



PARADE

PEMULWUY

EXECUTIVE SUMMARY

Project Name

Parade, Pemulwuy

Project Location

2066 Driftway Drive, Pemulwuy NSW 2145

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.

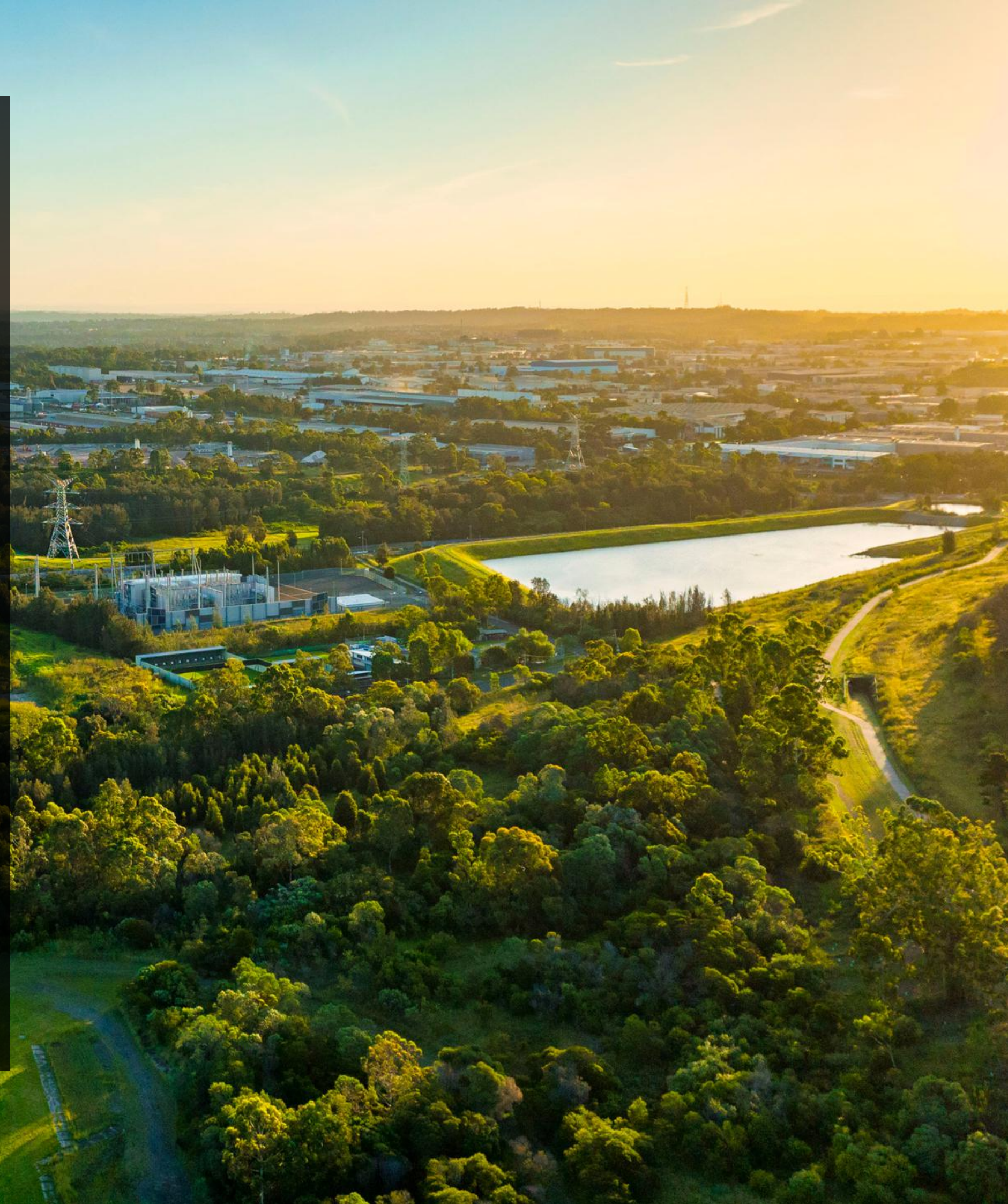
The Project

Masterplanned design, superior location and high-quality construction combine in Western Sydney's spectacular new community, Parade. Located only 30 kilometres west of the CBD, 11km from Parramatta and home to Prospect Hill - the highest point between the Blue Mountains and Sydney, Pemulwuy represents the peak of modern living.

Elevated amongst 44 hectares of parklands and neighboured by the vast lake and picturesque terrains of Prospect Hill, Parade experiences the best of both worlds - an incredible sense of tranquillity, alongside supreme conveniences & services.

Situated alongside the eastern side of Prospect Reservoir, Pemulwuy is surrounded by numerous green spaces, serene natural waterways, sports facilities, Calmsley Hill city farm, Sydney Zoo and so much more. Natural beauty and city luxuries are within immediate reach of Parade

- Registered land - now under construction - move in by the end of 2024!
- Brand new, architecturally designed homes and high-side luxury residences are now selling.
- Completely turnkey homes including upgraded Miele appliances, floor-to-ceiling tiling and hybrid timber flooring.
- Exceptional sweeping views from the highest point in Western Sydney.
- Peaceful surroundings, active and established community, rare access to urban amenities and scenic landscapes.





ROSFORD STREET
RESERVE

SYDNEY CBD

SYDNEY
OLYMPIC PARK

STOCKLANDS
MERRYLANDS

MACQUARIE
BUSINESS PARK

GREYSTANES
SHOPPING CENTRE
PARRAMATTA CBD

GREYSTANES
PUBLIC SCHOOL

OUR LADY QUEEN
PEACE SCHOOL
WESTMEAD
WESTMEAD PRIVATE
HOSPITAL

PEMULWUY
BOOTH TOWN
RESERVE

PEMULWUY
MARKETPLACE

TOYS & TOTS
PRESCHOOL

PENDLE HILL STATION

M4

M4

A28

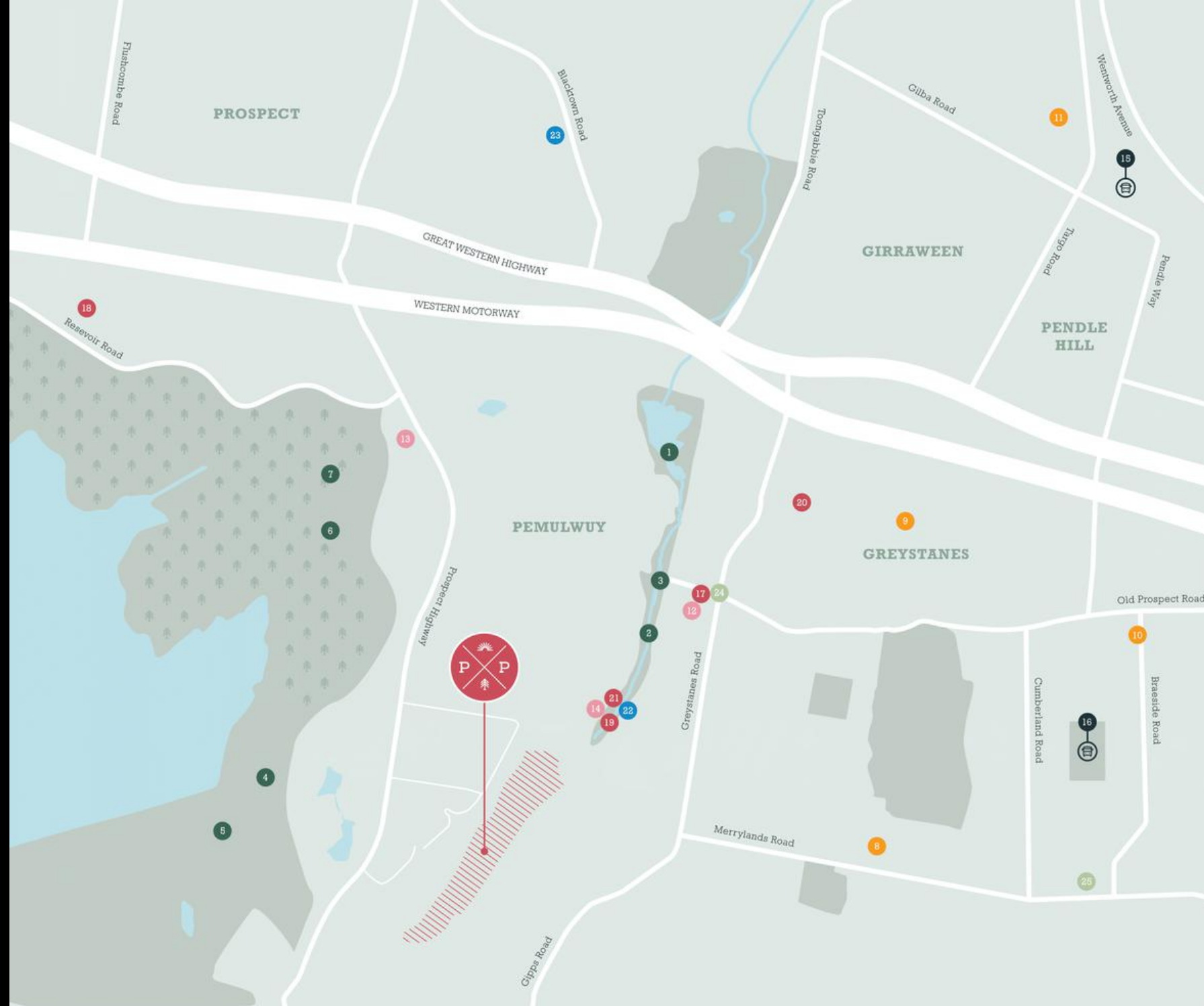
MERRYLANDS STATION

A28

LIVERPOOL-PARRAMATTA TRANSITWAY

P P

LOCATION



PARKS, NATURE & RECREATION

- 1 Driftway Reserve
- 2 Naying Drive Park
- 3 Nelson Square
- 4 George Maunder Lookout
- 5 Prospect Park
- 6 Prospect History Cottage
- 7 Andrew Campbell Reserve

EDUCATION

- 8 Greystanes Public School
- 9 Beresford Road Public School
- 10 Our Lady Queen of Peace
- 11 Girraween Public School

EARLY LEARNING

- 12 Pemulwuy Children's Centre
- 13 Berry Patch Preschool & Long Day Care
- 14 Toys & Tots Preschool

TRANSPORT

- 15 Pendle Hill Station
- 16 Daniel Street Park

RESTAURANTS

- 17 Grind & Co. Pemulwuy
- 18 The Roadhouse Bar and Grill
- 19 Flambo's Chicken & Burgers
- 20 Goodfellas Pizzeria
- 21 Granata's Pemulwuy

MEDICAL

- 22 Nelson Ridge Medical Centre
- 23 Edge Medical Centre

SHOPPING

- 24 Pemulwuy Marketplace
- 25 Greystanes Shopping Centre

MASTERPLAN



-  Standard Lots
-  Duplex Lots



LOT 305 - DISPLAY HOME



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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.



PARADE

PEMULWUY