



harrisdale  
green



# EXECUTIVE SUMMARY

## Project Name

Harrisdale Green Estate

## Project Location

Greenlink Boulevard, Harrisdale WA 6112

## 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

Harrisdale Green Estate, developed by Cedar Woods, is a master-planned community located approximately 25 minutes south-east of Perth's CBD. The estate offers a range of house and land packages, providing residents with a harmonious blend of modern living and natural surroundings.

### • Education:

- Harrisdale Senior High School: Approximately 6 minutes away, offering quality secondary education.
- Harrisdale Primary School: Nearby, providing primary education for young families.

### • Shopping & Dining:

- Harrisdale Shopping Centre: A \$51 million development featuring supermarkets, specialty stores, and dining options, located within close proximity.

### • Transport:

- Convenient access to major roads, facilitating easy commutes to Perth CBD and surrounding areas.
- Public transport options available nearby, enhancing connectivity.

### • Recreation:

- Local sporting facilities include three full-size ovals, multi-purpose hard courts, cricket nets, and a sports pavilion, promoting an active lifestyle.
- Parks and open spaces within the estate, providing tranquil environments for relaxation and leisure.

Harrisdale Green Estate strikes the perfect balance between convenience and tranquillity, with schools, shops, and cafés just minutes away, and homes surrounded by nature. With limited titled land available in the final release, this is an excellent opportunity to secure a spot in a thriving community designed for a healthy, active lifestyle.







MURDOCH UNIVERSITY

MURDOCH TRAIN STATION

SOUTHLANDS BOULEVARDE

→ PERTH CBD  
25 mins

CURTIN UNIVERSITY

WESTFIELD CAROUSEL

PROPOSED RANFORD ROAD TRAIN STATION

← COCKBURN GATEWAY  
11 mins

← COCKBURN TRAIN STATION  
11 mins

← KWINANA FREEWAY  
12 mins

LIVINGSTON MARKETPLACE SHOPPING CENTRE

THORNIE TRAIN STATION

CANNING VALE PLAZA

THE VALE SHOPPING CENTRE

GOSNELLS GOLF COURSE

THORNIE CHRISTIAN COLLEGE

SOUTHERN RIVER SHOPPING CENTRE

BUNNINGS

CAREY BAPTIST COLLEGE

← HARRISDALE SHOPPING CENTRE  
6 mins

↓ HARRISDALE PRIMARY SCHOOL  
5 mins

↓ HARRISDALE SHS  
6 mins

← PIARA WATERS PAVILLION  
6 mins

← PIARA WATERS PRIMARY SCHOOL  
8 mins

BUSH FOREVER

TONKIN HIGHWAY  
5 mins





# Masterplan



Stage 8/9
  Future Development
  Existing Commercial

Disclaimer: This plan is indicative only and therefore subject to change. The particulars set out in this plan, including use and dimensions, are for guidance and shall not be taken as representations or warranties by the Vendor or its Agents and a purchaser should satisfy itself by inspection and enquiry as to the correctness of each item. It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. Note: The engineering shown on this plan is yet to be designed and finalised and is subject to construction and may change without notice.



















# 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.