL 80 M²
EXTERNAL 9 M²
TOTAL 89 M²



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WOODS
BAGOT

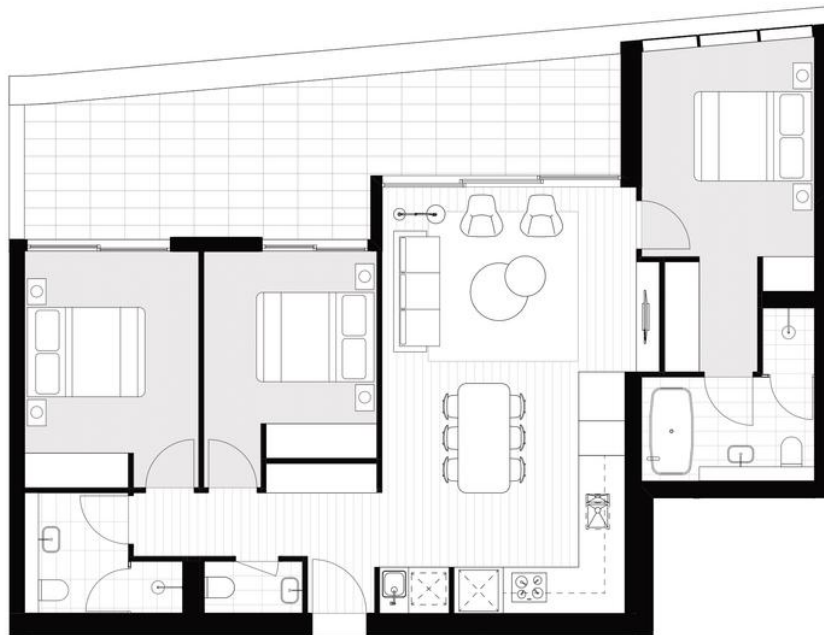
TYPICAL FOR APARTMENTS

205	306	1206	809	1709	310
	406	1306	909	1809	410
	506	1406	1009	1909	510
	606	1506	1109	2009	610
	706	1606	1209		710
	806	1706	1309		
	906	1806	1409		
	1006	1906	1509		
	1106	2006	1609		

BUILDING D - PARK

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BEYOND



BELONG

TYPE 3A

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FOREST ROAD



KEEPT FIELD

3 BEDROOM
2 BATHROOM
1 POWDER ROOM

INTERNAL 94 M²
EXTERNAL 24 M²
TOTAL 118 M²

TYPICAL FOR APARTMENTS

807	1507	808	1508
907	1607	908	1608
1007	1707	1008	1708
1107	1807	1108	1808
1207	1907	1208	1908
1307	2007	1308	2008
1407		1408	



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WOODS
BAGOT

BUILDING D - PARK

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PROJECT
TEAM





DEVELOPER

Fridcorp is a privately owned Australian company with an enviable record of achievement in property development, consistently delivering on budget and time, exceeding the expectations of the market and buyers. They identify emerging markets and create developments that generate long-term investment potential and growth for investors and owner-occupiers. Inspired by the intersection of art and architecture, Fridcorp is one of Australia's most design focused property developers. Their love for design is evident in every Fridcorp project. They respond to the individual needs of today's buyers and work with Australia's leading architects, interior designers and artists.

Fridcorp[™]

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.

DKO

PROJECT MARKETING

KANDEAL is a leading property sales and marketing platform working closely with property professionals across East Coast, with the objective of offering premium investment and owner occupier opportunities developed by our Developers to our Property Agency Network Partners and their clients supported by comprehensive research and a process that has simply redefined the way projects are sold.

KANDEAL



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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