





# EXECUTIVE SUMMARY

**Project Name**

Brae Estate

**Project Location**

Brae Road, High Wycombe WA 6057

**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**

Brae Estate, situated in High Wycombe, Western Australia, offers a selection of modern house and land packages designed to cater to various lifestyle preferences. This emerging community provides residents with convenient access to essential amenities and services.

- **High Wycombe Community & Recreation Centre:** Approximately 2.5 kilometres west, offering facilities such as a main hall, commercial kitchen, theatrical stage, and meeting rooms.
- **Perth Airport:** Approximately 5 kilometres northwest, providing convenient access for travellers.
- **Perth CBD:** Approximately 20 kilometres west, accessible via major roads, connecting residents to urban amenities.
- **Shopping Centres:** High Wycombe Village Shopping Centre is approximately 3 kilometres west, offering a range of retail options.
- **Educational Institutions:** High Wycombe Primary School is approximately 3.5 kilometres west, catering to families with young children.

Brae Estate presents an excellent opportunity for individuals and families seeking a balanced lifestyle that combines modern living with convenient access to essential services and recreational activities. Its strategic location and well-planned community features make it an attractive choice for prospective homeowners.



FACING NORTH

# A new way of life in High Wycombe

SWAN VALLY  
20 MINS

HIGH WYCOMBE  
TRAIN STATION  
3MINS

PERTH AIRPORT  
8 MINS

PERTH CITY  
25 MINS



Disclaimer: all areas and dimensions are subject to survey. Prices, availability and incentives are subject to change without notice. Whilst every care has been taken with the preparation of these particulars which are believed to be correct, they are in no way warranted by the selling agents or our clients in whole or in part and should not be constructed as forming part of any contract. Any intending buyers are advised to make enquiries as they deem necessary to satisfy themselves on all matters in this respect.

- |                                    |                                      |  |                                     |   |                                  |   |   |                            |
|------------------------------------|--------------------------------------|--|-------------------------------------|---|----------------------------------|---|---|----------------------------|
| <b>1</b> FLEMING RESERVE<br>3 MINS | <b>2</b> MATTHEW GIBSON PS<br>6 MINS | <b>3</b> HIGH WYCOMBE PRIMARY SCHOOL<br>4 MINS | <b>4</b> IGA HIGH WYCOMBE<br>5 MINS | <b>5</b> HIGH WYCOMBE SHOPPING CENTRE<br>5 MINS | <b>6</b> SCOTT RESERVE<br>3 MINS | <b>7</b> EDNEY PRIMARY SCHOOL<br>3 MINS | <b>8</b> HILLVIEW GOLF COURSE<br>7 MINS | <b>9</b> BRAE ROAD RESERVE |
|------------------------------------|--------------------------------------|--|-------------------------------------|---|----------------------------------|---|---|----------------------------|



FACING WEST

SCARBOROUGH  
BEACH

KWINANA FWY  
20 MINS



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|---------------------------------------|--------------------------------|--|--------------------------------|---|-----------------------------|------------------------------------|----------------------------------|
| <b>1</b> CURTIN UNIVERSITY<br>19 MINS | <b>2</b> ROE HIGHWAY<br>8 MINS | <b>3</b> KINGS PARK AND BOTANICAL GARDENS<br>31 MINS | <b>4</b> PERTH CITY<br>25 MINS | <b>5</b> HIGH WYCOMBE TRAIN STATION<br>3 MINS | <b>6</b> POISON GULLY CREEK | <b>7</b> TONKIN HIGHWAY<br>19 MINS | <b>8</b> PERTH AIRPORT<br>8 MINS |
|---------------------------------------|--------------------------------|--|--------------------------------|---|-----------------------------|------------------------------------|----------------------------------|



# 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.