

THE MACQUARIE COLLECTION

Buyer's Guide





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EXECUTIVE SUMMARY

PROJECT NAME

The Macquarie Collection

PROJECT LOCATION

5 Halifax St, Macquarie Park NSW

PROJECT DESCRIPTION

The Macquarie Collection is a prestigious new residential development in the heart of Macquarie Park, one of Sydney's fastest-growing and most dynamic precincts. Designed for modern urban living, this sophisticated collection of apartments offers an exceptional lifestyle with seamless access to world-class amenities, transport, and green spaces. Perfectly positioned, The Macquarie Collection is just moments from Macquarie Centre, home to leading retail brands, dining, and entertainment. Macquarie University and its renowned research facilities are within walking distance, making this an ideal choice for students and academics.

KEY FEATURES:

- Featuring face brickwork, framed windows, metal balustrades, privacy screens, glass facades, and horizontal louvres
- Generous areas that seamlessly blend indoor and outdoor living, including a leafy green park, double-height entry lobbies, roof terraces, and sky gardens
- Panoramic views suitable for social gatherings
- Light-filled residences with seamless indoor-outdoor flow, sleek modern kitchens, and expansive balconies
- Apartments designed to optimise natural breezes, sunlight, and views, providing a comfortable living environment
- Beautifully landscaped open spaces
- Located within a quiet village featuring cafés, restaurants, and a supermarket, and surrounded by Lane Cove National Park.



HERE, HOME ISN'T WHERE YOU LIVE *IT'S WHERE YOU ESCAPE*

THE INVESTMENT

-  10% Deposit | Nothing else to pay until settlement. Lock in today's price with no mortgage repayment until 2028
-  High capital growth potential, strong rental yield, low vacancy rate (currently 1.1%), and excellent tax depreciation benefits.
-  Superior build quality and finishes, featuring efficient, spacious, and thoughtfully designed low-maintenance unit layouts.
-  Ideally located just 5 minutes walk to Woolworth Wolli Creek , a 10-minute drive to Brighton-Le-Sands Beach, and only 10 minutes walk to Wolli Creek Train Station with direct connections to the Sydney Airport and CBD
-  Conveniently located near a range of local schools including Arncliffe Public School and St Dominic Savio School healthcare facilities such as St George Hospital and Arncliffe Family Medical Centre, and recreational destinations and several local parks including, within walking

THE INVESTMENT

Unit Type	Internal	External	Price Range
1 BRM	52 - 57	8 - 31	\$764,500 - \$945,000
2 BRMs	76 - 81	10 - 98	\$1,022,500 - \$1,475,000
3 BRMs	97 - 106	12 - 63	\$1,450,000 - \$1,585,000

Pricing is subject to change without notice. The rental estimates above are based on the current rental market of similar dwellings and may be subject to change pending supply and demand at settlement.

OUTGOINGS

Unit Type	Strata Rates	Council Rates	Water Rates
1 BRM	\$600 - \$850 / Qtr.	\$200 / Qtr.	\$400 / Qtr.
2 BRMs	\$850 - \$1300 / Qtr.	\$200 / Qtr.	\$400 / Qtr.
3 BRMs	\$1200 - \$1700 / Qtr.	\$200 / Qtr.	\$400 / Qtr.

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	Stage	Construction Start	Completion
Residential	Under construction	-	4rd Qtr. 2026

Understanding THE PROPERTY market

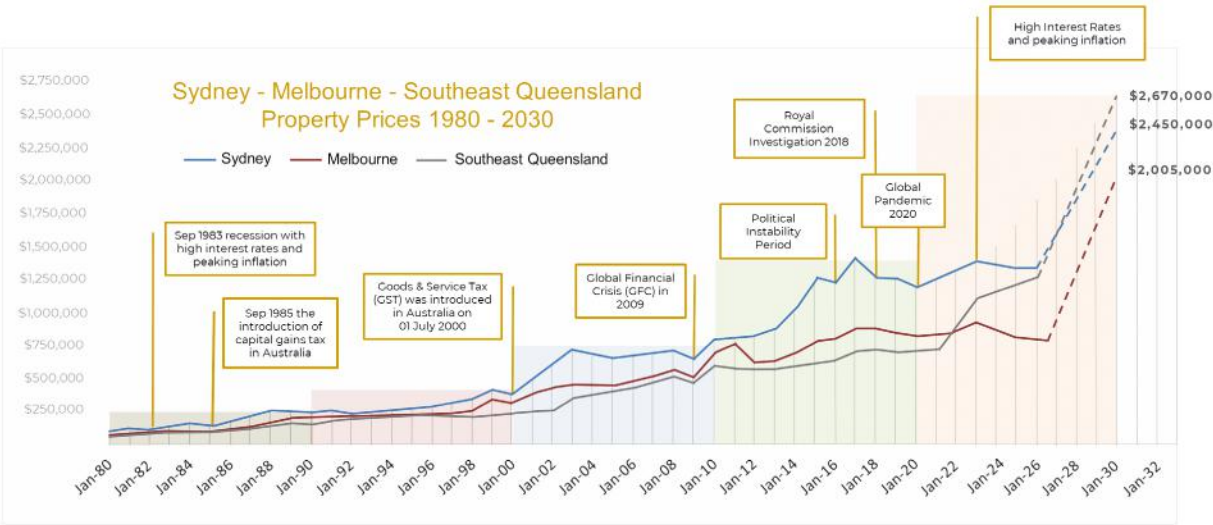
The Australian property market has experienced periodic downturns over the years, as is typical in any property market. As illustrated in the graph below, major economic or policy events have often triggered temporary declines in property prices. Examples include the introduction of Capital Gains Tax in 1983, the introduction of GST in 2000, the Global Financial Crisis in 2009, and the global pandemic in 2020. During each of these periods, property prices experienced a short-term dip. However, once the challenges passed and market confidence returned, property prices recovered strongly. In many cases, they not only rebounded but went on to increase dramatically over the following years, continuing the long-term upward trend in the Australian property market.



According to a recent study, Sydney may lose its position as the most expensive city in Australia by the end of the decade. The Gold Coast is predicted to take this unenviable title, with average house prices expected to reach approximately \$2.67 million.

Despite the periodic downturns the Australian property market has experienced over the years, property values have historically doubled on average every 10 years. The current median house price is approximately \$1.45 million. However, some analysts question whether prices can continue doubling at the same pace, as this would push the median price to more than \$2.6 million. Based on the same study, The Gold Coast Median House price is predicted

to reach approximately \$2.67 million, while Sydney median house prices is forecast to reach around \$2.45 million, and Melbourne is expected to recover strongly and reach an average house price of about \$2 million by 2030.



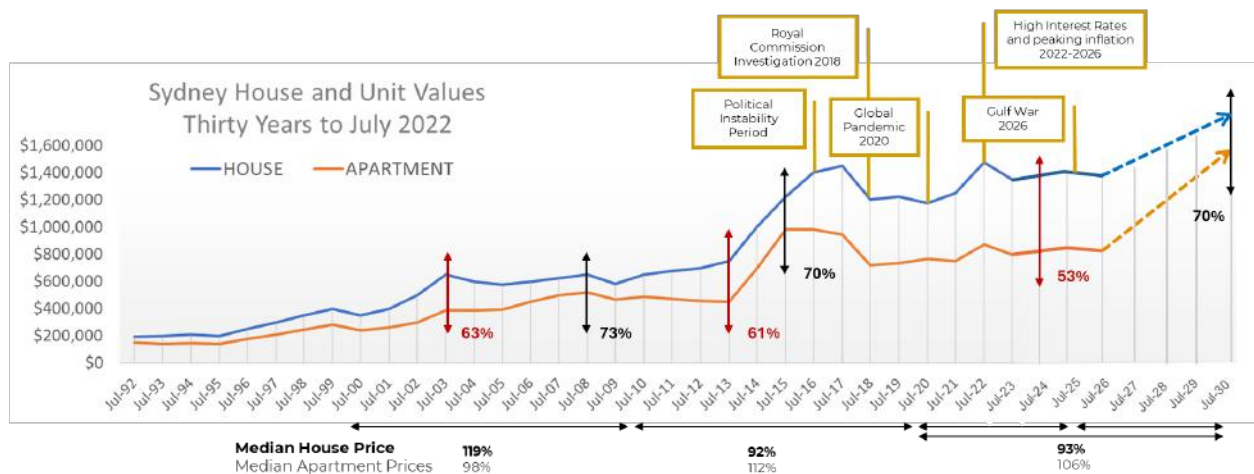
These projections suggest that once the current period of inflation and high interest rates eases, property prices may continue their long-term growth trend, potentially doubling again by the end of the decade.

Based on projected demand, Sydney requires approximately 30,000 new dwellings each year to keep pace with population growth. However, current construction levels are only around 11,700 dwellings annually. This significant shortfall is expected to push vacancy rates down from 2% to 1.2%, and with demand continuing to outstrip supply, property prices are forecast to increase by 20–25% over the next three to five years.

TOTAL NUMBER OF DWELINGS REQUIRED / YEAR	30, 000
TOTAL NUMBER OF DWELINGS DELIVERD / YEAR	11, 700
CURRENT VACANCY RATE IN SYDNEY	2%
PROJECTED VACANCY RATE ON SHORTFALL	1.2%
PROJECTED CAPITAL GROWTH 2025 - 2030	25%

THE OUTLOOK LOOKS STRONG

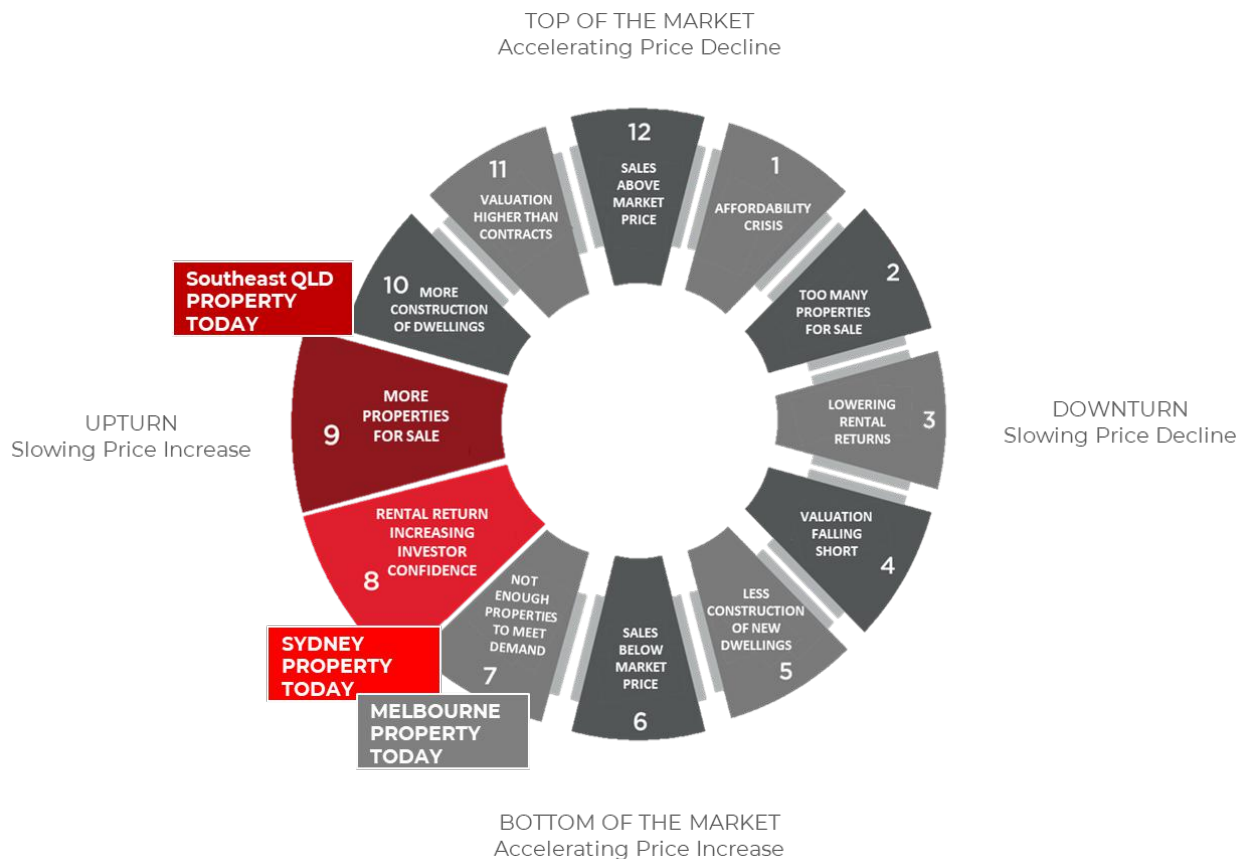
Understanding THE PROPERTY pricing



According to a recent study, Sydney may lose its position as the most expensive city in Australia by the end of the decade. The Gold Coast is predicted to take this unenviable title, with average house prices expected to reach approximately \$2.67 million. Despite the periodic downturns the Australian property market has experienced over the years, property values have historically doubled on average every 10 years. The current median house price is approximately \$1.45 million. However, some analysts question whether prices can continue doubling at the same pace, as this would push the median price to more than \$2.6 million. Based on the same study,

DEVELOPERS CAN'T DEVELOP
NEW APARTMENTS AT THE
CURRENT MARKET PRICE





Apartment Prices **SET TO REBOUND** *as Market Turns*

According to recent studies, apartment prices are expected to increase over the next five years as the market adjusts and the price gap between apartments and detached houses narrows back toward the long-term average of 30%. This anticipated correction is similar to the market cycle experienced in 2014, when apartment prices increased by approximately 30% to realign with the historical pricing relationship relative to detached dwellings. As a result, purchasing off-the-plan today may present a strong opportunity to enter the apartment market at current prices, while benefiting from potential market growth during the construction period. Buyers may also be well positioned to settle at a time when interest rates have stabilized and housing demand has strengthened, potentially allowing for capital growth before completion.

Think, **ABOVE &** **BEYOND** *the everyday* *investment*

Today's savvy investors are increasingly purchasing property with their future lifestyle in mind. Rather than viewing an apartment purely as an investment, many buyers are selecting locations, layouts, and living spaces that they would be proud to call home when they eventually retire. This forward-thinking strategy allows investors to benefit from long-term capital growth and rental income while securing a property in a desirable location today. When the time comes, instead of facing the uncertainty of future market prices, owners can simply transition from investor to resident—moving into a home they have already chosen for its comfort, space, and lifestyle appeal.





The Smart Investment

Buying off the plan allows purchasers to lock in today's property prices while delaying mortgage repayments until settlement. This structure can provide a strategic advantage, as buyers may benefit from capital growth throughout the construction period without immediately servicing a full mortgage. As a result, investors have the potential to maximize returns while minimizing upfront financial pressure.



Pay off the Property Before Retirement

Sydney's consistently low vacancy rates have driven rental growth of approximately 6.3% to 7.5% per annum over the past five years. This trend makes off-plan properties an attractive investment option, offering both long-term capital appreciation and high rental yield once the property is settled.



Retirement Planning Benefits

Many buyers consider off-plan purchases as part of their retirement strategy. By locking in a property now, they avoid paying significantly higher prices in the future. Over the years and as the property can serve as a profitable rental investment, retirement is a matter of just moving in saving you paying a much higher price should you wait until retirement



Huge Capital Gain Saving

When buying with retirement in mind, you live in your main home during your working years. Own an investment property at the same time. When you retire: Sell the main home with no capital gains tax. Move into the investment property –it becomes your new home. While investing the sale proceeds from your main home to boosts retirement income. This will avoid you buying a downsized apartment at inflated retirement-market prices and avoid selling the investment property while it still attracts Capital Gains Tax.

LOCATION MAP





Sydney
CBD

Lachlan's Square
Village

Magdala
Park

THE MACQUARIE
T.M.C
COLLECTION 2113



Macquarie
University









PROJECT OVERVIEW | EXTERIOR

































FLOOR PLATES





only. The information is believed to be correct but is not guaranteed. Changes may be made during constructions and dimensions, areas, fittings and finishes are subject to the list of inclusions and other details. Bulkheads for services are not depicted and the position of furniture and furnishings should not be taken to be indicative of final positions of

FLOOR PLATES



NORTH

Disclaimer: This plan was produced prior to construction and has been prepared for marketing purposes only. It is not intended to be a contract. Prospective purchasers must rely on their contract for sale for the actual details of the property. The layout plan is not drawn to scale.



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FLOOR PLATES





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FLOOR PLATES

LEVEL
7

1 Bedroom

2 Bedroom

3 Bedroom

NORTH 



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FLOOR PLATES

LEVEL 8-14

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

NORTH 

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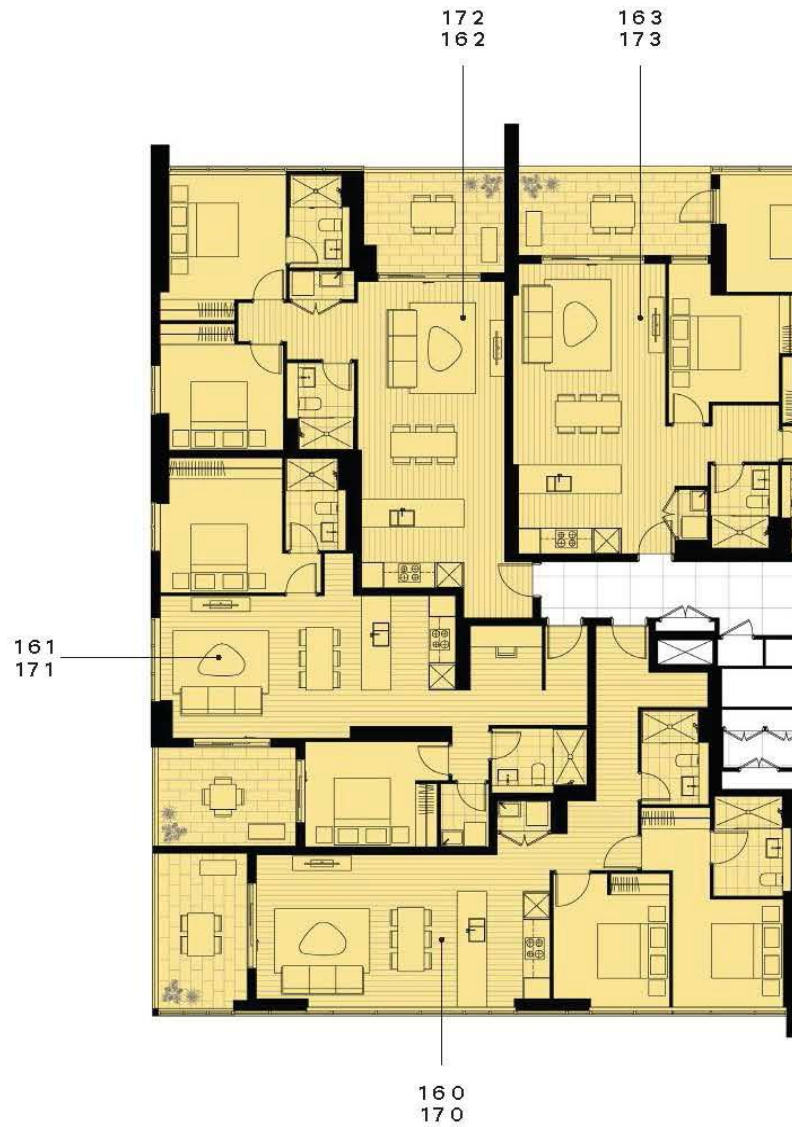


FLOOR PLATES

LEVEL 15&16

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

NORTH



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FLOOR PLATES

LEVEL 17-24

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

NORTH 

181
190
199
208
217
226
235
244

182
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200
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232
241
250

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FLOOR PLATES

LEVEL 25,26 & 28-30

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

NORTH 



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FLOOR PLATES

LEVEL 27

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

NORTH

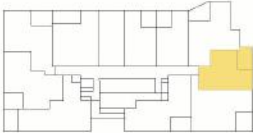


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FLOOR PLANS

APARTMENT 167, 177
1 Bedroom + Study 1 Bathroom 1 Storage
Internal 57m² External 11m² Total 68m²
 LEVEL 15-16 NORTH 



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T.M.C. PROUDLY
DEVELOPED
BY 2113
LANDMARK



0 1 2 3 4 5m



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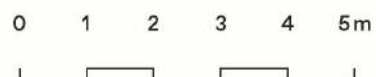
FLOOR PLANS

APARTMENT 255, 263, 278, 286, 294	
2 Bedroom 2 Bathroom 1 Car 1 Storage	
Internal 81m² External 12m² Total 93m²	
 LEVEL 25-26, 28-30 NORTH 	
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FLOOR PLANS

APARTMENT 186, 195, 204, 213, 222, 231, 240, 249
2 Bedroom 2 Bathroom 1 Car 1 Storage
Internal 81m² External 10m² Total 91m²
 LEVEL 17-24 NORTH 

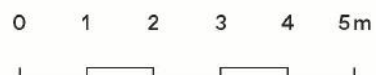


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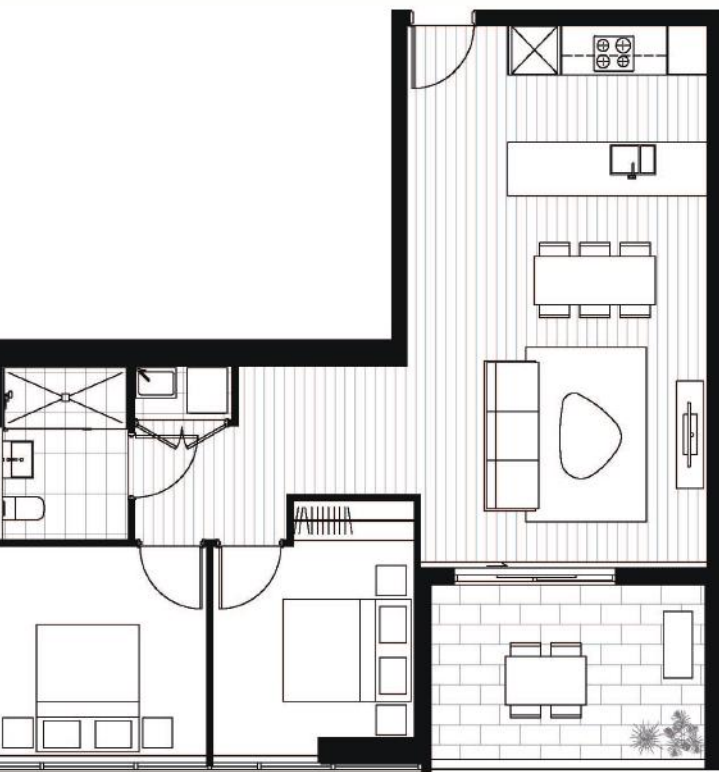
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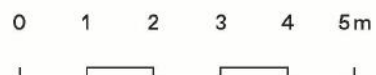
FLOOR PLANS

APARTMENT 188, 197, 206, 215, 224, 233, 242, 251	
2 Bedroom 2 Bathroom 1 Car 1 Storage	
Internal 80m² External 11m² Total 91m²	
LEVEL 17-24 NORTH	
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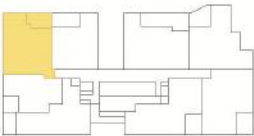
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FLOOR PLANS

APARTMENT 254, 262, 277, 285, 293
3 Bedroom 2 Bathroom 1 Car 1 Storage
Internal 97m² External 12m² Total 109m²
 LEVEL 25-26, 28-30 NORTH 



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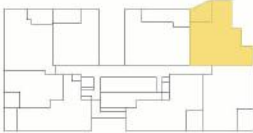


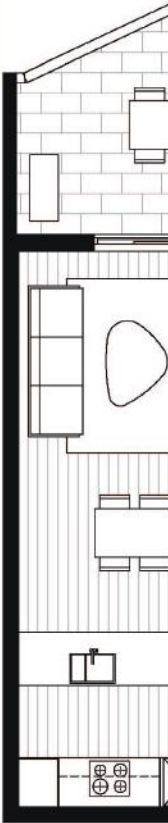
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0 1 2 3 4 5m



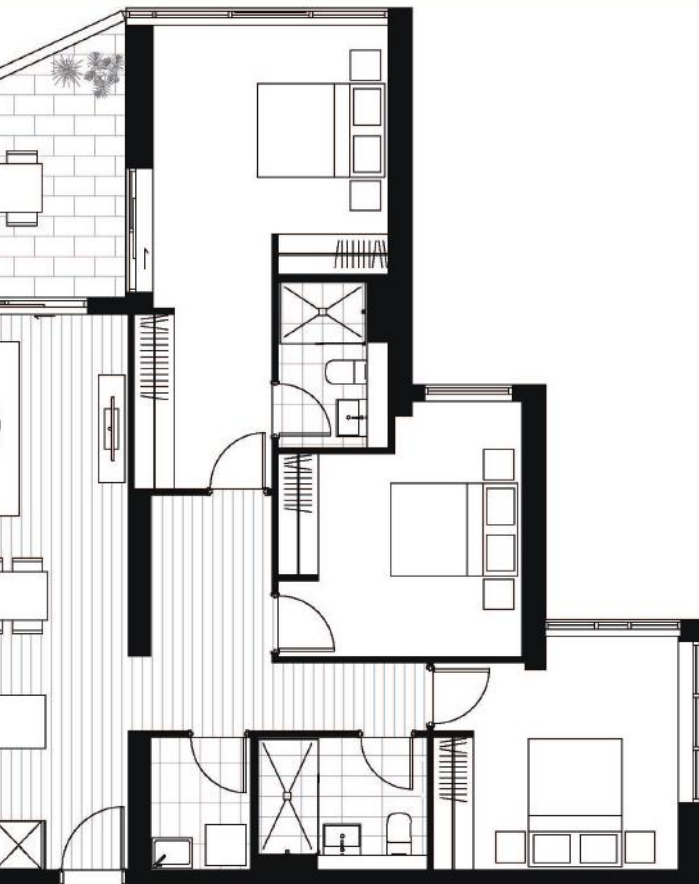
FLOOR PLANS

APARTMENT 257, 265, 280, 288, 296
3 Bedroom 2 Bathroom 1 Car 1 Storage
Internal 103m² External 13m² Total 116m²
 LEVEL 25-26, 28-30 NORTH 

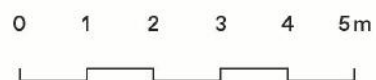


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FLOOR PLANS

APARTMENT 258, 266, 281, 289, 297
3 Bedroom 2 Bathroom 1 Car 1 Storage
Internal 104m² External 13m² Total 117m²
 LEVEL 25-26, 28-30 NORTH 



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0 1 2 3 4 5m

A scale bar diagram showing a horizontal line with vertical tick marks at intervals of 1 meter, from 0 to 5 meters.

SCHEDULE OF FINISHES

T.M.C

THE MACQUARIE COLLECTION

2113

SCHEDULE OF FINISHES

LIVING & DINING

WALLS WITHIN APARTMENTS	Plasterboard walls with low emission paint finish.
CEILING	Plasterboard ceiling with low emission acrylic paint finishes.
FLOORS	Timber pattern tile.
APARTMENT ENTRY DOORS	Solid core fire rated door with low emission acrylic paint finish.
AIR-CONDITIONING	1 Bedroom - A/C to living areas. 2 & 3 Bedrooms - A/C to living areas and bedrooms.

BEDROOMS

WALLS WITHIN APARTMENTS	Plasterboard Walls with low emission paint finish.
CEILING	Plasterboard ceiling with low emission acrylic paint finishes.
FLOORS	Residential Heavy Duty carpet.
INTERNAL DOORS	Flush faced door with low emission paint finish.
WARDROBES	Aluminum frame with mirrored sliding doors, hanging rails and white melamine shelving.
WINDOWS	Aluminium powder coated paint finish with window locks.

BATHROOM/ENSUITES

FLOOR	Selected designer tiles.
WALL	Full height selected tiles.
VANITY	Wall hung basin with overhead mirrored shaving cabinets.
SHOWER SCREEN	Glass shower screen.
TAP WARE	Chrome finish single lever tapware to basin and shower.
TOILET ENSUITES	Dual flush wall faced pan with soft close seat & concealed cistern.
SHOWER HOSE	Chrome finish.
RAILS/HOLDERS	Chrome finish.
LIGHTING	Downlights and exhaust fan LED Strip lighting under mirrored cabinets.

TERRACE/BALCONIES

FLOORS	Selected tiles.
BALUSTRADES	Varying balustrades as per Architectural specifications.
LIGHTING	Powder coated wall or ceiling mounted light fitting.
WINDOWS	Aluminium powder coated.

LAUNDRY

FLOOR	Selected tiles.
CEILING	Paint finish.
LAUNDRY TUB	Stainless steel tub in white cabinet.
CLOTHES DRYER	Artuzzi or equivalent.
TAPWARE	Polished Chrome.

KITCHENS

FLOOR	Timber pattern tile.
BENCH TOP	Quantum Quartz - Naturale Concrete or equivalent 1 & 2 bedrooms - 20mm 3 bedrooms - 40mm with stone waterfall
SPLASHBACK	Quantum Quartz - Naturale Concrete or equivalent.
CUPBOARD DOORS/HANDLES	Polyurethane door. Soft closing doors for drawers. White melamine internally.
SINKS	1 Bedroom - Single bowl stainless steel finish (undermounted). 2 Bedrooms - One and a half bowl stainless steel finish (undermounted). 3 Bedrooms - One and a half bowl stainless steel finish (undermounted).
TAPWARE	Single level sink mixer with chrome finish.
COOK TOP	Ilve Appliances or equivalent - 600mm gas.
RANGE HOOD	Ilve Appliances or equivalent - Ducted Rangehood.
OVEN	Ilve appliances - 600mm electric fan forced stainless steel.
DISHWASHER	1 Bedroom - Dish draw. - Non-European appliances. 2 & 3 Bedrooms - Semi integrated - Ilve Appliances or equivalent
LIGHTING	LED Strip lighting under overhead cupboards.

OTHER

SECURITY	Video intercom.
GARAGE	Secure parking and keypad access.
TV/TELEPHONE OUTLET	TV/Pay TV Cable to Living and Main bedroom. Telephone outlet to Living, Main Bedroom and Study.

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.



