

Belle Vue

APARTMENTS



EXECUTIVE SUMMARY

Project Name

Belle Vue

Developer

Buildview Corp

Project Location

3-5 Arncliffe Street,
Wolli Creek NSW 2205

Remaining Stock

Studio + Study
2 Bedroom
2 Bedroom + Study

Project Description

Selection of 20 apartments over
7 levels with a choice of 1, 2 and
3 bedroom apartments

Distance from CBD

16km to Sydney CBD

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.

Key Features:

- Spacious interiors, 2.7m high ceilings, wide floorboards
- Open-plan living and dining areas flow easily to 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
- Floor to ceiling commercial grade glazing
- Level lift access to secure lobby & basement parking area
- Remote-controlled basement parking area



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.7%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Located with a short stroll to major shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Only 650m to Wolli Creek Train Station with direct stops to Sydney CBD
- » Just an 8 minute drive to Brighton Le-Sands Beach

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
STUDIO + STUDY	49	5	\$660,000
2 BRM	71	13	\$850,000 - \$870,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
STUDIO + STUDY	\$620 / Quarter	\$1400 / Year	\$800 / Year
2 BRM	\$920 / 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	COMPLETION
Mixed Use Residential	Completed

THE LIVING



THE KITCHEN



THE BATHROOM



THE BEDROOM



STUDIO + STUDY

UNIT 303

0  1  1 

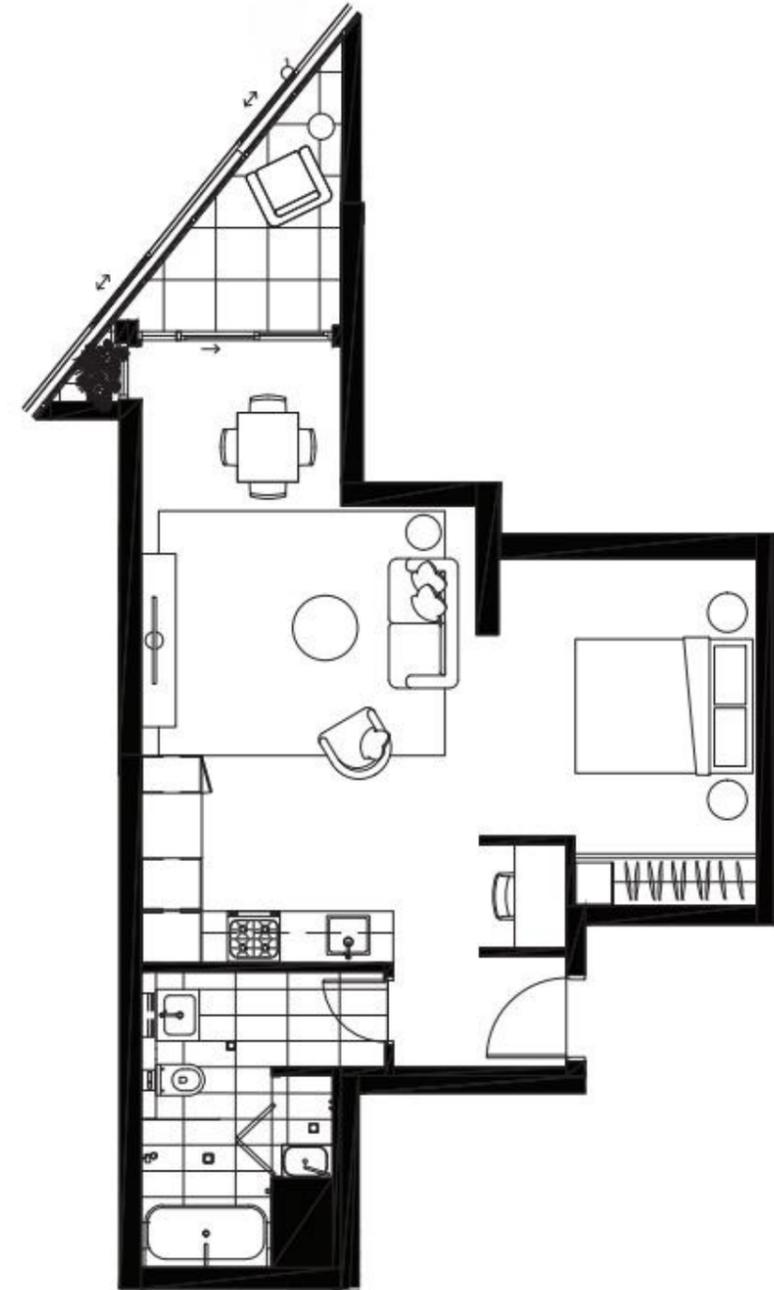
INTERNAL 49 M²

EXTERNAL 5 M²

TOTAL 54 M²

Disclaimer:

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.



2 BEDROOM
UNIT 301, 401, 501

2  1  1 

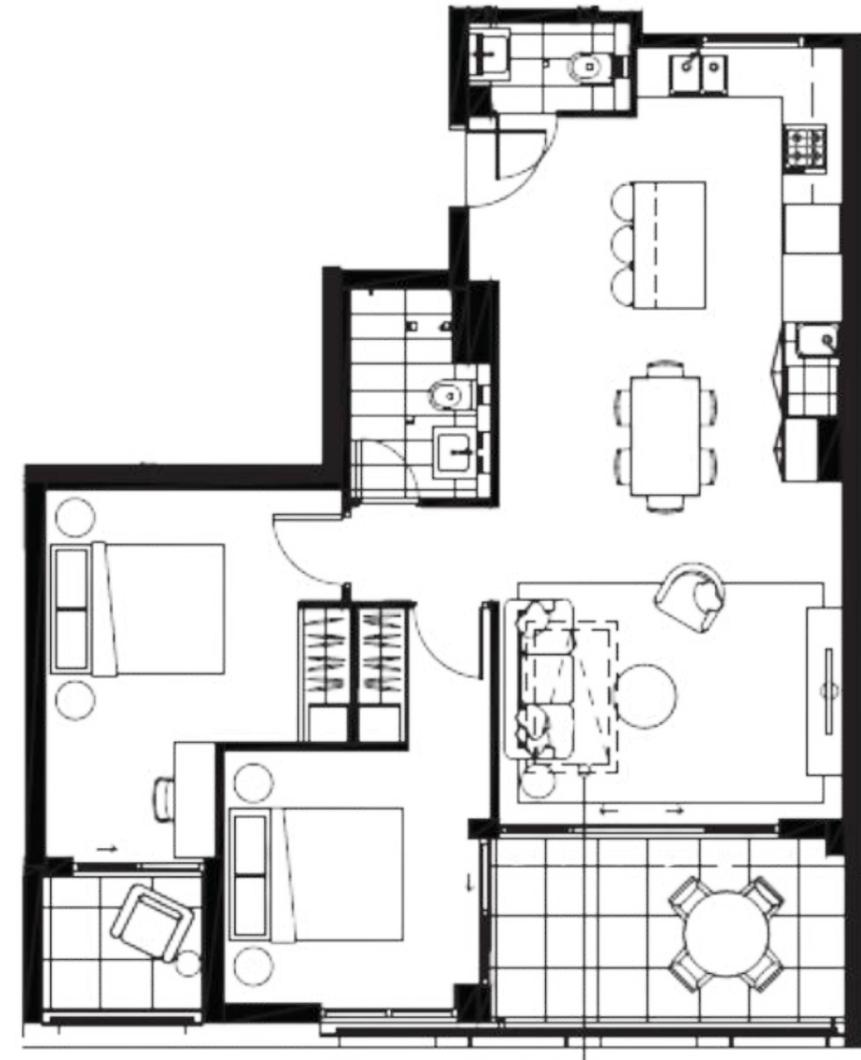
INTERNAL 71 M²

EXTERNAL 13 M²

TOTAL 84 M²

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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 in delivering projects in the high-rise residential and commercial development sector. Their wealth of experience means they understand the industry, they understand their clients' 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. Their focus is on their clients' needs and ensuring their vision is translated into a reality that exceeds their expectations.



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.

MMO

MARKET OVERVIEW

Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

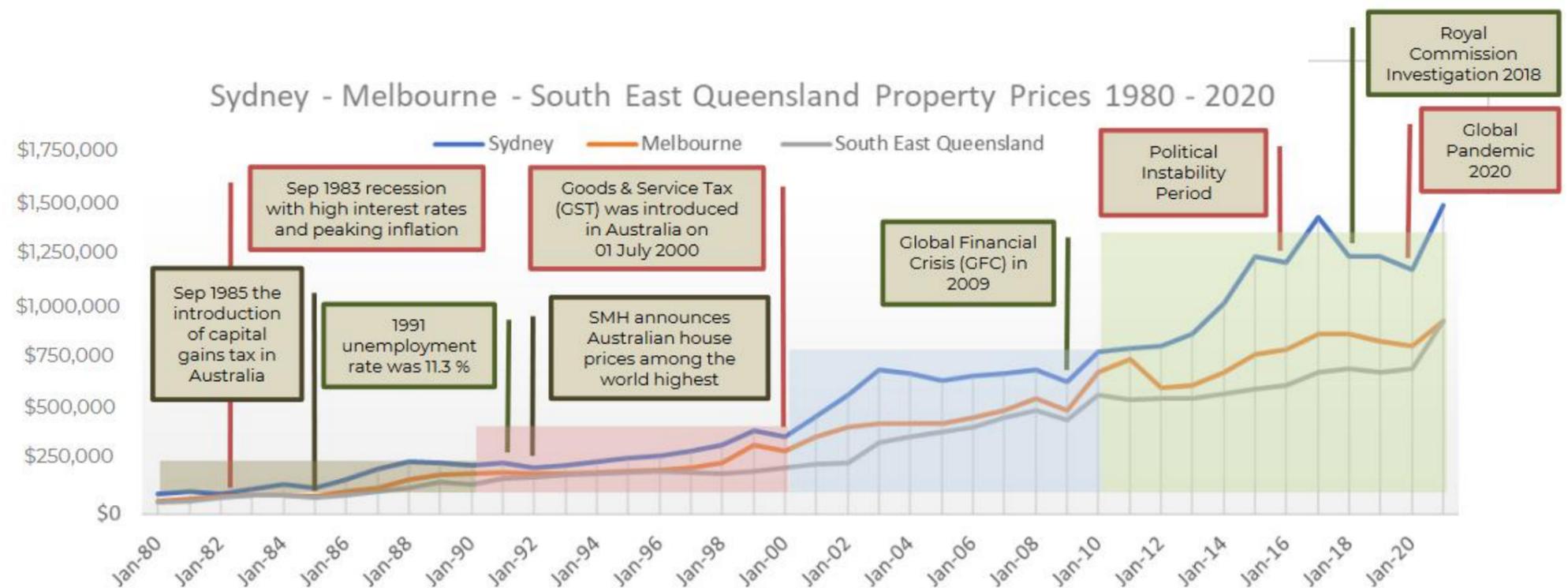
The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.

"THE ONLY BAD TIME TO BUY A PROPERTY IS LATER!"





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