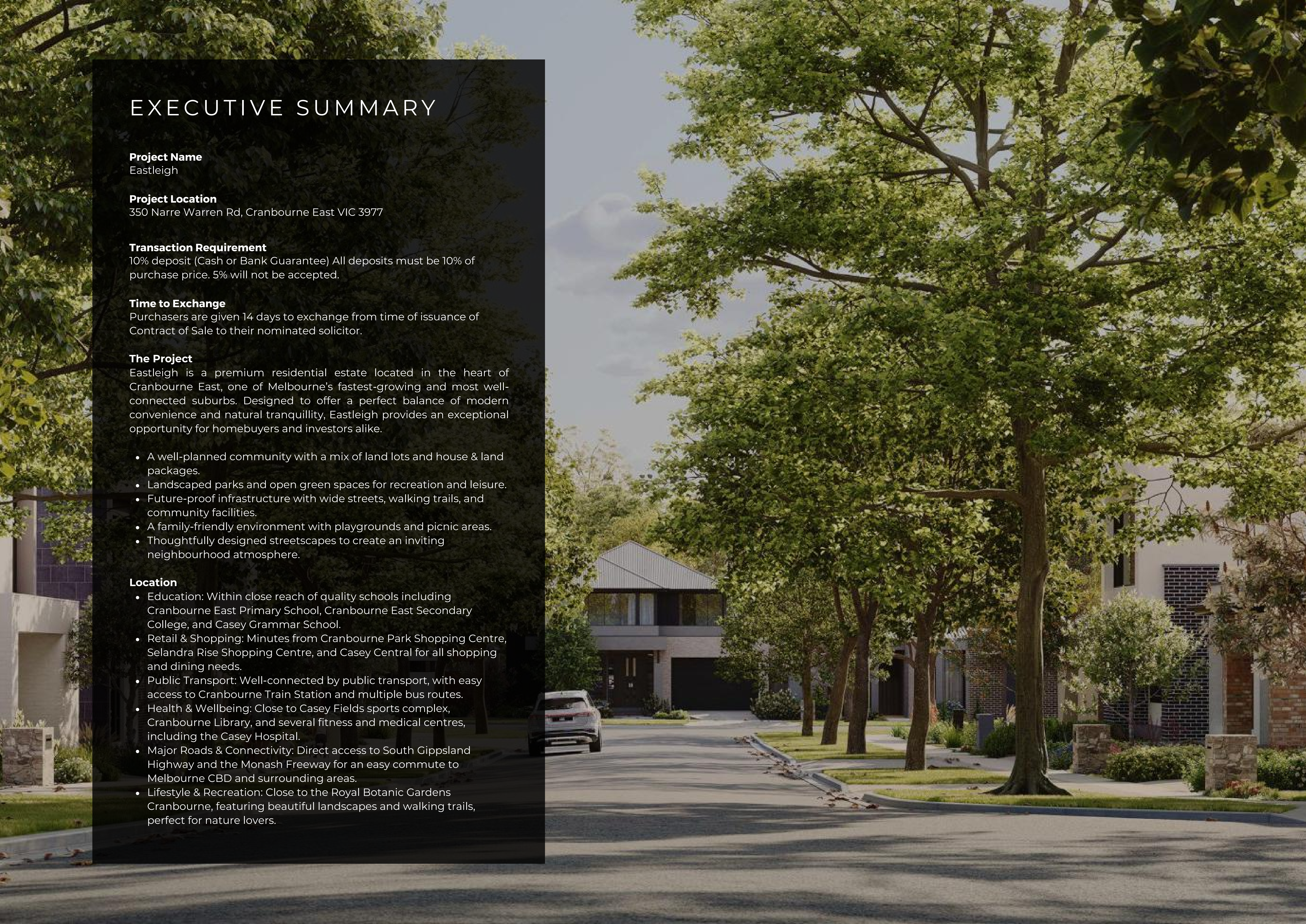
EASTLEIGH

Cranbourne East



EXECUTIVE SUMMARY

Project Name
Eastleigh

Project Location
350 Narre Warren Rd, Cranbourne East VIC 3977

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
Eastleigh is a premium residential estate located in the heart of Cranbourne East, one of Melbourne's fastest-growing and most well-connected suburbs. Designed to offer a perfect balance of modern convenience and natural tranquillity, Eastleigh provides an exceptional opportunity for homebuyers and investors alike.

- A well-planned community with a mix of land lots and house & land packages.
- Landscaped parks and open green spaces for recreation and leisure.
- Future-proof infrastructure with wide streets, walking trails, and community facilities.
- A family-friendly environment with playgrounds and picnic areas.
- Thoughtfully designed streetscapes to create an inviting neighbourhood atmosphere.

Location
- Education: Within close reach of quality schools including Cranbourne East Primary School, Cranbourne East Secondary College, and Casey Grammar School.
- Retail & Shopping: Minutes from Cranbourne Park Shopping Centre, Selandra Rise Shopping Centre, and Casey Central for all shopping and dining needs.
- Public Transport: Well-connected by public transport, with easy access to Cranbourne Train Station and multiple bus routes.
- Health & Wellbeing: Close to Casey Fields sports complex, Cranbourne Library, and several fitness and medical centres, including the Casey Hospital.
- Major Roads & Connectivity: Direct access to South Gippsland Highway and the Monash Freeway for an easy commute to Melbourne CBD and surrounding areas.
- Lifestyle & Recreation: Close to the Royal Botanic Gardens Cranbourne, featuring beautiful landscapes and walking trails, perfect for nature lovers.

Croskell Precinct Structure
Plan (Future Stages)
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EASTLEIGH
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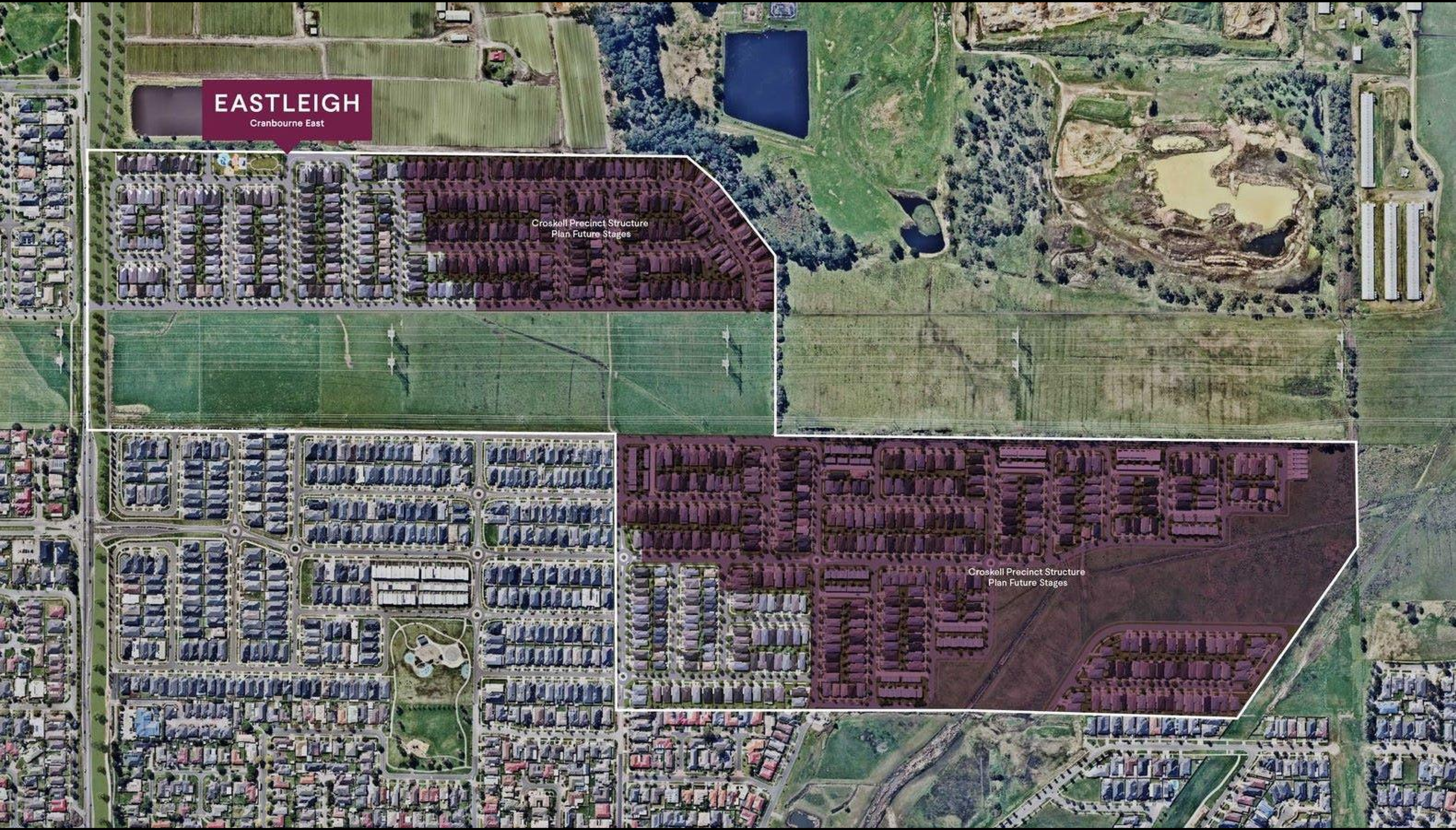

EASTLEIGH
Cranbourne East
Croskell Precinct Structure Plan Future Stages
Croskell Precinct Structure Plan Future Stages


MELBOURNE CBD
CHELSEA BEACH
CRANBOURNE GOLF CLUB
COURTENAY GARDENS PRIMARY SCHOOL
THOMPSON RD
BUNNINGS
JB HI-FI
CRANBOURNE STATION
SOUTH GIPPSLAND HWY
CRANBOURNE CARLISLE PRIMARY SCHOOL
COLES
CARLISLE PARK
EASTLEIGH
Cranbourne East
NARRE WARREN RD
HUNT CLUB VILLAGE CENTRE
DARTMOOR DR RESERVE
Croskell Precinct Structure Plan (Future Stages)
LINSELL BLVD
Croskell Precinct Structure Plan (Future Stages)
CRANBOURNE RACECOURSE (15mins)
ROYAL BOTANIC GARDEN (15mins)


N
NARRE WARREN RD
Future Development
Future Development
Existing
Residential
Pepper St
Bales Rd
Pitfield Ave
Spirit Bvd
Villager St
Affleck St
Botany Way
Fernisky Drive
MELBOURNE CBD
PORTSEA
PHILLIP ISLAND

SHOPPING

1. Coles Springhill
2. Thompson Parkway Shopping Centre
3. BWS The Avenue Cranbourne
4. The Avenue Village Shopping Centre
5. Woolworths Hunt Club
6. Bunnings Clyde North
7. Aldi
8. Marriott Waters Shopping Centre
9. Shopping on Clyde
10. Lynbrook Village Shopping Centre
11. Westfield Fountain Gate

DINING

12. Amazing Grace
13. Augustus Gelatery
14. Populus Café
15. Urban Reserve
16. Little by Little Café
17. O.MY Restaurant
18. Lanterns Viet Kitchen
19. Only Mine Chocolate Factory
20. D'Angelo Estate Vineyard & Restaurant

EDUCATION

21. Casey Grammar School
22. St Peter's College - Cranbourne Campus
23. Casey Child Care & Kindergarten
24. Cranbourne East Secondary College
25. Cranbourne East Primary School
26. St Thomas the Apostle Catholic Primary School
27. Cranbourne Carlisle Primary School

RECREATION

28. Cranbourne Golf Course
29. Cranbourne Racecourse & Recreation
30. Casey Fields
31. Royal Botanic Gardens
32. Ranfurlie Golf Club
33. Berwick Springs
34. Minta Hilltop Fantasy Playground
35. Lollipops Playland and Café
36. River Gum Creek Reserve
37. Sweeney Reserve
38. Wilson Botanic Park Berwick

HEALTH

39. Cranbourne East Medical Centre
40. Pro Health Family Medical Centre
41. Myhealth Cranbourne
42. Monash Health Casey

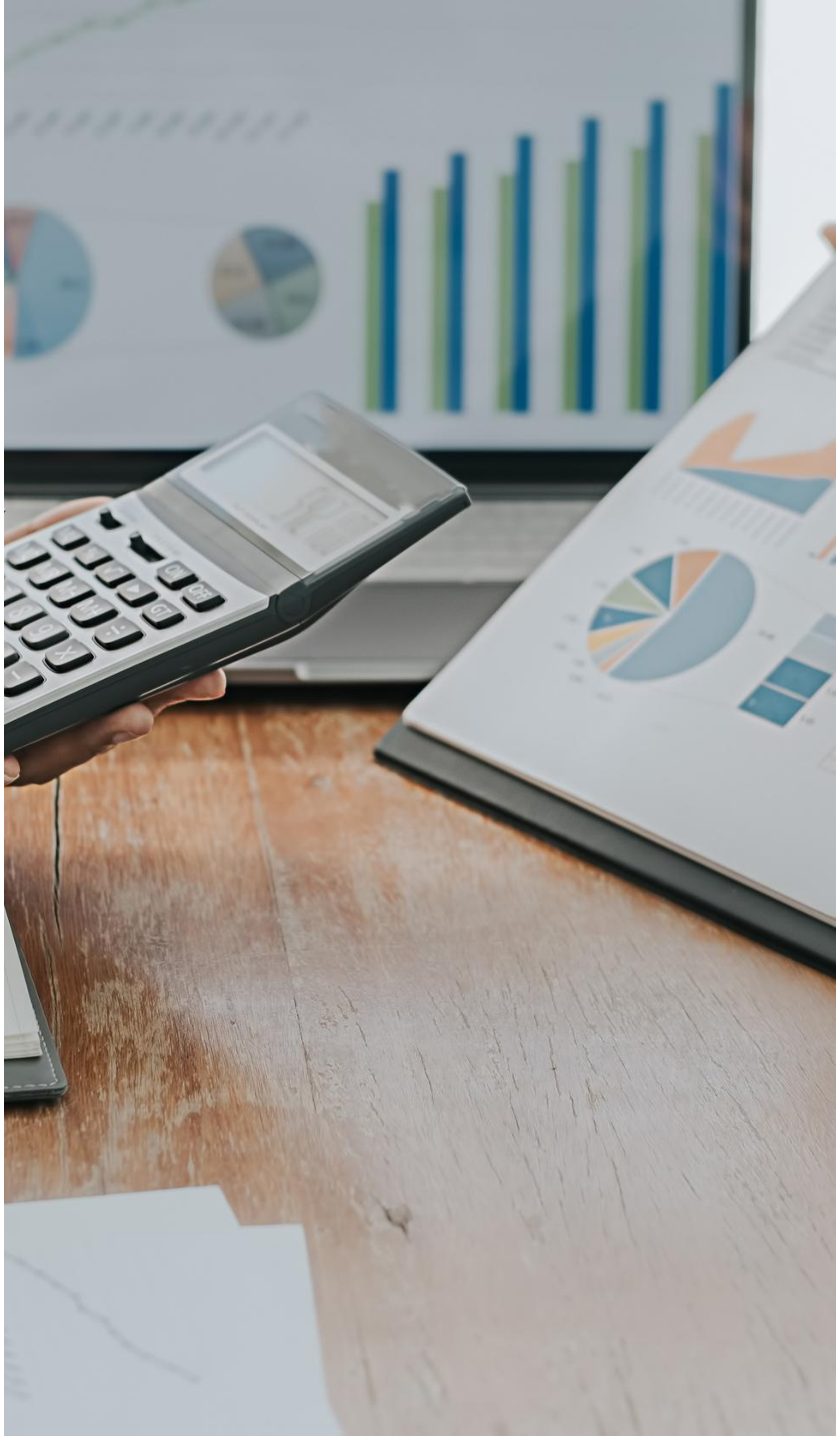

MODERN WOMEN
INTERIORS


SALAD for DINNER

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.