



SERENITY GARDENS

A large, semi-transparent yellow graphic composed of overlapping geometric shapes, including a large 'X' and a triangle, positioned on the left side of the image.

bg buyer's  
guide



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**FLOOR  
PLANS**

**15**

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**23**

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**25**

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# EXECUTIVE SUMMARY

**Project Name**

Serenity Gardens

**Project Location**

1-3 Ashton Street,  
Rockdale NSW 2216

**Project Description**

A selection of 36 apartments over 6 levels with a choice of 1, 2 and 3 bedroom apartments.

**Developer**

Buildview Corp

**Apartment Breakdown**

1 Bedroom  
2 Bedroom  
3 Bedroom

**Distance from CBD**

18 km to Sydney CBD

**Key Features:**

- Spacious interiors, 2.7m high ceilings, wide floorboards
- Open-plan living and dining areas flow easily into outdoor spaces
- Gourmet kitchen with Italian SMEG appliances, stone bench-tops with island bench
- Ducted and individually zoned reverse cycle SAMSUNG inverter air-conditioning
- Colour video intercom and blinds throughout
- Level lift access to secure lobby & basement parking area





## THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 0.8%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Strong tax depreciation
- » Only a 5 minute walk to Rockdale Plaza
- » Just a 5 minute drive to Brighton Le-Sands Beach
- » 1.5km to Rockdale Train Station

## DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	50 - 63	11 - 25	\$720,000 - \$775,000
2 BRM	72 - 85	14 - 90	\$899,000 - \$1,059,000
3 BRM	93	21 - 28	\$959,000 - \$1,249,000

Pricing is subject to change without notice.

## OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$550 - \$650 / Quarter	\$450 / Quarter	\$200 / Quarter
2 BRM	\$700 - \$800 / Quarter		
3 BRM	\$900 - \$950 / Quarter		

### Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

## IMPORTANT DATES

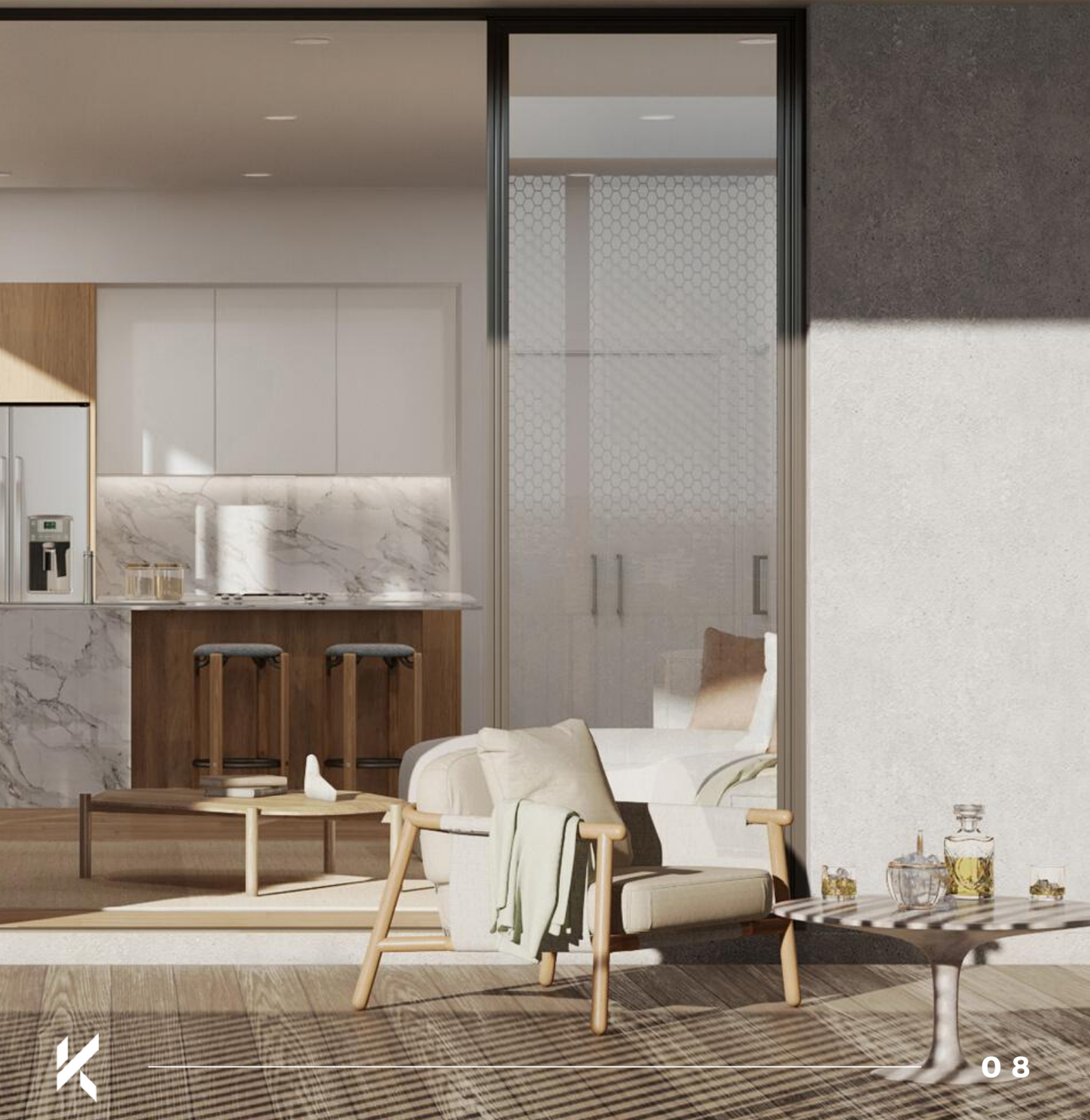
PROJECT	CONSTRUCTION START	EXPECTED COMPLETION
Mixed Use Residential	Q1 2024	Q1 2026

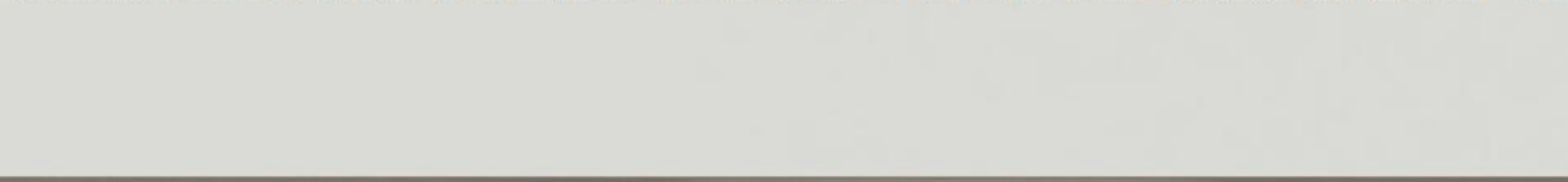


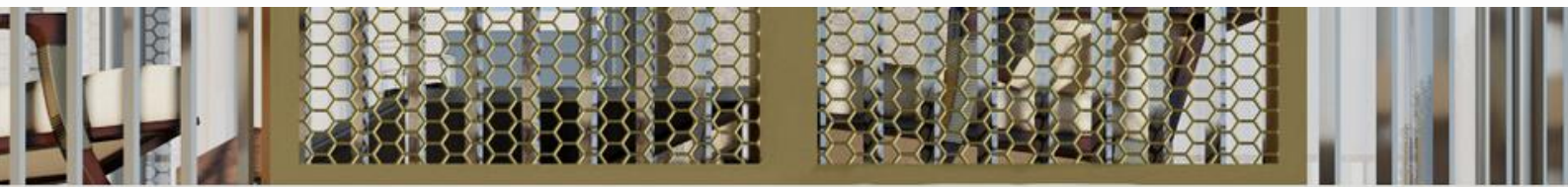
# PROJECT OVERVIEW



















# 1 BEDROOM + STUDY

## TYPE 22



INTERNAL	63 M <sup>2</sup>
EXTERNAL	25 M <sup>2</sup>
TOTAL	88 M <sup>2</sup>

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1 BEDROOM

TYPE 3

1  1  1 

INTERNAL 55 M<sup>2</sup>

EXTERNAL 17 M<sup>2</sup>

TOTAL 72 M<sup>2</sup>



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## 2 BEDROOM

### TYPE 7

2  2  1 

INTERNAL	72	M <sup>2</sup>
EXTERNAL	16	M <sup>2</sup>
TOTAL	88	M <sup>2</sup>

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2 BEDROOM

TYPE 13

2  2  1 

INTERNAL	74 M <sup>2</sup>
EXTERNAL	16 M <sup>2</sup>
TOTAL	90 M <sup>2</sup>



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## 2 BEDROOM

### TYPE 18

2  2  1 

INTERNAL 88 M<sup>2</sup>  
EXTERNAL 88 M<sup>2</sup>  
TOTAL 169 M<sup>2</sup>

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2 BEDROOM

TYPE 21

2  2  1 

INTERNAL 76 M<sup>2</sup>

EXTERNAL 23 M<sup>2</sup>

TOTAL 99 M<sup>2</sup>



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## 3 BEDROOM

### TYPE 6

3  2  2 

INTERNAL 93 M<sup>2</sup>  
EXTERNAL 28 M<sup>2</sup>  
TOTAL 121 M<sup>2</sup>

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3 BEDROOM

TYPE 16

3  2  2 

INTERNAL	93 M <sup>2</sup>
EXTERNAL	21 M <sup>2</sup>
TOTAL	114 M <sup>2</sup>



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PROJECT  
TEAM







## **DEVELOPER**

Buildview Corp has been leading property development projects for over 25 years. They strive for perfection and quality from initial design to completion and have a track record of delivering projects in the high-rise residential and commercial development sector. Their wealth of experience means they understand the industry, they understand their client's requirements, and they understand how to turn desires into reality in this evolving landscape. They are well known in the industry for their relentless dedication to satisfying their clients and ensuring their requirements are met no matter how challenging they may be. They focus on their clients' needs and ensure their vision is translated into a reality that exceeds their expectations.



## **PROJECT MARKETING**

**KANDEAL** is a leading property sales and marketing platform working closely with property professionals across East Coast, with the objective of offering premium investment and owner occupier opportunities developed by our Developers to our Property Agency Network Partners and their clients supported by comprehensive research and a process that has simply redefined the way projects are sold.



# 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.





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