



CARLINGFORD
LIFE

EXECUTIVE SUMMARY

Project Name

88 Livie

Developer

Peihe Realty

Project Location

780-786 Pennant Hills Road
Carlingford NSW 2118

Architect

Australian Consulting Architects

Project Description

A development of 88 Studio,
1, 2 & 3 bedroom apartments

Apartment Breakdown

Studio
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.

Development Features

- Spacious living areas with timber flooring and LED Downlights
- Elegant kitchen with stone benches, Miele appliances and ducted Rangehood
- Ducted air conditioning system
- Designer bathroom with built-in toilet and internal laundry
- Replica marble tiles for bathroom walls and floor
- Double shower, one on the ceiling and one mounted on the wall
- Security intercom, lift access
- Within walking distance to public transportation, schools, shopping centres, cafes and popular restaurants
- Opposite Carlingford Court Shopping Centre
- 10 minutes walk to Carlingford station, with the new Sydney Metro Light Rail opening soon



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.2%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Located with a short stroll to shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus, light rail and train services

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
STUDIO	36 - 37	3 - 18	\$495,000 - \$544,000
1 BRM	50 - 54	8 - 43	\$660,000 - \$770,000
2 BRM	74 - 83	15 - 86	\$830,000 - \$1,064,000
3 BRM	98	14	\$1,235,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
STUDIO	\$500 - \$600 / Quarter	\$450 / Quarter	\$200 / Quarter
1 BRM	\$600 - \$800 / Quarter		
2 BRM	\$800 - \$1000 / Quarter		
3 BRM	\$1100 - \$1200 / 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	Construction Commenced	Q2 2025

SUBURB PROFILE

CARLINGFORD

Situated in the vibrant northern suburbs of Sydney, Carlingford is a locale where modernity and rich history harmoniously converge. The suburb is a picturesque tapestry of modern developments and heritage structures, narrating its transformative journey through time. Carlingford, a hub of cultural diversity, hosts a wide array of restaurants, shops, and events that mirror its multifaceted community. From scrumptious local eateries to lively cultural festivals, every day brings something new and exciting to explore and enjoy. Strategically located, Carlingford ensures unmatched convenience for all its residents. With seamless transport connections, including efficient bus and train services, traversing to Sydney CBD and nearby suburbs is effortlessly smooth. Additionally, the presence of various schools, shopping malls, and recreational parks ensures a lifestyle that's both convenient and enjoyable. Emerging as one of Sydney's dynamic suburbs, Carlingford is a nexus of residential, commercial, and leisure developments. It doesn't just offer a place to reside but unfolds a future replete with opportunities and potential. Welcome to Carlingford – a splendid blend of the past, present, and future.

Moreover, Carlingford presents an enticing investment opportunity with its burgeoning property market. The suburb has witnessed a steady appreciation in property values, thanks to its strategic location, robust infrastructure, and the quality of life it offers to its residents. Investors and homeowners alike are drawn to its tranquil yet conveniently connected environment, providing a balanced lifestyle that is hard to match. The blend of modern-day amenities with the suburb's rich historical backdrop creates a unique living experience, where residents can enjoy the best of both worlds.

The community spirit in Carlingford is palpable, with numerous events, local groups, and activities that encourage interactions and foster a sense of belonging among its inhabitants. The local council is proactive, ensuring that the suburb is well-maintained, safe, and continuously evolving to meet the needs of its growing population. From young professionals and families to retirees, Carlingford appeals to a wide demographic, making it a melting pot of ideas, cultures, and experiences. Engage in a lifestyle where every day is a blend of serene living, convenient amenities, and a forward-thinking community, only in Carlingford.



LOCATION

- » Carlingford Court 1 min walk
- » Carlingford Village 4 min walk
- » Future Light Rail Station 10 min walk
- » Papilio Early Learning 150m away
- » Multipurpose Learning Centre 500m away
- » Carlingford Public School 500m away
- » Gateway Community High 500m away
- » Cumberland High School 1.6km away
- » The Kings School 2.6km away
- » Sydney CBD 30min drive



POPULATION **28044**



RENTAL POPULATION **32.8%**



VACANCY RATE **1.7%**

Source ABS 2021

STEP OUT YOUR DOOR AND INTO A WORLD OF COLOUR AND LIFE

88 Livie Carlingford is surrounded by leafy parkland's and tranquil river walks, yet in just five minutes you can be on the M2 Freeway and heading into Sydney's city centre. With Carlingford Court and Carlingford Village on your doorstep, 88 Livie Carlingford has it all.



Epping Retail Strip
5min by car

Chatswood Westfield
25min by car

Macquarie Shopping Centre
Macquarie University

Sydney CBD
30min by car

Wentworth Point

Eastwood Shopping Centre
10min by car

Brickyard Park

Hermington St Basketball Court

Carlingford Bowling Sports & Recreation Club >

Carlingford Road

Carlingford Public School

Macquarie Community College

Marsden Road

Ryde-Parramatta Golf Club >
12min by car

Eric Mobbs Memorial Park

Galaringi

Carlingford Court

Carlingford Village

Bunnings

Pennant Hills Road

Fitness First GYM

Pennant Hills Road

Giggles Carlingford Childcare Centre

88
CARLINGFORD
Livie

Harold West Reserve

Carlingford Train Station >
10min Walk
Future Light Rail Station

LIVING & KITCHEN



THE BATHROOM



THE BALCONY



PENTHOUSE TERRACE



THE VIEW



THE ENTRANCE



CARLINGFORD
Live

STUDIO APARTMENT

UNIT G.04



INTERNAL	37 M ²
EXTERNAL	18 M ²
TOTAL	55 M ²



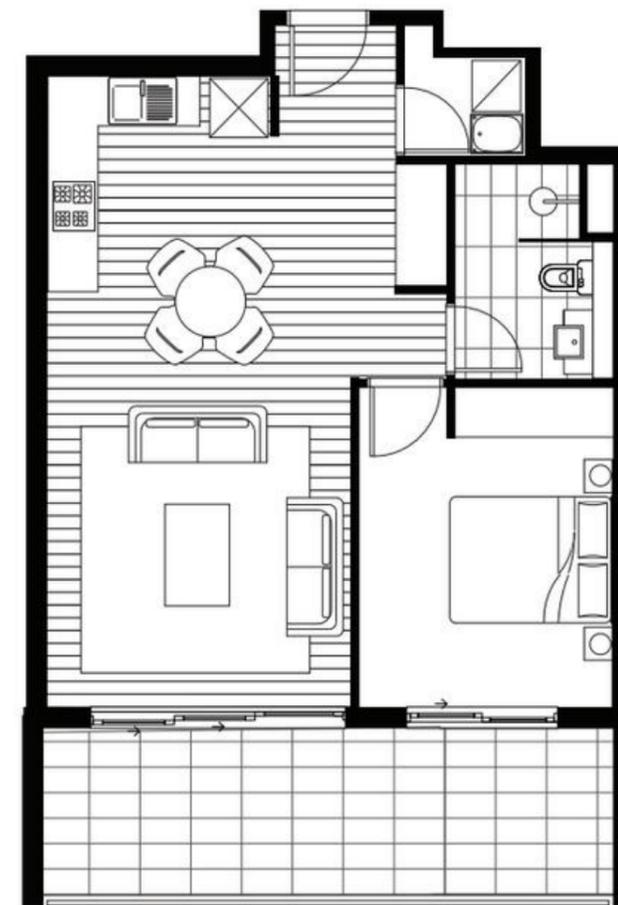
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1 BEDROOM APARTMENT

UNIT 2.09 - 5.09



INTERNAL	50 M ²
EXTERNAL	14 M ²
TOTAL	64 M ²



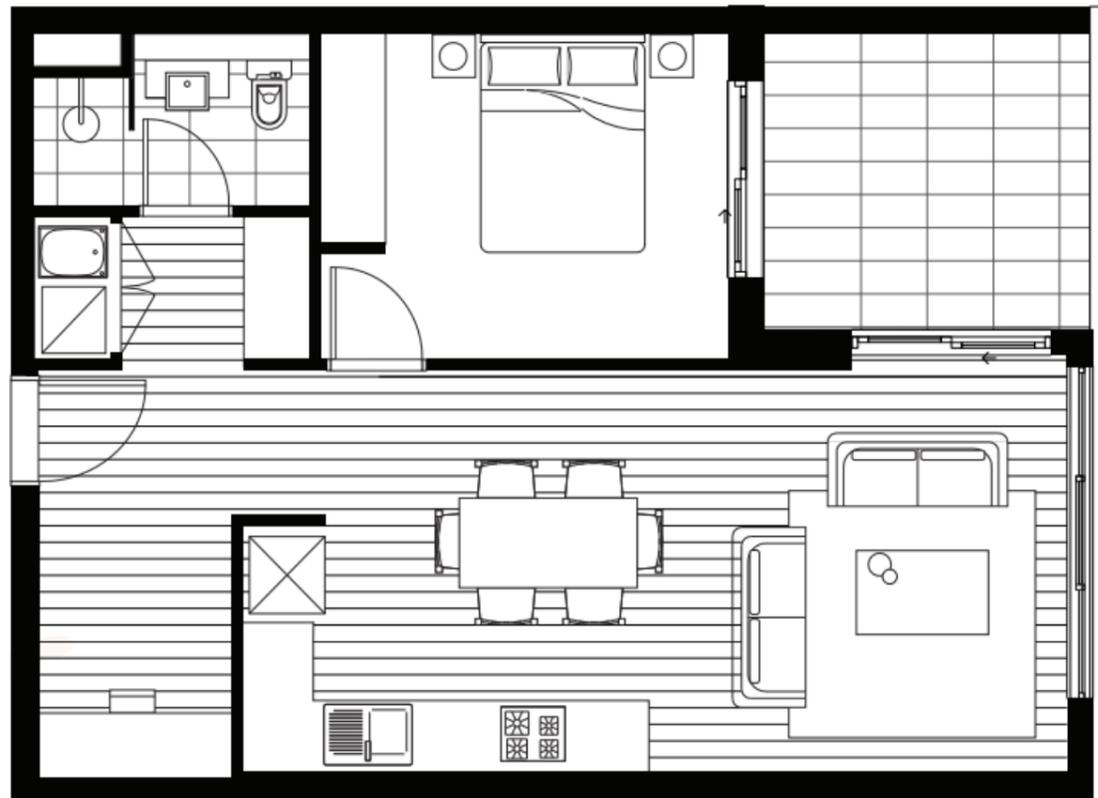
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1 BEDROOM APARTMENT

UNIT 2.07 - 5.07



INTERNAL 54 M²
EXTERNAL 8 M²
TOTAL 62 M²



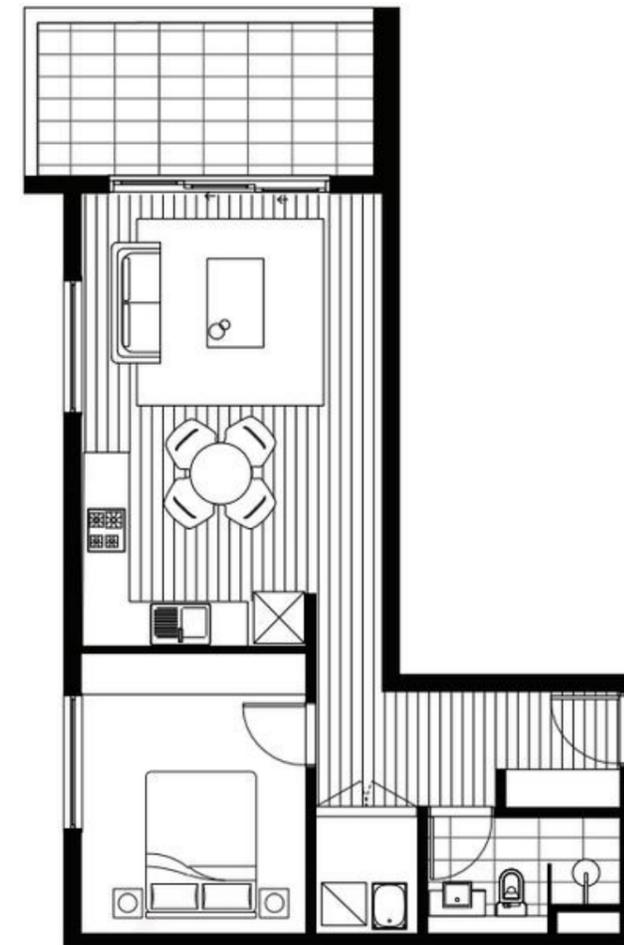
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1 BEDROOM APARTMENT

UNIT 3.01 - 5.01



INTERNAL 50 M²
EXTERNAL 10 M²
TOTAL 60 M²



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2 BEDROOM APARTMENT

UNIT G.03



INTERNAL	80 M ²
EXTERNAL	42 M ²
TOTAL	122 M ²



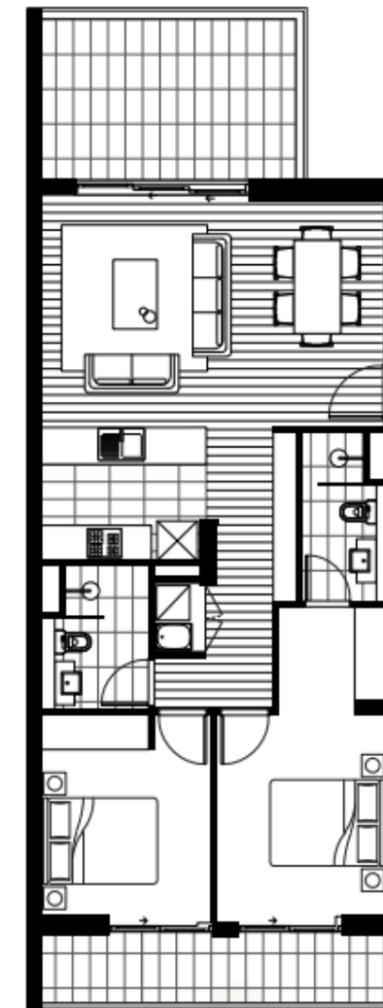
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2 BEDROOM APARTMENT

UNIT 2.10 - 5.10



INTERNAL	74 M ²
EXTERNAL	20 M ²
TOTAL	94 M ²



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2 BEDROOM APARTMENT

UNIT 3.12 - 5.12



INTERNAL	75 M ²
EXTERNAL	17 M ²
TOTAL	92 M ²



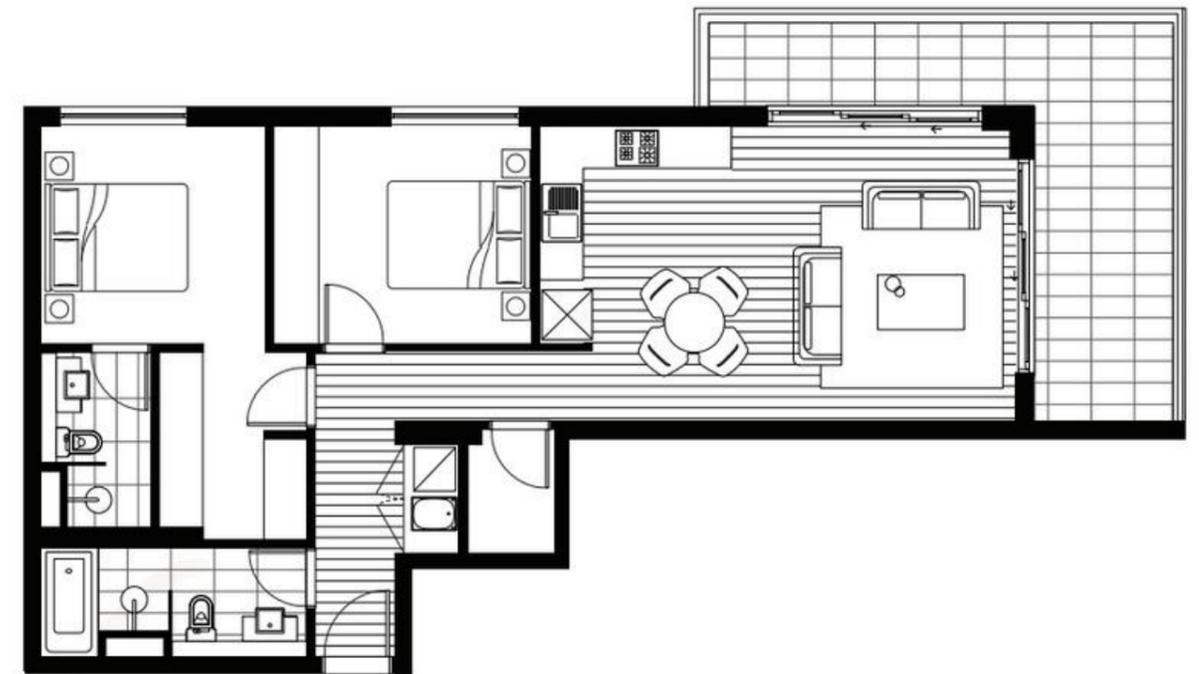
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2 BEDROOM APARTMENT

UNIT 3.02 - 5.02

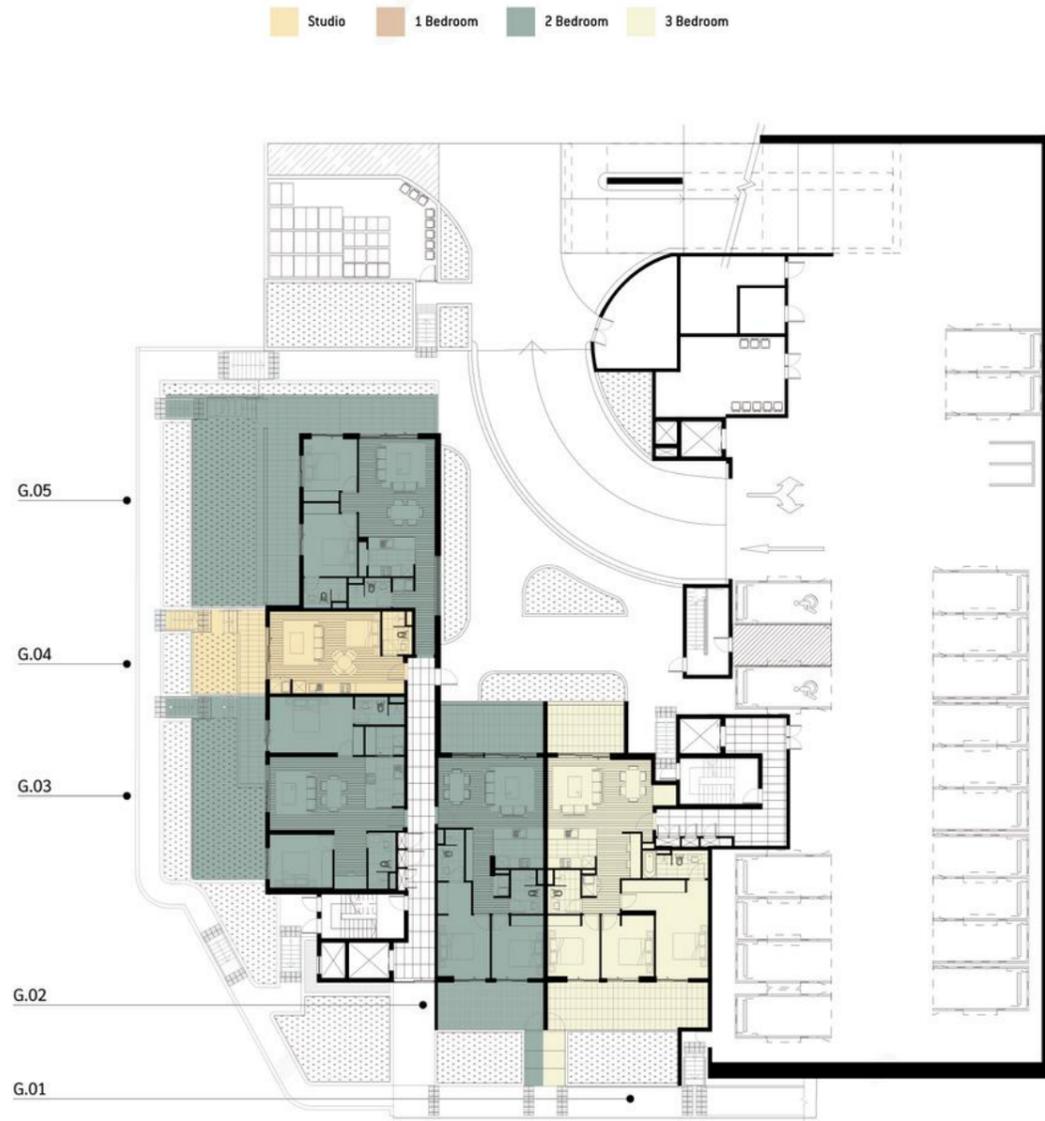


INTERNAL	75 M ²
EXTERNAL	17 M ²
TOTAL	92 M ²



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GROUND FLOOR
FLOOR PLATE



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LEVEL 1
FLOOR PLATE



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LEVEL 2
FLOOR PLATE

Studio
 1 Bedroom
 2 Bedroom
 3 Bedroom



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LEVEL 3
FLOOR PLATE

Studio
 1 Bedroom
 2 Bedroom
 3 Bedroom



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LEVEL 4 & 5
FLOOR PLATE



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LEVEL 6
FLOOR PLATE



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LEVEL 7
FLOOR PLATE



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LEVEL 8
FLOOR PLATE



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PROJECT TEAM



DEVELOPER

Peihe Realty was established in 2013 and has since maintained a reputation for its reliability in real estate development in Australia. We have an experienced and dedicated team working hard to deliver sophisticated and high quality residential projects.



ARCHITECT

The team at Australian Consulting Architects has been practicing since 1984 as architects and building designers in the Sydney Metropolitan Area and abroad. They have been involved in the design and documentation of over 3000 dwellings and apartments during this time.

They have created strategic alliances with various clients and development Company's that have proven to be a success over the past 30 years. The type of developments range from medium density and high density residential development to large Commercial bulky goods retail centres through-out Australia.



MMO

MARKET OVERVIEW

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

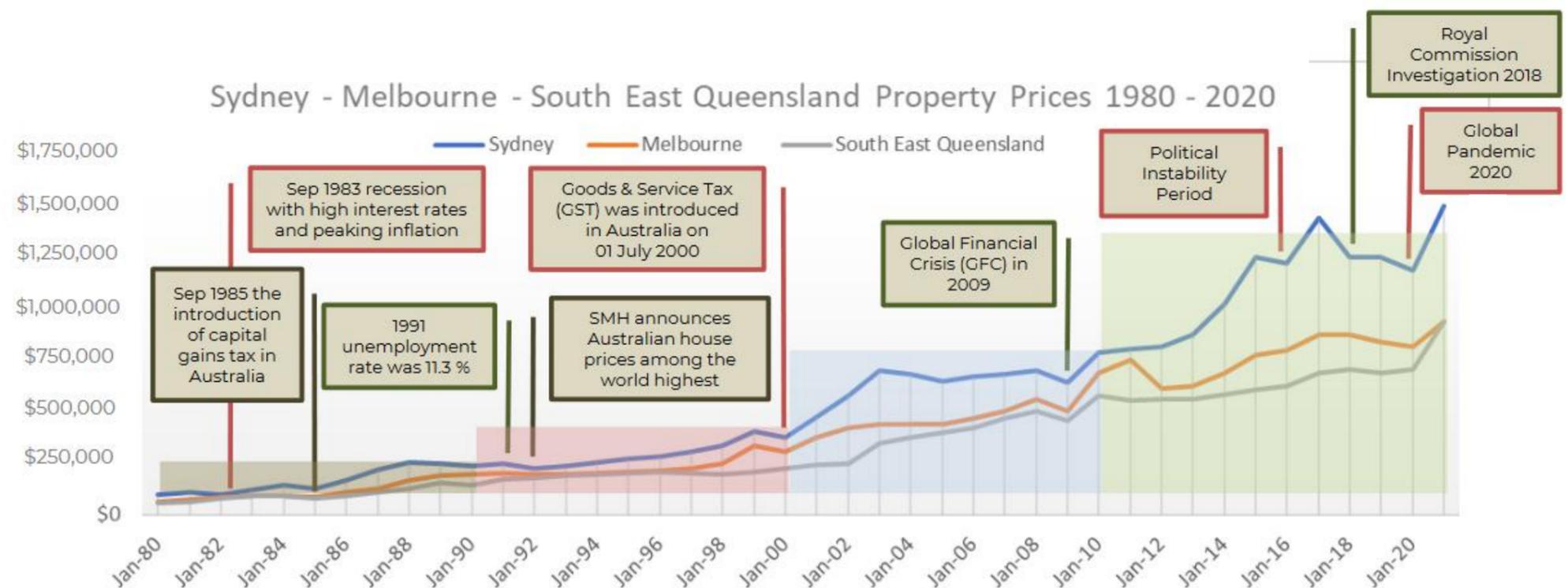
Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

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.





CARLINGFORD
Luxe