

An aerial photograph of a residential development, likely a golf course community, during the golden hour of sunset. The scene is bathed in warm, orange and yellow light. In the foreground, a cluster of modern, light-colored houses with blue roofs is nestled among lush green trees. A winding river or canal flows through the lower right portion of the image. In the background, a dense forest of trees separates the residential area from a distant city skyline, which is visible on the horizon under a sky filled with soft, glowing clouds.

RIVERMARK

• VIVEASH •

EXECUTIVE SUMMARY

Project Name

Rivermark

Project Location

Eveline Road &, Surrey Wy, Viveash WA

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.

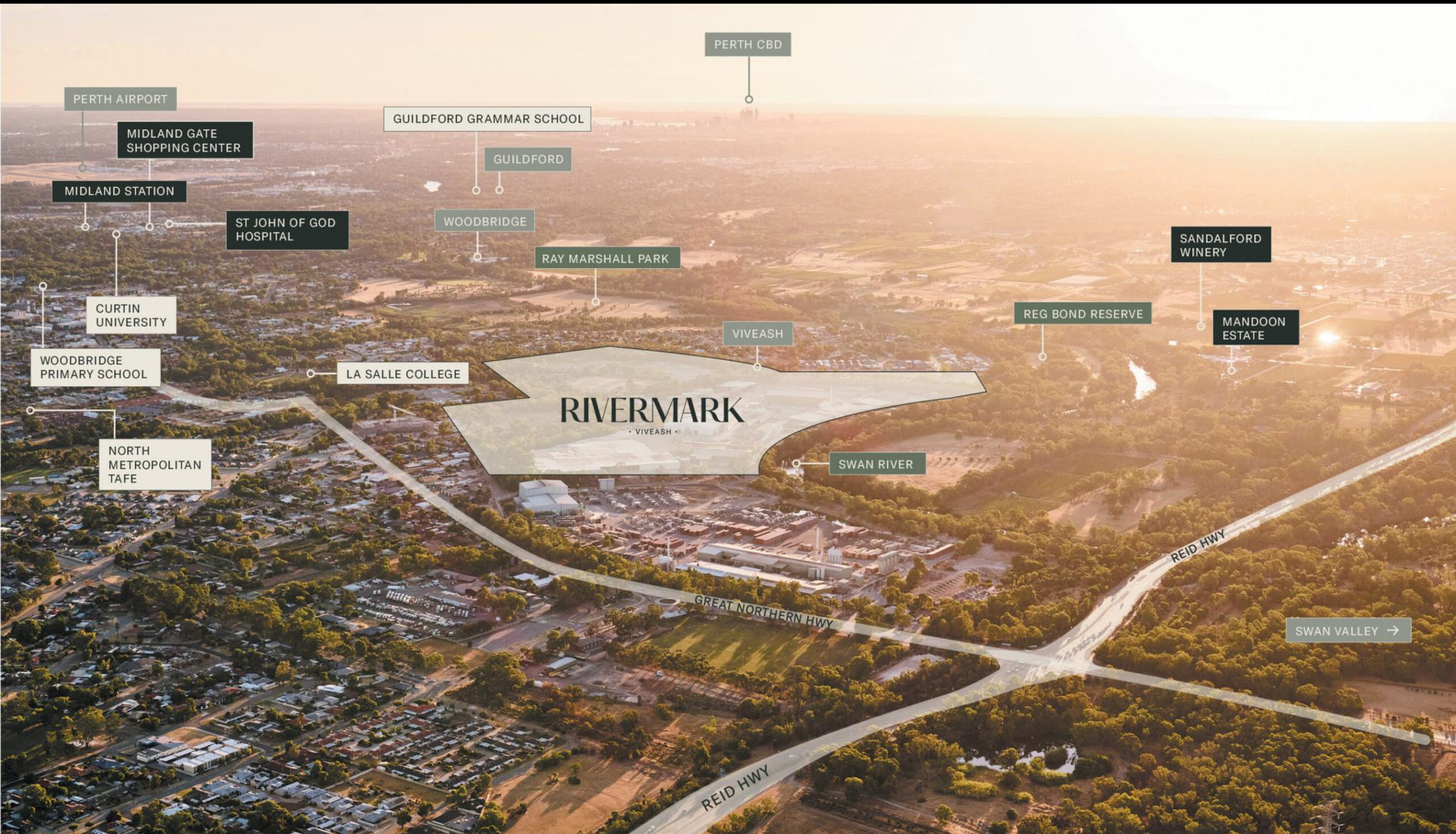
The Project

Rivermark is a master-planned community located in Viveash, Western Australia, offering residents an enviable riverside lifestyle along a tranquil bend of the Swan River. The estate harmoniously blends natural beauty with modern living, providing thoughtfully designed residences amidst spacious parklands and community spaces.

- **Perth CBD:** Approximately 16 kilometres southwest, providing access to a wide range of employment, shopping, and entertainment options.
- **Perth Airport:** Approximately 7 kilometres southwest, offering convenient travel options for residents.
- **Midland Train Station:** Located nearby, providing public transport links to Perth and surrounding areas.
- **Local Schools:** St Brigid's Primary School is approximately 793 metres southeast, offering educational facilities for families.
- **Recreational Activities:** Residents can enjoy open spaces, waterways, cycleways, and riverside walks, promoting an active lifestyle

Rivermark presents an exceptional opportunity for individuals and families seeking a balanced lifestyle that combines the tranquillity of riverside living with the convenience of nearby urban amenities. Its strategic location and commitment to sustainability make it an attractive choice for prospective homeowners.





PERTH AIRPORT

MIDLAND GATE
SHOPPING CENTER

MIDLAND STATION

ST JOHN OF GOD
HOSPITAL

GUILDFORD GRAMMAR SCHOOL

GUILDFORD

WOODBIDGE

RAY MARSHALL PARK

VIVEASH

REG BOND RESERVE

SANDALFORD
WINERY

MANDOON
ESTATE

CURTIN
UNIVERSITY

WOODBIDGE
PRIMARY SCHOOL

LA SALLE COLLEGE

RIVERMARK

• VIVEASH •

SWAN RIVER

NORTH
METROPOLITAN
TAFE

GREAT NORTHERN HWY

REID HWY

REID HWY

SWAN VALLEY →



REG BOND RESERVE

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE

JACK WILLIAMSON OVAL

- Previous Release - Sold Out
- Stage 4
- Stage 5
- Future Release
- Future Sales Office
- Future Development*
- Eucalypt Release

RIVERMARK

• VIVEASH •



Parks and Conservation

- 1 Reg Bond Reserve
- 2 Jack Williamson Park
- 3 Ray Marshall Park
- 4 Woodbridge Riverside Park
- 5 Blackadder Creek
- 6 Swan Regional Recreation Park
- 7 Speed Dome
- 8 Midland Sports Complex
- 9 Jack Mann Oval
- 10 Middle Swan Reserve

Dining and Wineries

- 23 Sandalford Wines
- 24 Mandoon Estate
- 25 Homestead Brewery
- 26 RiverBank Estate Winery
- 27 Bolt Coffee Roasters
- 28 New Ritual Cafe
- 29 The Colony of Midland
- 30 Crooked Spire Coffee & Art House
- 31 Syd & Phyllis

Education

- 11 La Salle College
- 12 Governor Stirling Senior High School
- 13 Woodbridge Primary School
- 14 Guildford Grammar School
- 15 Midvale Primary School
- 16 North Metropolitan TAFE Midland
- 17 Swan Christian College
- 18 Caversham Primary School

Health Care

- 32 North Street Medical Centre
- 33 Masonic Aged Care Facility
- 34 Swan Medical Group
- 35 St Andrews Medical Group - Midland
- 36 HealthState Midland
- 37 Talem Medical Group
- 38 St John of God Midland Public and Private Hospitals
- 39 Midland Medical Specialists

Shopping and Fresh Produce

- 19 Midland Gate Shopping Centre
- 20 Centrepoint Shopping Centre
- 21 Gilbert's Fresh Market
- 22 Midland Home Shopping Centre

Transport

- 40 Midland Station
- 41 Woodbridge Station
- 42 East Guildford Station
- 43 Local bus stops - 297, 310, 311, 335

Map Key

- Parks and Conservation
- Education
- Swan Valley Wine Region
- Bus Stop
- Train Station
- Hospital
- Bus Route
- Train Line
- Principal Shared Path





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.