



# ACACIA

VILLAGE



# EXECUTIVE SUMMARY

## Project Name

Acacia Village

## Project Location

405 Epping Road, Wollert VIC 3750

## 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

Acacia Village is a contemporary residential community located in Wollert, approximately 25 kilometres north of Melbourne's CBD. Designed to offer a harmonious blend of natural surroundings and urban convenience, the estate provides an ideal setting for families and individuals seeking a balanced lifestyle.

## Education:

- Wollert Primary School: Approximately a 3-minute drive
- Edgars Creek Secondary College: Approximately a 7-minute drive

## Shopping:

- Coles Supermarket: Approximately a 6-minute drive
- Woolworths Supermarket: Approximately a 6-minute drive

## Transportation:

- Melbourne Airport: Approximately a 22-minute drive
- Hume Freeway: Provides easy access to Melbourne's CBD and surrounding areas

## Healthcare:

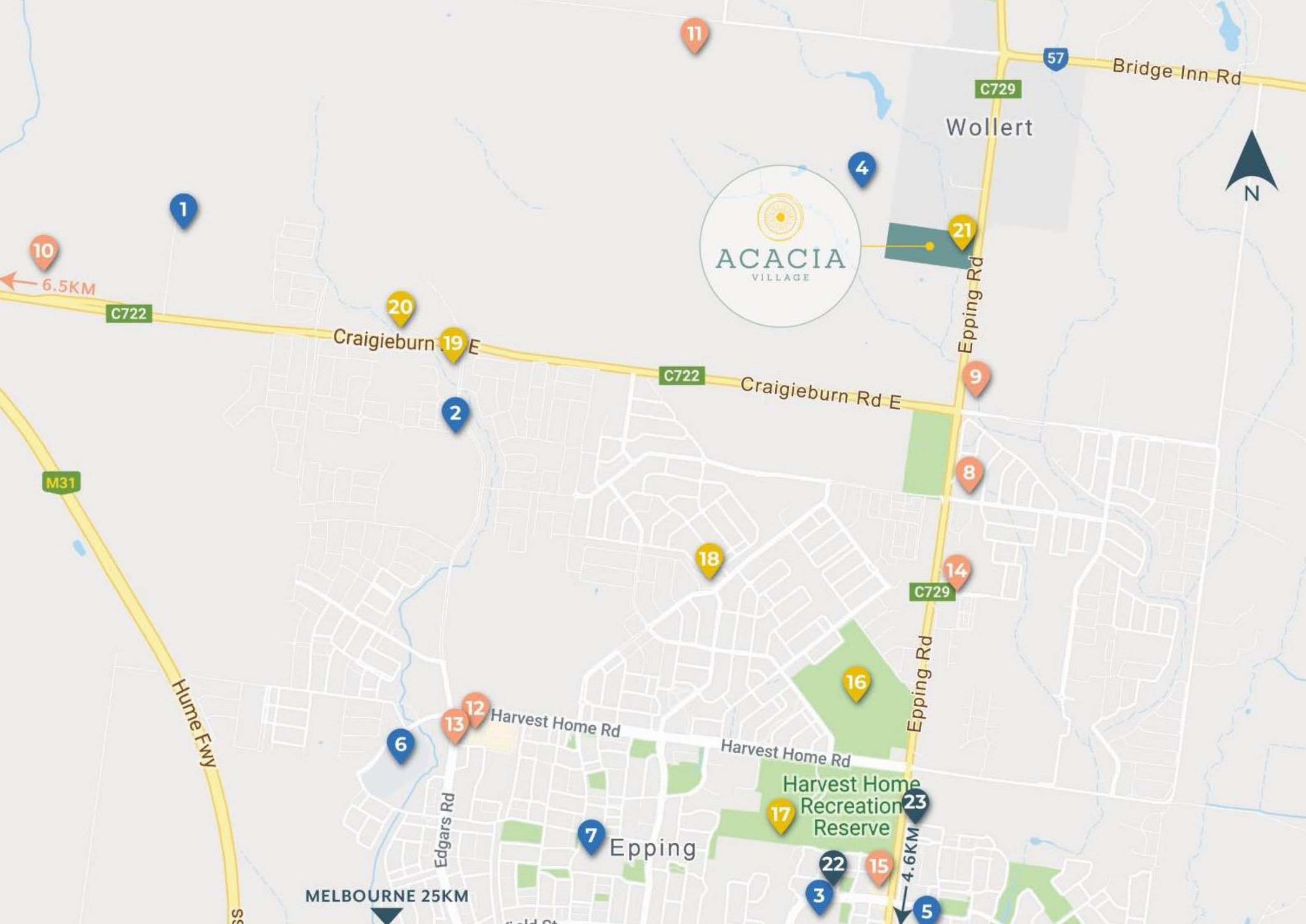
- Northern Hospital Epping: Approximately a 15-minute drive

## Recreation:

- Local Parks and Recreation Reserves: Numerous options within close proximity, promoting an active lifestyle

These amenities contribute to the convenience and appeal of living in Acacia Village, making it a desirable location for families and individuals alike.





Wollert

Craigieburn Rd E

Craigieburn Rd E

Epping Rd

Hume Fwy

Harvest Home Rd

Harvest Home Rd

Harvest Home Recreation Reserve

Epping

MELBOURNE 25KM

N

6.5KM

4.6KM



STAGE 1

STAGE 2

STAGE 3

COTTONWOOD DRIVE

LANDOVER ROAD

ELKHORN STREET

BUNYA STREET

CHEERY STREET

COTTONWOOD DRIVE

EMPLOYMENT  
SUPERLOT

EPPIING ROAD

BUNYA STREET

BUTTERNUT WAY

CHEERY STREET

COTTONWOOD DRIVE

ILLAWARRA WAY

115 116 117 118 119

114 120

113 121

112 122

111 110 109 108 107

101 102 103 104 105 106

124 123 210 209

125 208

126 207

127 206

128 203 204 205

202

201

211 212 213 306 307 308

214 305

215 304

216 303

217 218 301 302

221

222

220

219

334

333

332

331

330

329

328

327

326

325

309 310 311

324 312

323 313

322 314

321 320 319

316

317

318





















# 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.