



ALDO

EXECUTIVE SUMMARY

Project Name

Aldo

Project Location

1069 Melton Hwy, Fraser Rise VIC 3336

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

Aldo is a modern residential development aimed at providing comfortable and stylish living in the heart of Fraser Rise. Designed with families and professionals in mind, Aldo offers a range of well-appointed townhouses and single-family homes featuring contemporary architecture, energy-efficient fittings, and spacious layouts. The development emphasizes community living, with landscaped gardens, recreational spaces, and proximity to natural reserves. It combines quality construction with affordability, making it an attractive option for first-time buyers, families, and investors looking to be part of a vibrant, up-and-coming community.

Location

Fraser Rise, Victoria, Australia, near Caroline Springs and only 30 minutes from Melbourne CBD. This growing suburb is close to key amenities like schools, shopping centres, parks, and public transport options, providing a balanced lifestyle with city convenience and suburban tranquility.





Retail & Shopping



Park & Recreation



Education



Community Facilities

ALDO

FRASER RISE





ALDO AERIAL
ARTIST IMPRESSION

1069 Melton Highway Fraser Rise 3335



- **TRAIN STATIONS**
 - 1. WATERGARDENS STATION
 - 2. ROCKBANK STATION
- **EDUCATION**
 - 1. FUTURE ALDO SCHOOL
 - 2. SYDENHAM-HILLSIDE PRIMARY SCHOOL
 - 3. BELLEVUE HILL PRESCHOOL
 - 4. GUARDIAN CHILDCARE & EDUCATION HILLSIDE
 - 5. CANA CATHOLIC PRIMARY SCHOOL
 - 6. LITTLE MUNCHKINS CHILDCARE CENTRE
 - 7. HILLSIDE COTTAGE EARLY LEARNING & KINDERGARTEN
 - 8. GOODSTART EARLY LEARNING HILLSIDE
 - 9. COMMUNITY KIDS HAVEN EARLY LEARNING & KINDER
 - 10. SPRINGSIDE PRIMARY SCHOOL
 - 11. SPRINGSIDE KINDERGARTEN
 - 12. GOODSTART EARLY LEARNING TAYLORS HILL
 - 13. PENGUIN CHILDCARE CAROLINE SPRINGS
 - 14. ST GEORGE PRECA PRIMARY SCHOOL
 - 15. SOUTHERN CROSS GRAMMAR
 - 16. SPRINGSIDE WEST SECONDARY COLLEGE
 - 17. GILSON COLLEGE - TAYLORS HILL
 - 18. COPPERFIELD COLLEGE
 - 19. SYDENHAM HILLSIDE PRIMARY SCHOOL
 - 20. EMMAUS CATHOLIC PRIMARY SCHOOL
 - 21. CATHOLIC REGIONAL COLLEGE CAROLINE SPRINGS
 - 22. KOROROIT CREEK YMCA EARLY LEARNING CENTRE
 - 23. TAYLORS HILL PRIMARY SCHOOL
 - 24. ROCKBANK PRIMARY SCHOOL
- **PARKS & NATURE RESERVES**
 - 1. ALDO PARK
 - 2. GOULDING PARK
 - 3. MAWSON GARDENS
 - 4. BORONIA RESERVE DOG PARK
 - 5. CALDER PARK
 - 6. PIONEER PARK
 - 7. OVERTON LEA RESERVE
 - 8. HOMESTEAD PARK
 - 9. POMONA PARK
 - 10. ORGAN PIPES NATIONAL PARK
 - 11. CAROLINE SPRINGS RECREATION RESERVE
- **SHOPPING & SERVICES**
 - 1. ASPIRE MEDICAL AND SKIN CENTRE
 - 2. CITY VISTA IGA
 - 3. AMBULANCE VICTORIA
 - 4. FOODWORKS HILLSIDE
 - 5. HILLSIDE MEDICAL CENTRE
 - 6. TAYLORS HILL VILLAGE
 - 7. WATERVALE SHOPPING CENTRE
 - 8. WATERGARDENS SHOPPING CENTRE
 - 9. CS SQUARE SHOPPING CENTRE
- **SPORTS & RECREATION**
 - 1. HILLSIDE FOOTBALL CLUB & CRICKET CLUB
 - 2. PAUL SADLER SWIMLAND PARKWOOD GREEN
 - 3. XTREME PAINTBALL
 - 4. MACPHERSON PARK SPORTS COMPLEX
 - 5. TAYLORS HILL SPORTS PARK
 - 6. CALDER PARK THUNDERDOME
- **HOSPITALITY**
 - 1. FISH SALT
 - 2. THE SUGAR GUM HOTEL
 - 3. GALLI WINERY
 - 4. WITCHMOUNT ESTATE WINERY
 - 5. BORN & RAISED



SPORTS & NATURE

- 01. Boronia Drive Reserve
- 02. Calder Park Thunderdome
- 03. Caroline Springs Recreation Reserve
- 04. Hillside Football Club
- 05. Organ Pipes National Park
- 06. Stony Hill Creek

MEDICAL

- 01. Aspire Medical and Skin Centre
- 02. Caroline Springs Super Clinic
- 03. Hillside Medical Centre
- 04. Kings Park Medical Centre

EDUCATION

- 01. Bellevue Hill Preschool
- 02. Cana Catholic Primary
- 03. Catholic Regional College, Caroline Springs
- 04. Copperfield College Sydenham
- 05. Guardian Childcare & Early Learning
- 06. Parkwood Green Primary
- 07. Penguin Childcare Caroline Springs
- 08. Southern cross grammar
- 09. Springside College
- 10. St George Preca Primary
- 11. Sydenham-Hillside Primary

SHOPPING

- 01. Central Shopping Centre
- 02. CS Square Shopping Centre
- 03. Taylors Hill Village
- 04. Trenthowan Nursery
- 05. Watergardens Town Centre
- 06. Watervale Shopping Centre
- 07. Woolworths Watervale

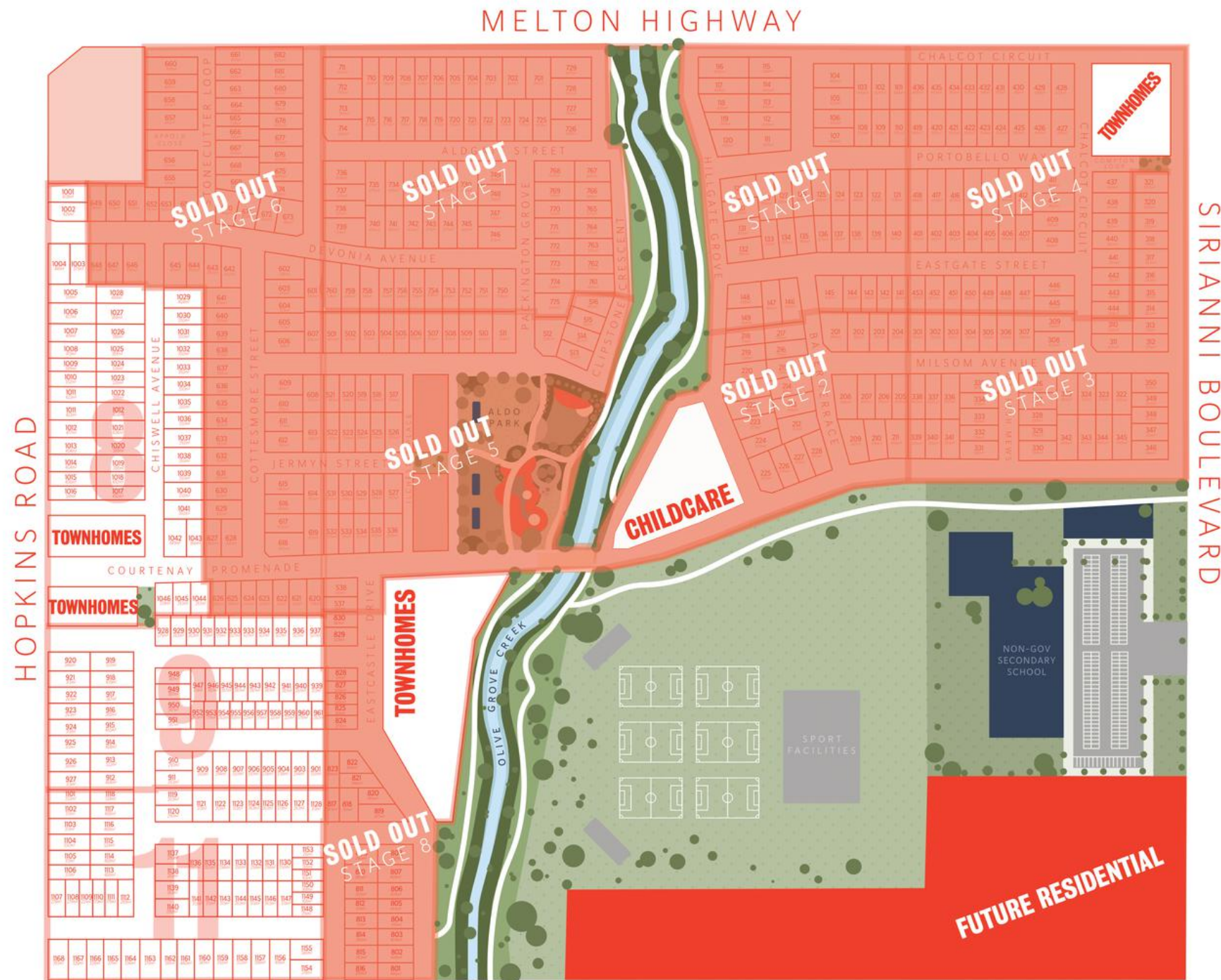
FOOD & DRINK

- 01. Billy's Paddock
- 02. Born & Raised Wines
- 03. Fish Salt
- 04. Galli Winery & Restaurant
- 05. Izumi Caroline Springs
- 06. Red Beetle Cafe
- 07. Witchmount Estate Winery

GROWTH CORRIDOR 2020

- 01. Active Open Space
- 02. Aldo Park
- 03. Future Town Centre
- 04. Proposed Future Non-government school

ALDO MASTERPLAN







A stainless steel refrigerator with a double-door design, integrated into the white cabinetry on the left side of the kitchen.

White, flat-panel upper kitchen cabinets with a recessed crown molding detail at the top, providing a clean, architectural look.

A light-colored, vertically-slatted backsplash behind the kitchen counter, adding texture and a natural feel to the design.

A white, rectangular kitchen island with a thick countertop, featuring a double sink and a modern faucet. It serves as a central workspace and a breakfast bar.

A light wood bar stool with a simple, functional design, featuring a circular seat and a metal footrest.

An open shelving unit with light wood shelves, displaying various kitchen items like bowls, plates, and a teapot, adding a lived-in feel.

A few magazines or cookbooks are placed on the island countertop, including one titled "SALAD & DINNER".

A light wood dining chair with a curved backrest and a grey upholstered seat, positioned around the dining table.

A white dining table with a curved edge and a thick top, supported by a white cylindrical pedestal base, set with a teapot and glasses.

A large, light-colored ceramic vase filled with a bouquet of white flowers and greenery, placed on the dining table.

A light-colored, textured area rug with a subtle pattern, placed under the dining table and chairs.





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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