




everleigh

RAVENSWOOD

EXECUTIVE SUMMARY

Project Name

Everleigh

Project Location

59 Broadhurst Ave, Ravenswood WA 6208

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

Everleigh Ravenswood is a thoughtfully designed master-planned community located at 192 Old Mandurah Road, Ravenswood, WA 6208. Developed by Watson Property Group, it offers a range of house and land packages catering to first-time buyers, families, and those looking to downsize. The estate features a variety of lot sizes, with current offerings ranging from 393m² to 452m², providing flexibility to suit diverse lifestyle needs.

- **Transport:** Convenient access to the Kwinana Freeway, facilitating a 70 km drive to Perth CBD.
- **Shopping:** Proximity to Mandurah Forum Shopping Centre (approximately 15 km) offers a wide range of retail, dining, and entertainment options.
- **Education:** Nearby schools include Ravenswood Learning Centre and Pinjarra Senior High School, catering to various educational needs.
- **Healthcare:** Close to Pinjarra Medical Centre and Peel Health Campus in Mandurah, ensuring accessible healthcare services.
- **Recreation:** Residents can enjoy local parks within the estate, the nearby Murray River for water-based activities, and the Peel Business Park, which supports the economic development and growth of Western Australia.

Everleigh Ravenswood combines the charm of a serene, natural environment with the convenience of modern amenities, making it an ideal choice for those seeking a balanced lifestyle in one of Western Australia's growing regions.



STAGE TWO





LEGEND:

- CURRENT STAGE
- OTHER STAGES
- RETAINING WALLS &
- UNIFORM FENCING.
- VEHICLE ACCESS NOT PERMITTED
- SEWER (manhole)
- SEWER (connection)
- E ELECTRICAL TRANSFORMER
- ELECTRICAL DOME
- DRAINAGE (side entry pit)
- DRAINAGE (gully pit)
- FOOTPATH (and pram ramp)
- STREET LIGHT
- WATER CONNECTIONS
- NBN PIT
- MANDATORY GARAGE LOCATION

DISCLAIMER:
 This plan is supplied for preliminary information only and purchasers and/or their builders are advised to seek advice from the relevant servicing authorities. All road names, road carriageways, footpaths, landscaping, retaining walls, lot areas, lot dimensions and lot numbers shown on this plan may be subject to change. Whilst all care has been taken with the preparation of this plan, no responsibility is accepted by the Developer or any person employed or engaged by the Developer.





↑
TO
PERTH

INDIAN OCEAN

Kwinana Freeway

**PEEL
BUSINESS
PARK**
10MINS

1000HA
Business
Park

Central Business District
Performing Arts Centre
Dolphin Quay
Mandurah High School

CITY OF MANDURAH
11MINS

Mandurah
Train Station
to Perth

Murdoch
University

Peel Health
Campus Hospital

Mandurah Forum
Shopping Mall

Pinjarra Road

Forest Highway

Paterson Road

Old Mandurah Road

RAVENSWOOD



PEEL INLET

Pinjarra
Golf Club

Pinjarra Road

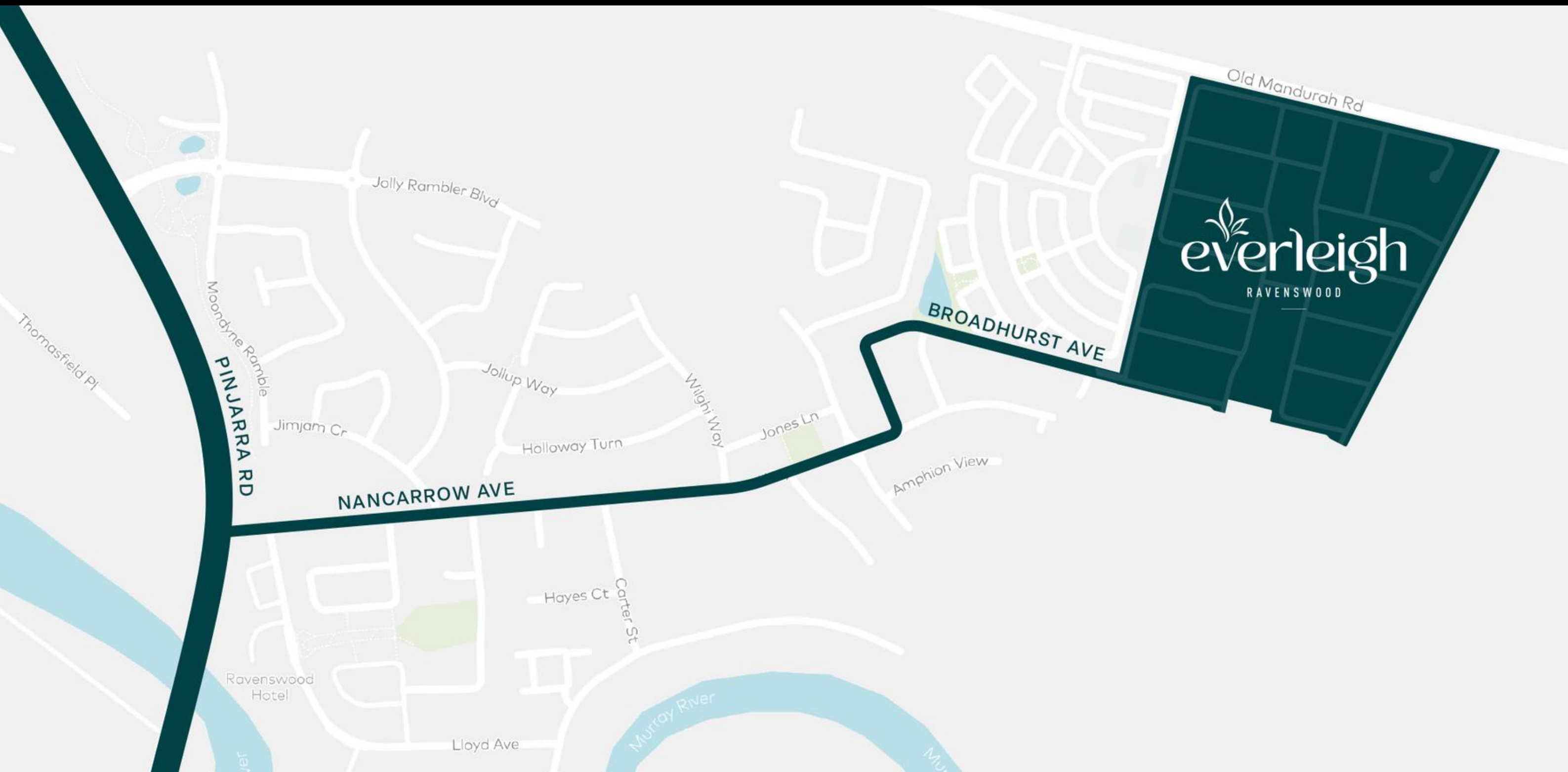
PINJARRA 7MINS

Town of Pinjarra
Pinjarra Primary School
Pinjarra Senior High School
Murray District Hospital

HARVEY
ESTUARY

↓
TO
MARGARET
RIVER

Forest Highway



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RAVENSWOOD

PINJARRA RD

NANCARROW AVE

BROADHURST AVE

Old Mandurah Rd

Jolly Rambler Blvd

Jollup Way

Wilghi Way

Jones Ln

Holloway Turn

Amphion View

Hayes Ct

Carter St

Lloyd Ave

Ravenswood Hotel

Thomasfield Pl

Moodyne Ramble

Jimjam Cr

Murray River

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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