

gumwood
estate

EXECUTIVE SUMMARY

Project Name

Gumwood Estate

Project Location

29 Isis Road, Lawnton QLD 4501

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

Gumwood Estate is a master-planned residential community located in Lawnton, within the City of Moreton Bay, approximately 24.5 km north of Brisbane's CBD. The estate offers a variety of house and land packages, catering to first-home buyers, families, and investors.

Location

- Lawnton Railway Station: Approximately 1.4 km from Gumwood Estate, providing access to the North Coast line.
- University of the Sunshine Coast, Moreton Bay Campus: Approximately 1.6 km away.
- Lawnton State School: Approximately 1.2 km away.
- Westfield North Lakes: Approximately 5.5 km away, offering a wide range of retail and dining options.
- Sweeney Reserve: Approximately 500 m away, providing green space and recreational facilities.



PETRIE STATE
SCHOOL & MT MARIA COLLEGE
5.2KM (10MIN)

PETRIE MILL PRECINCT, USQ
& PLANNED UBER AIR TAXI PORT
1.5KM

LEIS PARK
2.6KM (5MIN)

LAWNTON
STATE SCHOOL
1.8KM (3MIN)

ENDEVOUR FOUNDATION
LEARNING & LIFESTYLE
1.8KM (3MIN)

29 ISIS ROAD, LAWNTON





Amenities

Shopping & Lifestyle

Woolworths Petrie	7 mins
Strathpine Centre Shopping Centre	9 mins
Coles Murrumba Downs	16 mins
Westfield North Lakes	21 mins
IKEA	21 mins
Costco North Lakes	22 mins

Education

Lawnton State School	3 mins
Bray Park State School	4 mins
Genesis Christian College	4 mins
UniSC (Moreton Bay Campus)	7 mins
Petrie State School	8 mins
Strathpine West State School	8 mins
Strathpine State School	8 mins
Mt Maria College	9 mins
Pine Rivers State High School	10 mins

Hospitals

The Prince Charles Hospital	26 mins
Redcliffe Hospital	31 mins

Recreation

Les Hughes Sporting Complex	3 mins
Leis Park	5 mins
The Mill Waterpark	9 mins
Sweeney Reserve	10 mins

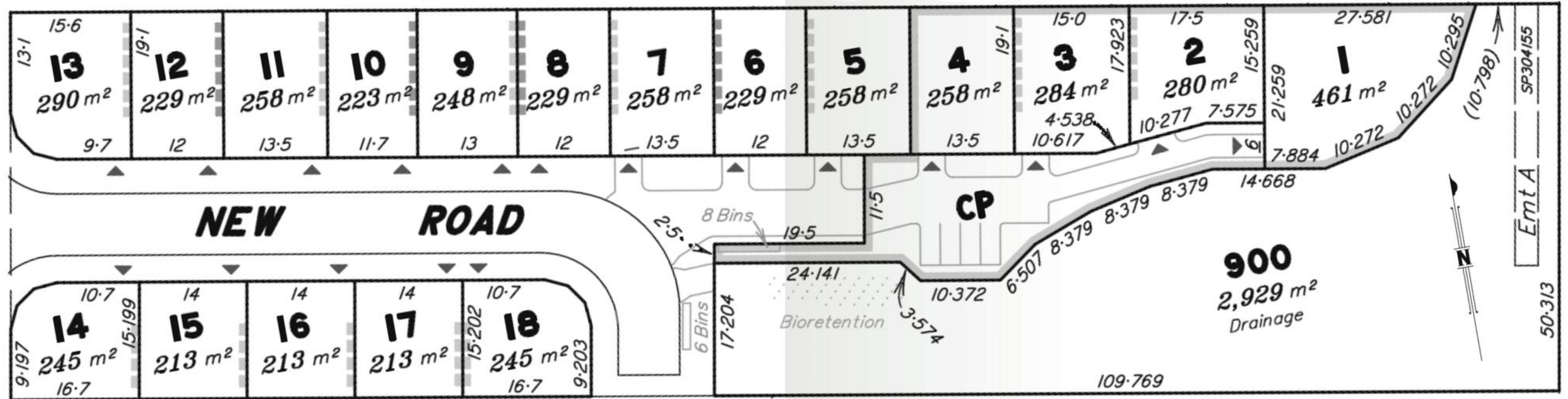
Public Transport

Lawnton Station	3 mins
Bray Park Station	8 mins
Petrie Station	9 mins
Kallangur Station	14 mins
Murrumba Downs Station	15 mins
Bruce Highway	18 mins

The Masterplan

Gumwood Estate is a thoughtfully designed community, offering a seamless blend of residential and recreational spaces, ideal for young families, couples, and downsizers.

The masterplan promotes a balanced lifestyle, catering to the diverse needs of its residents. It features 18 residential lots ranging from 213m² to 461m², with flexible designs to suit various family sizes and preferences.



These plans are artist's impression and are indicative only. Whilst care has been taken in the preparation of these plans, the information provided is subject to change. All decisions should be based on the contract of sale.

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.