



MUNDI

LIVE & BREATHE

EXECUTIVE SUMMARY

Project Name

Mundi

Project Location

142 Taylor Rd, Mundijong WA 6123

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

Mundi Estate, located in Mundijong, Western Australia, offers a harmonious blend of semi-rural charm and urban convenience. Designed with community in mind, the estate features green open spaces, mature trees, and safe, walkable streets that respect the natural landscape.

- **Schools:** Easy access to local educational institutions ensures families have convenient schooling options nearby.
- **Shopping and Services:** The estate is close to shops, employment opportunities, parks, transport, and health services, providing all the essentials for modern family living.
- **Perth CBD:** Approximately 40 kilometres north, offering urban amenities, employment, and entertainment options.

Mundi Estate presents an exceptional opportunity for those seeking a peaceful lifestyle without compromising on access to essential services and recreational activities. Its thoughtful design and strategic location make it an attractive choice for prospective homeowners.



FREMANTLE

PERTH
50KMS

PERTH AIRPORT
40KMS

BYFORD
8KMS

KWINANA FWY

MUNDIJONG
FOOTBALL CLUB

MUNDIJONG
PRIMARY SCHOOL

TONKIN HWY

COURT GRAMMAR
SCHOOL

FUTURE BYFORD
TRAIN STATION
METRONET EXTENSION

FUTURE TONKIN
HWY EXTENSION

MUNDIJONG
TRAIN STATION
AUSTRALIND TRAIN SERVICE

← ROCKINGHAM
25KMS

← ROCKINGHAM
HOSPITAL

← BALDIVIS

← KING ROAD
BREWING COMPANY

THOMAS RD

PERTH BUNBURY
AUSTRALIND TRAIN LINE

SOLDIERS RD

WHITBY

MUNDIJONG RD

FUTURE TONKIN HWY EXTENSION

MUNDI
LIVE & BREATHE

MUNDIJONG

PATERSON ST

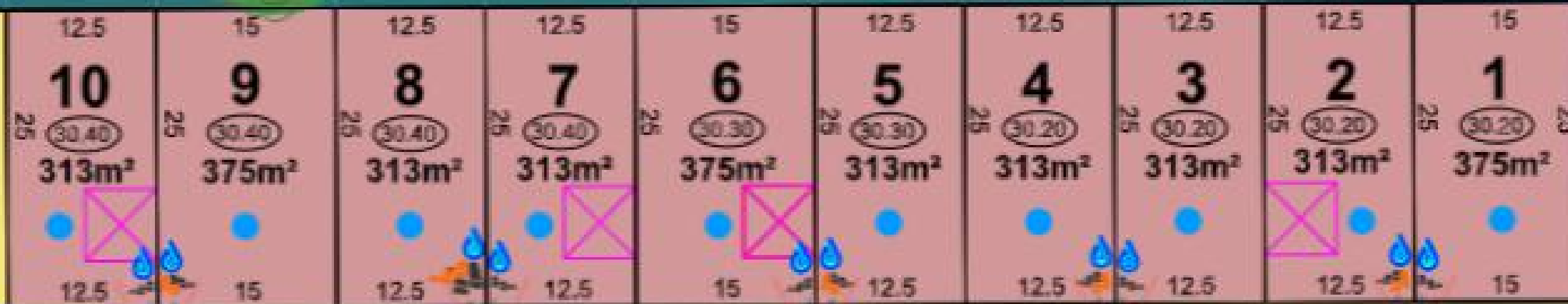
MUNDIJONG RD

TO SOUTH WESTERN HWY

↘ MILLBROOK
WINERY

↘ SERPENTINE
NATIONAL PARK

Future Release

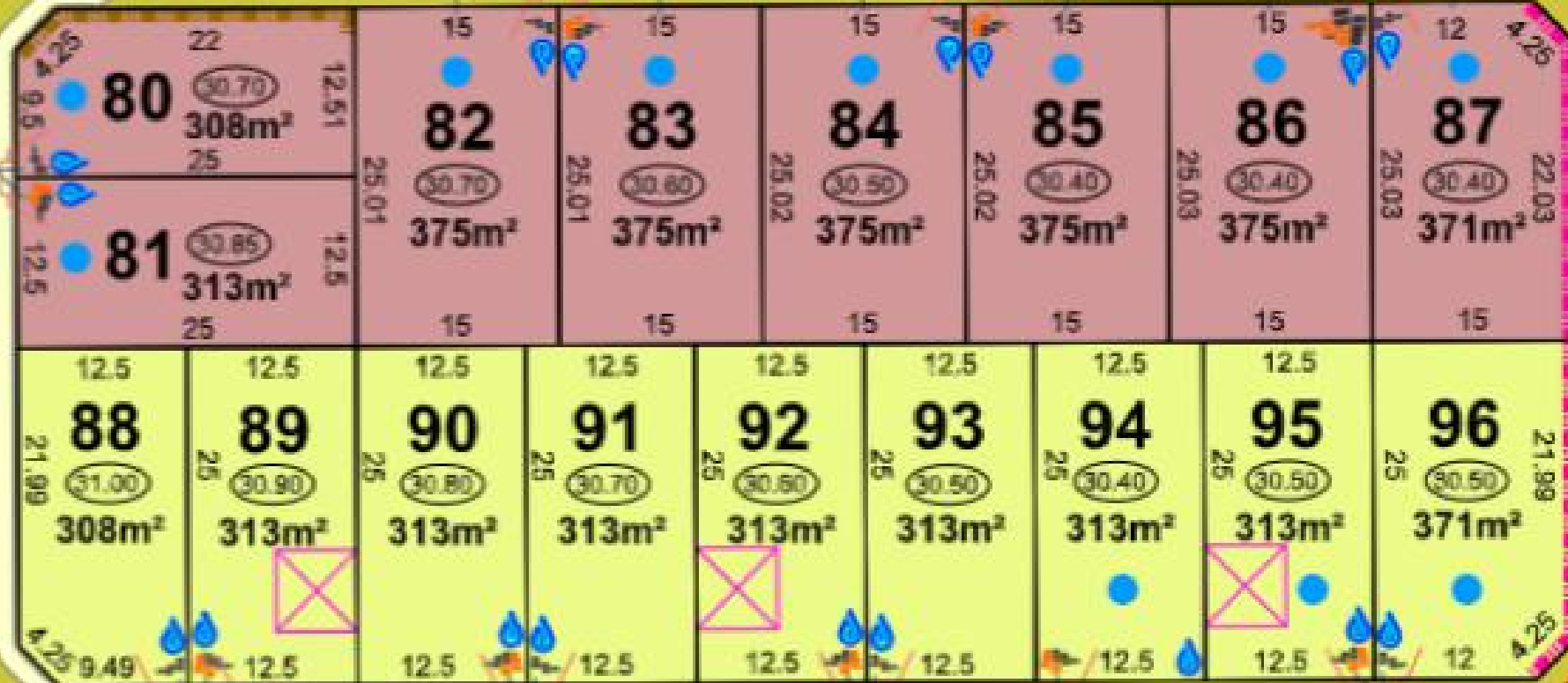


TRACTOR ROAD



Car Parking

MULBERRY



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.