



ELAN



EXECUTIVE SUMMARY

Project Name

Élan

Project Location

107-109 Kremzow Rd, Warner QLD 4500

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

This estate offers a selection of premium house and land packages designed to blend modern convenience with the tranquillity of green surroundings. The community features lush green spaces, providing a serene backdrop to everyday life.

Shopping: The estate is conveniently situated between the established amenities of Warner and Eatons Hill, providing residents with easy access to various shopping centres and retail outlets.

Schools: Families will find several educational institutions in the vicinity, including Bray Park State School (approximately 4.6 km away) and Pine Rivers State High School (approximately 6.5 km away).

Healthcare: Medical facilities are within reach, with hospitals located about 6.1 km from the estate, ensuring residents have access to essential healthcare services.

Élan offers a harmonious blend of modern living and natural beauty, making it an ideal place for individuals and families seeking a balanced lifestyle in Warner, Queensland.



← BRISBANE AIRPORT

Shorncliffe

ALBANY CREEK

BRENDALE

SOUTH PINE ROAD

BRISBANE

Banyanville Conservation Park

Estons Hill Tavern

South Pine Sports Complex

Wentworth Golf Course

← REDCLIFFE

Bunnings

OLD NORTH ROAD

ÉLAN

RESIDENTIAL DEVELOPMENT
BY OTHERS

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BY OTHERS

KREMLOW ROAD

Welcome to Élan

A fresh neighbourhood where green spaces perfectly intertwine with modern living necessities. Not just a place to live, but your place to thrive.

FAMILY TIME



- 45% of the community dedicated to green space to explore and enjoy
- A Grand Park featuring an adventure playground, kickabout space and dog park
- An extensive network of walking and cycling trails throughout the community

GIVE BACK TO NATURE



- AVID is dedicated to supporting the Moreton Bay Wildlife Hospital Foundation to build a dedicated wildlife hospital in the Moreton Bay Region.

LOCAL LIFE AND AMENITIES



Perfectly located just minutes from the everyday conveniences of key shopping destinations, childcare centres and schools.

- Marketplace Warner
- Strathpine Centre
- Carseldine Homemaker Centre
- Green Leaves Early Learning
- Genesis Christian Collage
- St Paul's School

LOCATION



Brisbane - 30 min by car or by train
Strathpine Train Station - 8 min
Brisbane Airport - 30 min
Shorncliffe Pier - 25 min
Strathpine Centre - 10 min
Lake Samsonvale - 7 min
One Mile Creek walking trails - 5 min
Pine Rivers Park - 10 min
Clear Mountain Conservation Park - 8 min
Warner Lake - 15 min walk

Plus quality schools; GP, dental and allied health services; hospitals; parks, nature reserves and wetlands; golf courses, sportsfields and courts.







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.