



# BLOOM

## RIVERSTONE

# EXECUTIVE SUMMARY

## Project Name

Bloom

## Project Location

Riverstone NSW 2765

## 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.

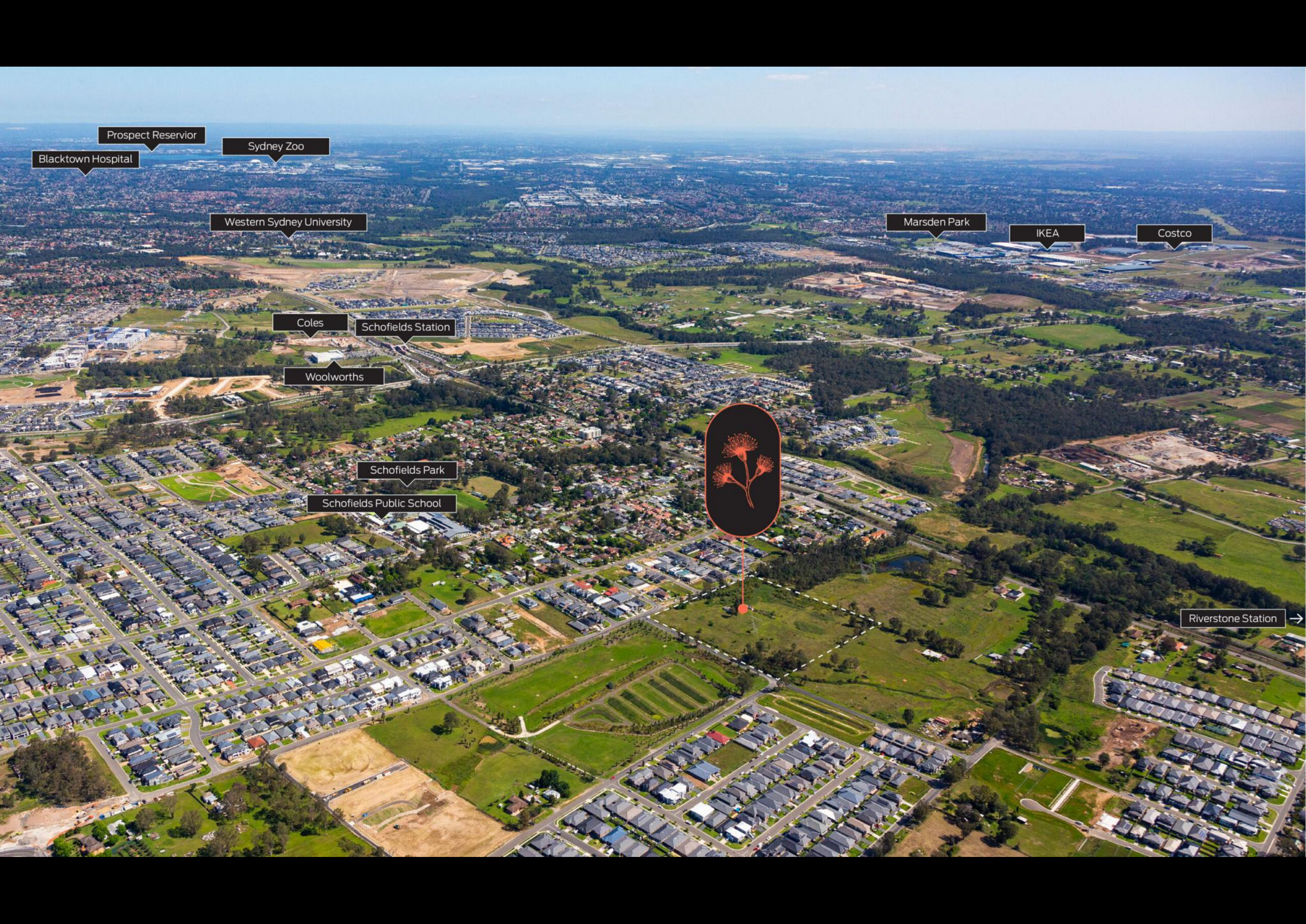
## The Project

The Townhomes at Bloom in Riverstone offer contemporary and spacious living designed for families and individuals seeking a connected community lifestyle. Located in one of Sydney's emerging north-western suburbs, these townhomes combine modern architecture with thoughtfully planned interiors, providing a comfortable and stylish home environment. With access to excellent amenities, schools, and parks, Bloom offers a balanced lifestyle for residents.

- Public Transport: Riverstone Train Station (approx. 1.5 km) with direct routes to Sydney CBD and Parramatta.
- Shopping Centres: Rouse Hill Town Centre (10-minute drive) for major retail stores, dining options, and entertainment.
- Education: Multiple schools nearby, including Riverstone Public School and Norwest Christian College (both within 2 km).
- Healthcare: Riverstone Family Medical Practice and Rouse Hill Medical Centre (within 10 minutes).
- Parks & Recreation: Future planned parks within Bloom, and local parks including Rouse Hill Regional Park (8-minute drive) and nearby walking trails.

The Townhomes at Bloom offer a modern, connected living experience with access to essential services and leisure spaces, making it an ideal choice for families and professionals looking to settle in a growing community in Sydney's northwest.





Prospect Reservoir

Sydney Zoo

Blacktown Hospital

Western Sydney University

Marsden Park

IKEA

Costco

Coles

Schofields Station

Woolworths

Schofields Park

Schofields Public School

Riverstone Station →





Proposed future residential development

Common Driveway

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New Road 02

New Road 02

New Road 01

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Proposed future residential development

Common Driveway

Transmission Easement (No Proposed Work)

Temporary Access Road

Transmission Easement (No Proposed Work)

Bligh Street

Proposed future residential development

New Road 03

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New Road 04

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Kensington Park Road



These CGI Images are indicative only and display upgrades from the standard inclusions taken from a generic room. Colours, fixtures, fittings and models may differ at time of purchase. Please consult your inclusion schedule, contract of sale, or consultant for further detail. Your schedule of inclusions should be provided to you before purchase.



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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.



# BLOOM

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