

EMERALD GROVE

JORDAN SPRINGS

EXECUTIVE SUMMARY

Project Name

Emerald Grove

Project Location

43-91 Armoury Road, Jordan Springs NSW 2747

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

Welcome to Emerald Grove at Jordan Springs – Western Sydney's newest bespoke community. Offering a lifestyle of unparalleled comfort and convenience, this is where spacious living and modern amenities combine to bring you a coveted Jordan Springs address.

Nestled in the heart of a rapidly evolving community, Emerald Grove consists of 21 generous land lots. With its picturesque environment and peaceful location.

Designed around what's important – space, convenience, nature and connection - the Emerald Grove community is tucked away in a family-friendly part of Sydney.

An aerial photograph of a residential development named Emerald Grove at Jordan Springs. The image shows a large, modern community of houses with grey roofs and light-colored siding, arranged around a central, irregularly shaped pond. The pond is surrounded by a paved walkway and some landscaping. In the foreground, there is a construction site with dirt, some materials, and a few small structures. The background features a dense forest of trees and rolling hills under a blue sky with scattered white clouds. A dark green rectangular box with white text is overlaid on the center of the image, pointing to the pond area.

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- 1 Jordan Springs Public School
(4-minute drive)
- 2 Werrington County Public School
(11-minute drive)
- 3 Cambridge Gardens Public School
(8-minute drive)
- 4 Werrington Public School
(12-minute drive)
- 5 Western Sydney University – Werrington
(13-minute drive)
- 6 Jordan Springs Shopping Centre
(5-minute drive)
- 7 Werrington County Shopping Village
(11-minute drive)
- 8 Kingswood Park Village Shopping Centre
(8-minute drive)
- 9 St Marys Village
(18-minute drive)
- 10 Westfield Penrith
(14-minute drive)
- 11 Nepean Hospital
(12-minute drive)
- 12 Myhealth Werrington County
(12-minute drive)
- 13 Sydney GP Group Medical Centre – Penrith
(9-minute drive)
- 14 Village Centre Park
(200m)
- 15 Dunheved Golf Club
(21-minute drive)
- 16 The Kingsway Athletic Field
(16-minute drive)
- 17 Brooks Tavern
(4-minute drive)
- 18 Boronia Park
(4-minute drive)
- 19 Werrington Lakes Reserve
(13-minute drive)





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DEVELOPER

Metro is one of Australia's largest and most experienced National Developers, with a track record and portfolio of delivering landmark projects year on year. With over 60 projects delivered and underway, Metro specialises in delivering future-proof, luxurious and family-friendly communities across Australia.

METRO

BUILDER

Creation Homes is one of Australia's leading and premier National builders, specialising in delivering exceptional quality without compromise. Their homes offer the perfect combination of value, design and liveability to suit all types of buyers. With multiple industry awards and years of proven experience across multiple projects and States, buyers have peace of mind when building with Creation Homes.



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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