



SECOND AVENUE •
BLACKTOWN •

III



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



2ND AVENUE

SYDNEY CBD

PARRAMATTA CBD

MAX WEBBER LIBRARY

KMART BLACKTOWN

BLACKTOWN HOSPITAL

WESTPOINT SHOPPING CENTRE

AUSTRALIAN CATHOLIC
UNIVERSITY BLACKTOWN

BLACKTOWN STATION
(450m)

DINING

- 1 Two By Four Cafe
- 2 Young Lions Cafe
- 3 Main Spot Cafe
- 4 Cafe Luna's Ray
- 5 Blackbear BBQ
- 6 El Jannah
- 7 The Grounds Keeper Café

PARKS

- 8 William Street Park
- 9 Chester Park
- 10 Francis Park
- 11 Chang Lai Yuan Gardens

TRANSPORT

- 12 Blacktown Station

RETAIL / ENTERTAINMENT

- 13 Westpoint Shopping Centre
- 14 Blacktown Showground
- 15 Raging Waters Blacktown
- 16 Western Sydney Zoo
- 17 The Blacktown Arts Centre

EDUCATION / HEALTH

- 18 Blacktown University and Campus
- 19 Max Webber Library
- 20 Blacktown Hospital



THE LIVING



THE KITCHEN



THE DINING



THE BATHROOM



THE ROOFTOP



1 BEDROOM

LOT 2

1  1  1 

INTERNAL	50 M ²
EXTERNAL	8 M ²
TOTAL	58 M ²



Disclaimer:

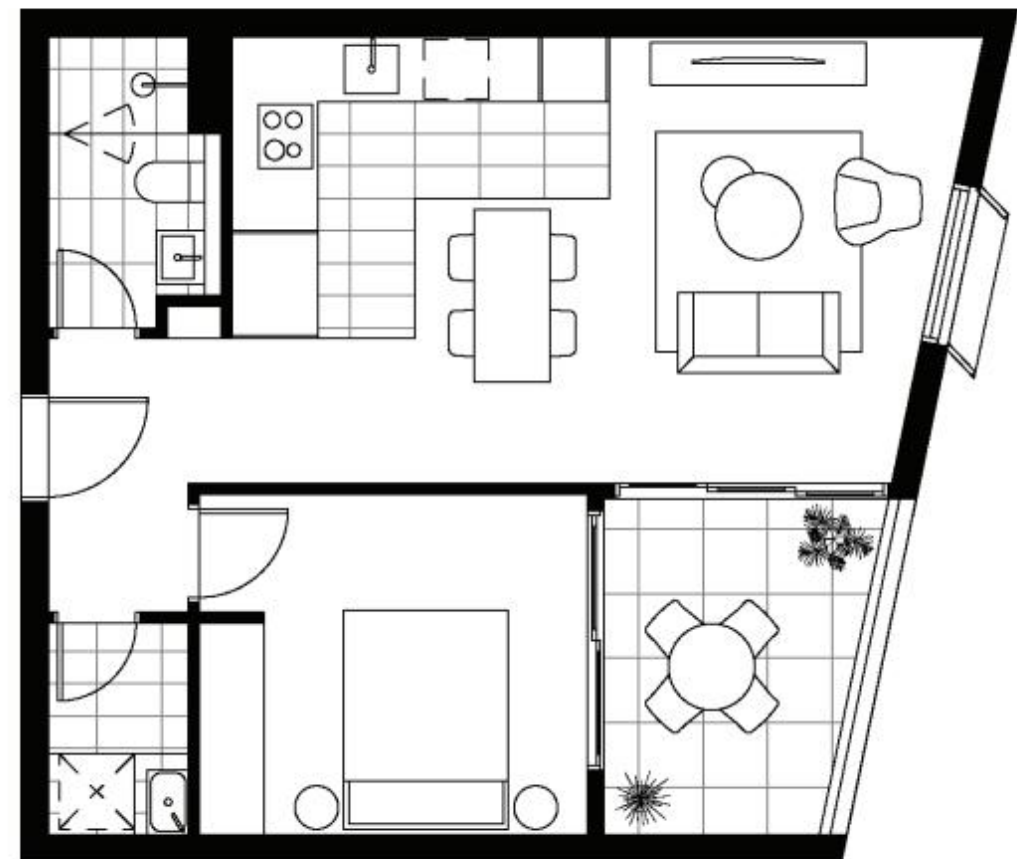
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject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

1 BEDROOM

LOT 21

1  1  1 

INTERNAL	50 M ²
EXTERNAL	8 M ²
TOTAL	58 M ²



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2 BEDROOM
LOT 70

2		2		1	
INTERNAL	75 M ²				
EXTERNAL	10 M ²				
TOTAL	85 M ²				



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2 BEDROOM
LOT 86

2		2		1	
INTERNAL	75 M ²				
EXTERNAL	10 M ²				
TOTAL	85 M ²				



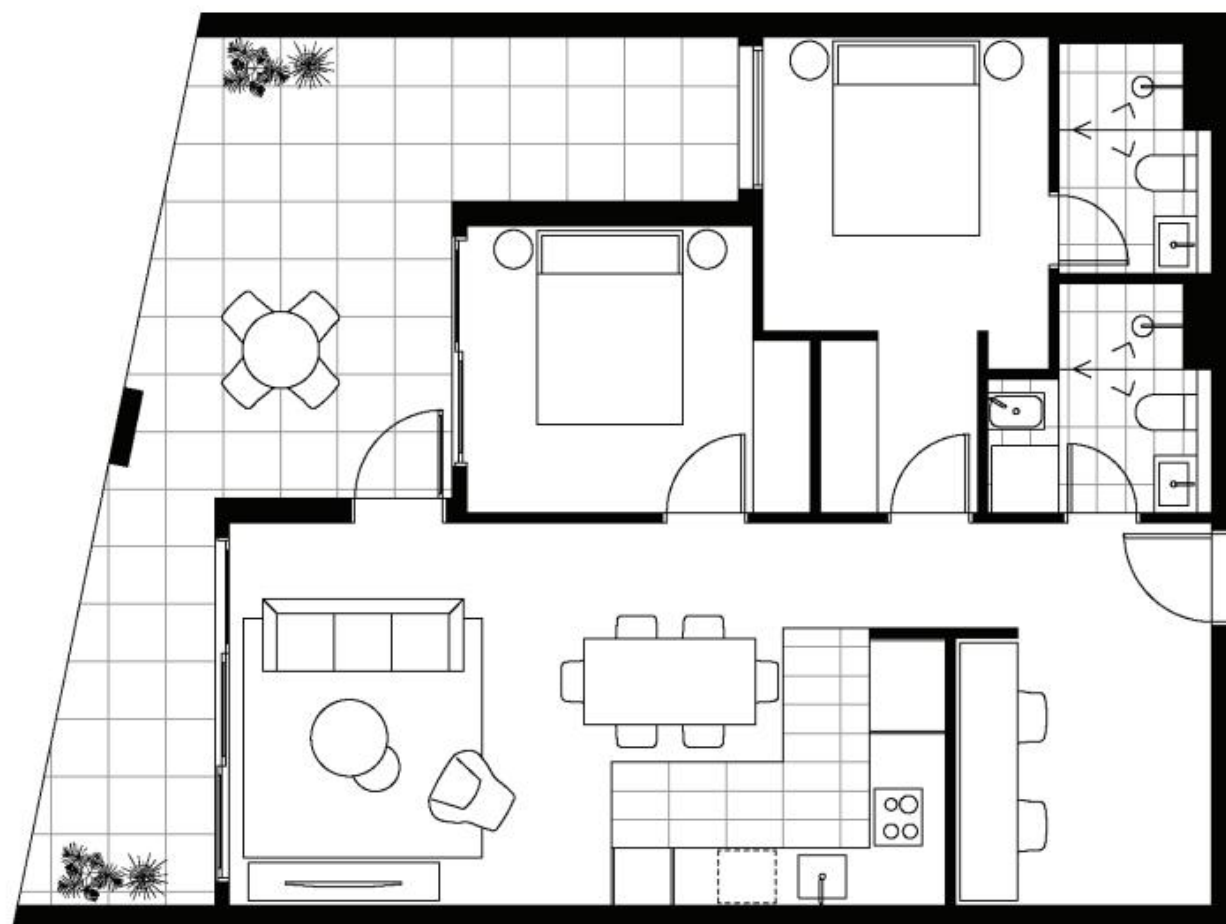
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2 BEDROOM + STUDY

LOT 81

2  2  1 

INTERNAL	75 M ²
EXTERNAL	27 M ²
TOTAL	102 M ²



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2 BEDROOM + STUDY

LOT 190

2  2  1 

INTERNAL	75 M ²
EXTERNAL	10 M ²
TOTAL	85 M ²



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2ND AVENUE

BLACKTOWN

LEVEL 2

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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2ND AVENUE

BLACKTOWN

LEVEL 3-6

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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2ND AVENUE

BLACKTOWN

LEVEL 7-10

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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2ND AVENUE

BLACKTOWN

LEVEL 11-14

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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2ND AVENUE

BLACKTOWN

LEVEL 15-17

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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2ND AVENUE

BLACKTOWN

LEVEL 18-20

-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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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.



MARKET OVERVIEW

"THE ONLY BAD
TIME TO BUY A
PROPERTY IS
LATER!"

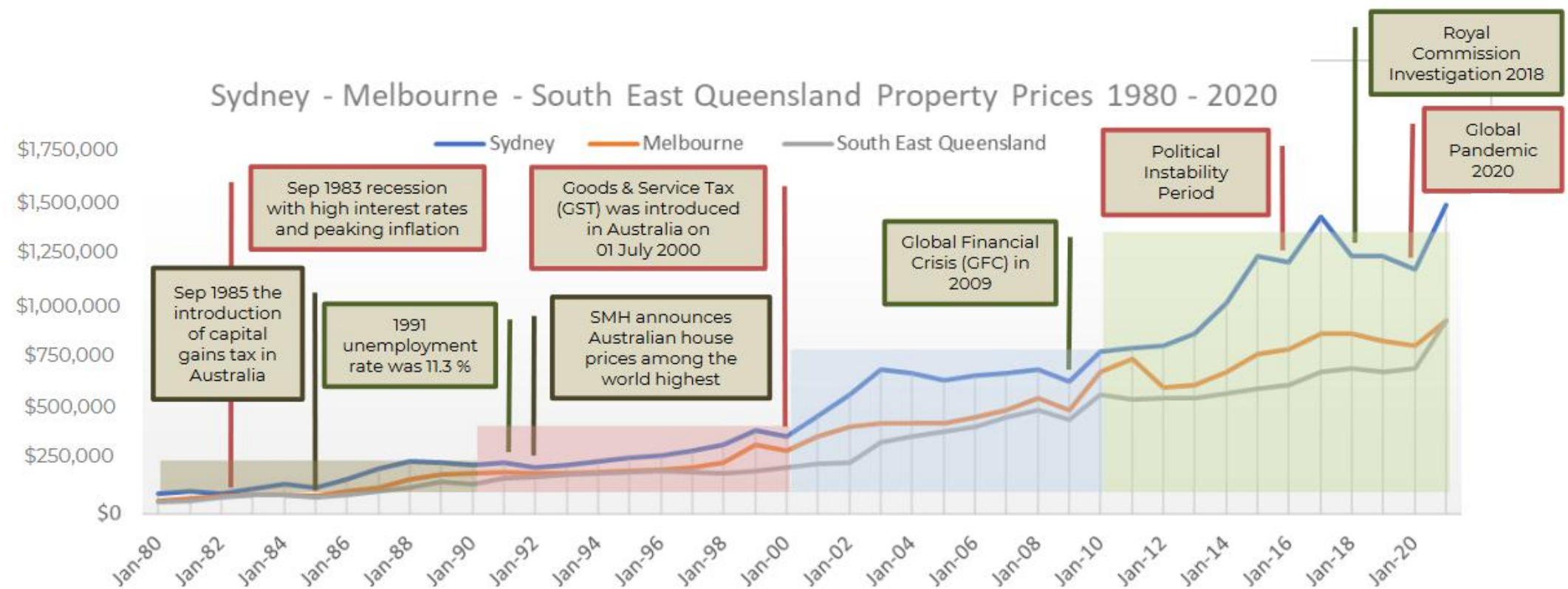
Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.





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