



Grandview

EXECUTIVE SUMMARY

Project Name

Grandview

Project Location

317 Greigs Road, Truganina VIC 3029

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.

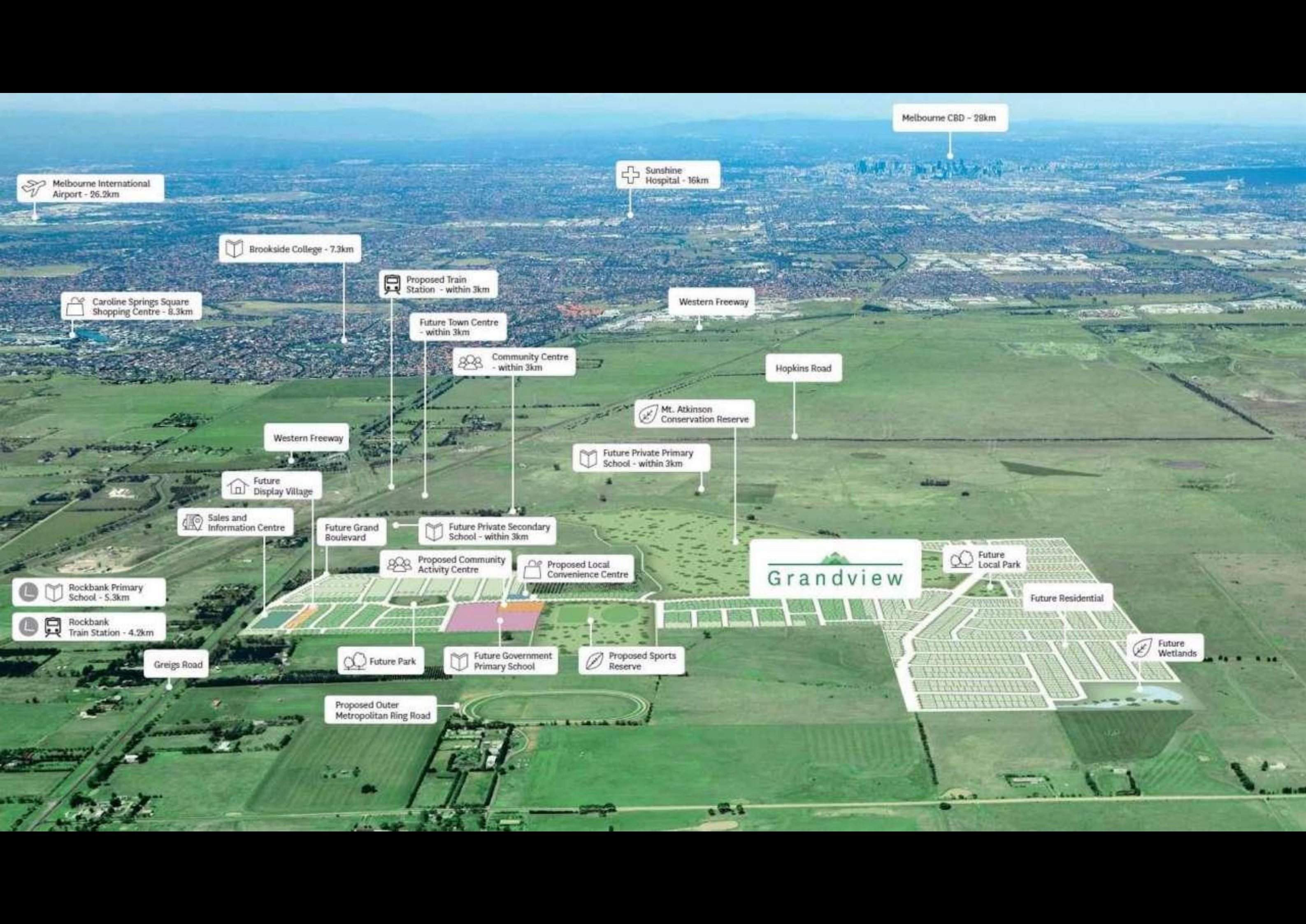
The Project

Grandview, a residential community by Stockland in Truganina, is situated 28 km west of Melbourne's CBD. This masterplanned estate spans 138 hectares, offering diverse housing options with easy access to nature and modern amenities.

- Parks & Recreation: Includes Dinosaur Park, Highline Park, and is next to Mt. Atkinson Conservation Reserve.
- Education: Planned government primary school, childcare centre, and nearby private schools.
- Transport: Quick access to Western Freeway, 3.5 km from Rockbank Railway Station with a free community bus service.
- Shopping & Services: Upcoming town centre and convenience centre within 1 km.
- Employment: Future Melbourne Business Park™, 3 km away, projected to create 19,000 jobs.

Grandview offers a balanced lifestyle with a focus on community, connectivity, and convenience.





Melbourne International Airport - 26.2km

Brookside College - 7.3km

Sunshine Hospital - 16km

Melbourne CBD - 28km

Caroline Springs Square Shopping Centre - 8.3km

Proposed Train Station - within 3km

Western Freeway

Future Town Centre - within 3km

Community Centre - within 3km

Hopkins Road

Western Freeway

Mt. Atkinson Conservation Reserve

Future Private Primary School - within 3km

Future Display Village

Sales and Information Centre

Future Grand Boulevard

Future Private Secondary School - within 3km

Proposed Community Activity Centre

Proposed Local Convenience Centre

Grandview

Future Local Park

Rockbank Primary School - 5.3km

Rockbank Train Station - 4.2km

Future Residential

Greigs Road

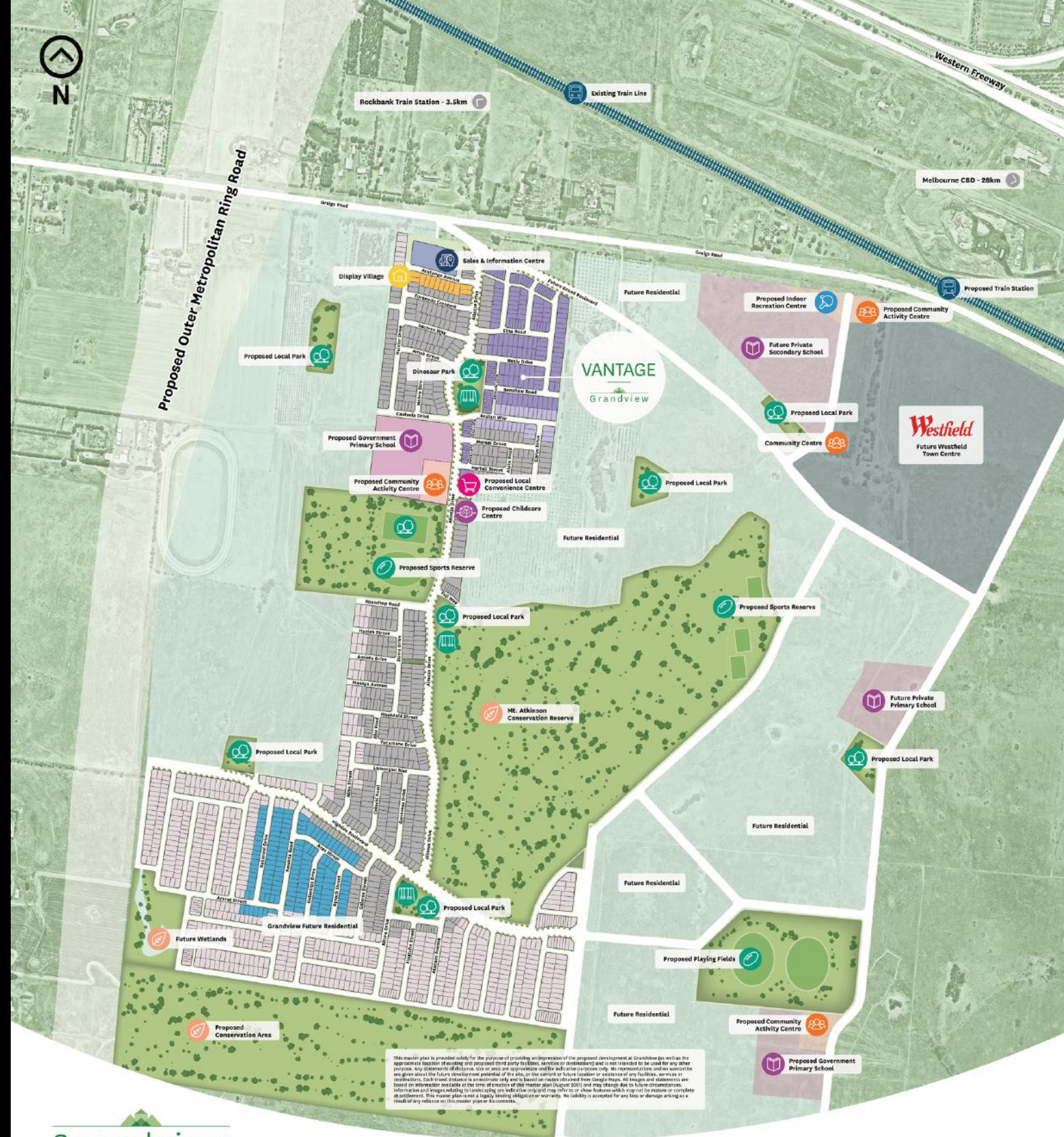
Future Park

Future Government Primary School

Proposed Sports Reserve

Future Wetlands

Proposed Outer Metropolitan Ring Road



This master plan is provided solely for the purpose of providing an impression of the proposed development at Grandview as well as the approximate location of existing and proposed roads, buildings, services or infrastructure and is not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for reference only. No representation, warranty or assurance is given as to the future development of the site, or the content or future location or existence of any facilities, services or infrastructure. Each travel distance is an estimate only and is based on routes obtained from Google Maps. All legends and statements are based on information available at the time of creation of this master plan (August 2023) and may change due to future circumstances, information and images relating to landscaping are indicative only and may refer to other locations which may not be visible or complete at settlement. This master plan is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this master plan or its contents.

Grandview

Shopping and Amenities

- Proposed Local Convenience Centre
- Future Town Centre - within 3km
- Proposed Melbourne Business Park** - within 3km
- Witchmount Winery - 9.3km
- Caroline Springs Square Shopping Centre - 8.3km

Public Transport & Accesses

- Proposed Outer Metropolitan Ring Road
- Proposed Train Station - within 3km
- Western Freeway - 3km
- Rockbank Railway Station - 3.5km
- Caroline Springs Railway Station - 7.9km
- Melbourne Airport - 31.5km
- Melbourne CBD - 28km

Leisure Centres

- Proposed Indoor Recreation Centre - within 3km

Education and Childcare Centres

- Proposed Childcare Centre
- Future Private Primary School - within 3km
- Future Private Secondary School - within 3km
- Proposed Government Primary School - within 3km
- Rockbank Primary School - 2.8km
- Brookside P-9 College - 7.3km
- Creekside College - 8km
- Caroline Springs School of Music - 7.2km
- Lakeview Senior College - 8.3km
- Catholic Regional College Caroline Springs - 8.5km
- Deer Park West Primary School - 9.6km
- Victoria University Secondary College - 12.2km
- Caroline Springs Library and Learning Centre - 8.1km

Medical Centres

- Caroline Springs Medical Centre - 8km
- Melton Health - 15km
- Sunshine Hospital - 15.2km

Parks and Open Spaces

- Dinosaur Park (now open)
- Proposed Local Parks
- Proposed Sports Reserve
- Proposed Sports and Recreation Precinct - within 3km
- Future Bike Paths and Walkways - within 3km
- Proposed Playing Fields - within 3km
- Mount Cottrell Recreation Reserve - 6.2km

Conservation Areas

- Future Wetlands
- Mt. Atkinson Conservation Reserve
- Proposed Western Grasslands Nature Reserve - within 3km

Community Centres

- Proposed Community Activity Centre
- Community Homestead - within 3km

Display Village

- Sales and Information Centre

Legend

- For Sale or Coming Soon
- Sold
- Vantage Grandview
- Vantage Now Selling
- Grandview Future Residential
- Proposed Medium Density Homes
- Future Residential
- Proposed Primary School
- Proposed Community Centre
- Future Town Centre
- Display Village















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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