

Harlow

T A R N E I T



EXECUTIVE SUMMARY

Project Name

Harlow

Project Location

Derrimut Road, Tarneit 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

Harlow in Tarneit is a planned residential community that aims to blend modern urban conveniences with a suburban, family-friendly lifestyle. Located approximately 25 kilometers west of Melbourne's CBD, Harlow offers easy access to major roads and public transportation, making commuting straightforward for residents working in the city or surrounding areas. The community is situated close to the Tarneit train station, providing direct connections to Melbourne and other regional hubs, which makes it attractive to professionals and families looking for a balance between city life and suburban peace.

Harlow boasts proximity to a variety of essential amenities, including shopping centres, schools, and medical facilities. The Tarneit Central Shopping Centre and the upcoming Riverdale Village Shopping Centre offer a range of retail, dining, and entertainment options, making everyday conveniences easily accessible. For families, Harlow is near several high-quality educational institutions, such as Tarneit P-9 College, Tarneit Senior College, and Islamic College of Melbourne, catering to diverse educational needs and ensuring a smooth school commute.

In addition to these practical amenities, Harlow is designed with community and green spaces in mind. Planned parks, walking trails, and recreational areas promote an active lifestyle, offering plenty of opportunities for outdoor leisure activities. The community's emphasis on open spaces enhances the quality of life, making it ideal for those who prioritize wellness and recreation.





PORT PHILLIP BAY

WYNDHAM VILLAGE SHOPPING CENTRE

HEALTHWEST MEDICAL & SPECIALIST CENTRE

PROPOSED GOVERNMENT PRIMARY SCHOOL

WESTBOURNE GRAMMAR SCHOOL

TARNEIT CENTRAL SHOPPING CENTRE

MELBOURNE CBD
24km

TULLAMARINE AIRPORT
21km

PROPOSED COMMUNITY FACILITIES

WYNDHAM VILLAGE MEDICAL CENTRE

PARK HUB

PROPOSED ACTIVE OPEN SPACE

FUTURE PARKLAND & HERITAGE SITE

AL-TAQWA COLLEGE

FUTURE RESIDENTIAL

TARNEIT TRAIN STATION

FUTURE PARKLANDS AND WETLANDS

PROPOSED LOCAL PARK

PROPOSED TOWN CENTRE

PROPOSED LOCAL PARK

WATERWAY

PROPOSED PRIVATE COLLEGE

FUTURE BUSINESS PARK

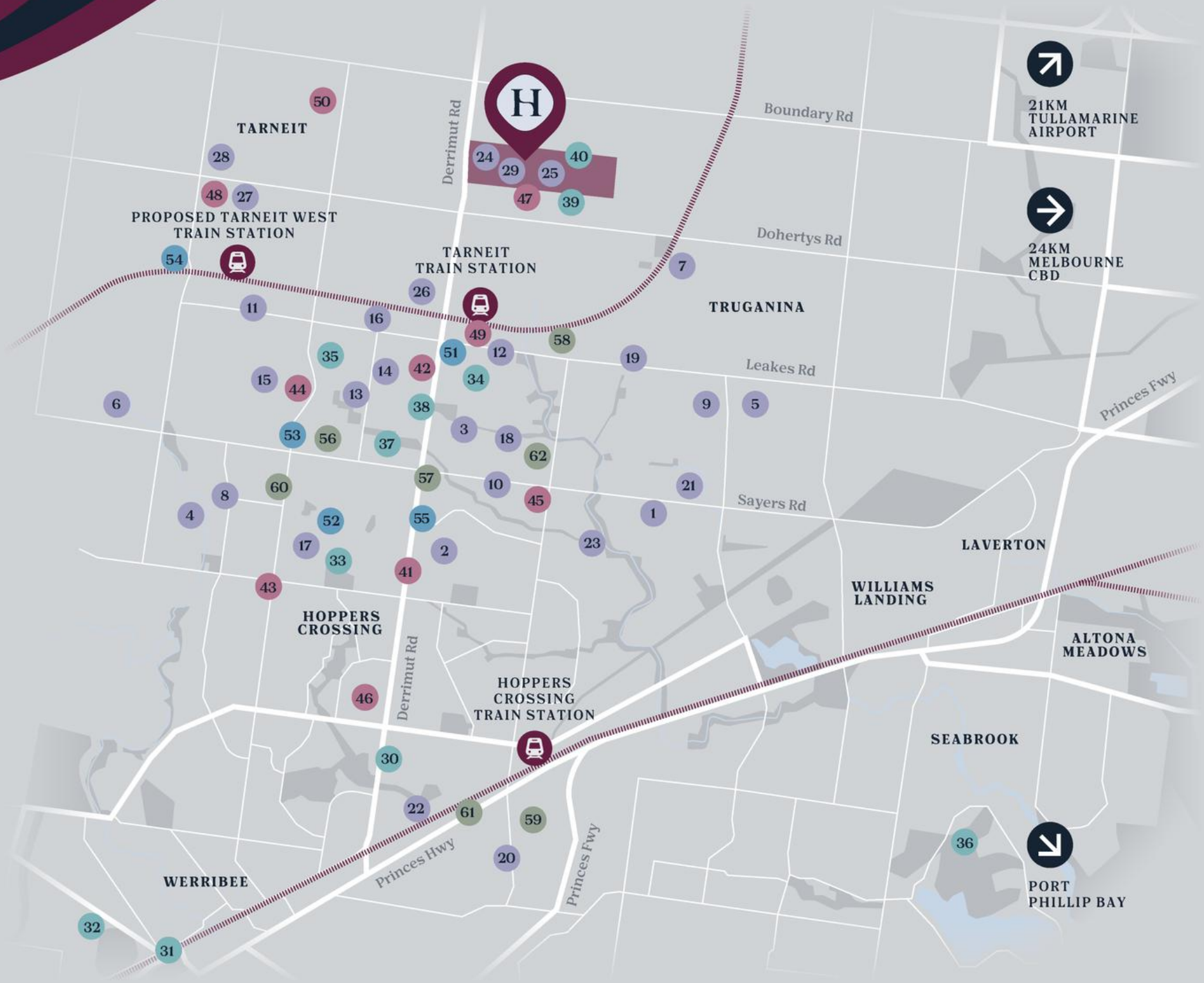
FUTURE CHILDCARE CENTRE

SALES OFFICE **H**

DERRIMUT RD

FUTURE PARK

FUTURE RESIDENTIAL



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Education & Childcare

- 1 Al-Taqwa College
- 2 Baden Powell College – Derrimut Heath Primary School
- 3 Baden Powell P-9 College
- 4 Davis Creek Primary School
- 5 Dohertys Creek P-9 College
- 6 Explorers Early Learning Tarneit
- 7 Garrang Wilam Primary School
- 8 Islamic College of Melbourne
- 9 St Clare's Catholic Primary School
- 10 St Francis of Assisi Catholic Primary School, Tarneit
- 11 St John The Apostle School
- 12 Tarneit Community Learning Centre
- 13 Tarneit Central Kindergarten
- 14 Tarneit P-9 College
- 15 Tarneit Rise Primary School
- 16 Tarneit Senior College
- 17 The Grange P-12 College
- 18 Thomas Carr College
- 19 Truganina P-9 College
- 20 Victoria University, Werribee Campus
- 21 Westbourne Grammar School
- 22 Warringa Park School
- 23 Yerramboee Kindergarten
- 24 Proposed Private Collage
- 25 Future Non-Government School
- 26 Future Non-Government School
- 27 Future Non-Government School
- 28 Future Government Primary School
- 29 Future Childcare Centre

Shopping & Retail

- 41 Hogan's Corner Shopping Centre
- 42 Tarneit Central Shopping Centre
- 43 Tarneit West Village
- 44 Tarneit Gardens Shopping Centre
- 45 Wyndham Village Shopping Centre
- 46 Pacific Werribee
- 47 Future Town Centre
- 48 Future Town Centre
- 49 Future Major Town Centre
- 50 Future Town Centre

Community

- 51 Gateway Christian Church
- 52 GreaterLife Church Hoppers Crossing
- 53 Kingdom Hall of Jehovah's Witnesses
- 54 SMVS Swaminarayan Hindu Temple Tarneit
- 55 St James the Apostle Catholic Church

Medical Services

- 56 755 Sayers Road Medical Centre
- 57 Derrimut Road Health Clinic
- 58 HealthWest Medical & Specialist Centre
- 59 St Vincent's Private Hospital, Werribee
- 60 WellCrest Tarneit Medical Centre
- 61 Werribee Mercy Hospital
- 62 Wyndham Village Medical Centre

Parks & Recreation

- 30 AquaPulse
- 31 Chirnside Park
- 32 Eagle Stadium
- 33 Grange Reserve
- 34 Julia Gillard Library Tarneit
- 35 Penrose Community Centre
- 36 Sanctuary Lakes Golf Club
- 37 Tarneit Lake
- 38 Tarneit Skatepark
- 39 Proposed Active Open Space & Local Park
- 40 Proposed Local Park

 860 Derrimut Rd, Tarneit VIC 3029
harlowtarneit.com.au

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Derrimut Road

Future Business Precinct

Future Business Precinct

Proposed Private College



Harlow Sales Office



Future Waterway

Future Local Park



Proposed Government Primary School



Proposed Community Facilities



Future Local Park



Future Wetlands

Future Waterway

Future Childcare Centre



Proposed Town Centre



Proposed Town Centre



Heritage Site & Future Local Park



Proposed Active Open Space



Skeleton Creek

Future Residential

Future Residential

- ↓ Tarneit Train Station 2.8km
- ↓ Tarneit Central Shopping Centre 3km
- Melbourne CBD 24km





Modern Living and Dining Area

Kitchen Island and Dining Area

Living Area with Sofa and Coffee Table

Dining Area with Round Table and Chairs

Light Wood Flooring and Rugs

Decorative Elements and Accessories

Entryway and Hallway

Abstract Artwork and Console Table

Living Area Furniture and Decor

Children's Toys and Play Area

Window and Natural Light

Sofa and Throw Blanket







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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