

2ND AVENUE

Buyer's Guide





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EXECUTIVE SUMMARY

PROJECT NAME

2nd Avenue

PROJECT LOCATION

11-17 Second Avenue, Blacktown NSW 2148

PROJECT DESCRIPTION

Embrace contemporary living in a like-minded neighbourhood. 2nd Avenue gives you the fortuity to enjoy a residence that is complete with all the makings for a life well lived. Located just 450 meters from Blacktown Train Station and 500 meters from Westpoint Shopping Centre and the Main Street precinct, Second Avenue offers unmatched connectivity and convenience. Residents will enjoy proximity to Blacktown Hospital and surrounding health and medical services and high-ranking schools and tertiary education facilities.

Second Avenue in Blacktown presents a stunning new development that seamlessly integrates modern design with urban convenience. Offering a range of one and two-bedroom apartments, some with additional study spaces, this project epitomizes contemporary living with open-plan layouts and private balconies, many of which offer sweeping district views.

KEY FEATURES:

- A mix of one and two-bedroom apartments, some with studies
- Open plan and efficient layouts
- Private balconies, many with district views
- Secure basement parking
- Common BBQ areas on both ground floor and rooftop
- Apartments and basement are serviced by six lifts
- Proximity to Blacktown Hospital
- Close to high-ranking schools and tertiary education facilities



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	50	8	\$506,000 - \$511,000
2 BRMs	80	12	\$690,000
3 BRMs	-	-	-

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	\$650 - \$750 / Qtr.	\$300 / Qtr.	200 / Qtr.
2 BRMs	\$750 - \$950 / Qtr.	\$300 / Qtr.	200 / Qtr.
3 BRMs	-	-	-

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	Off Plan	-	Q4, 2026

Understanding THE PROPERTY market

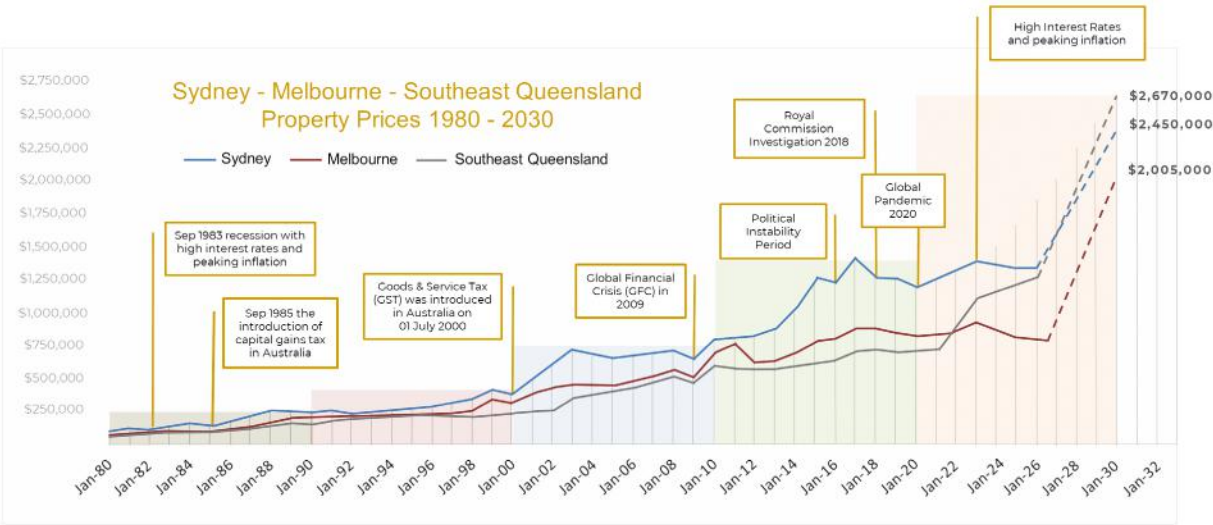
The Australian property market has experienced periodic downturns over the years, as is typical in any property market. As illustrated in the graph below, major economic or policy events have often triggered temporary declines in property prices. Examples include the introduction of Capital Gains Tax 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.



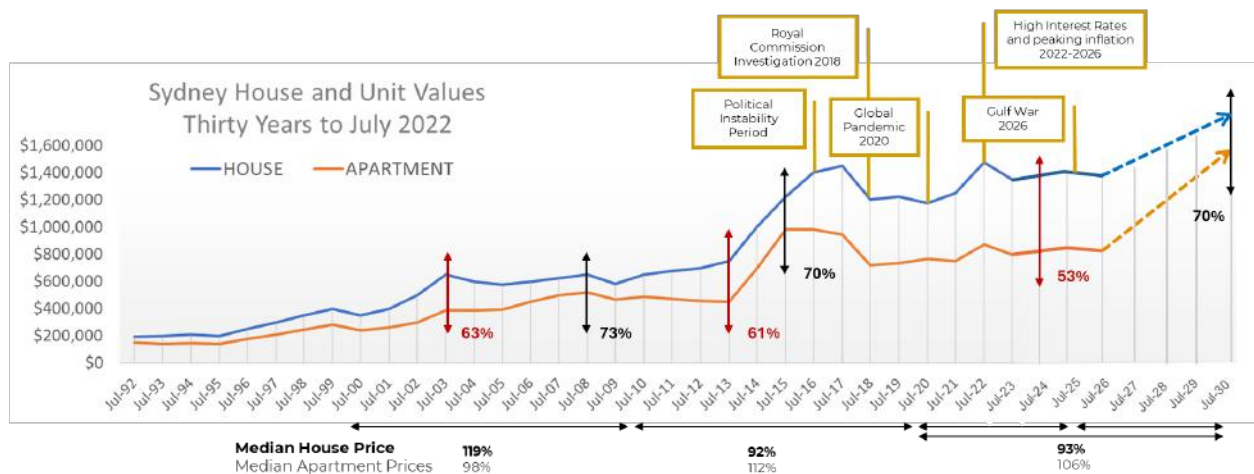
These projections suggest that once the current period of inflation and high interest rates eases, property prices may continue their long-term growth trend, potentially doubling again by the end of the decade.

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

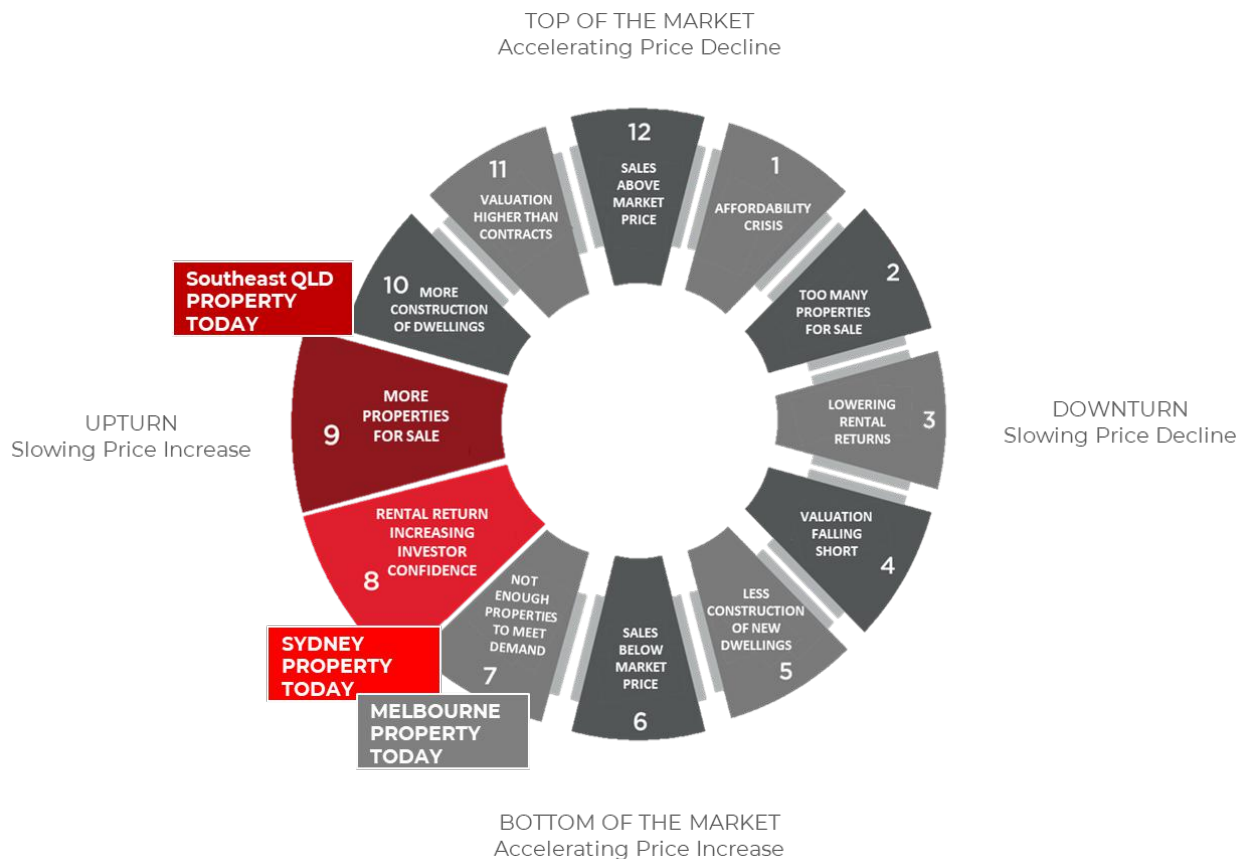
Understanding THE PROPERTY pricing



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





PARRAMATTA CBD

MAX WEBBER LIBRARY

KMART BLACKTOWN

BLACKTOWN HOSPITAL

WESTPOINT SHOPPING CENTRE

AUSTRALIAN CATHOLIC
UNIVERSITY BLACKTOWN

BLACKTOWN STATION
(450m)





















2ND AVENUE

BLACKTOWN

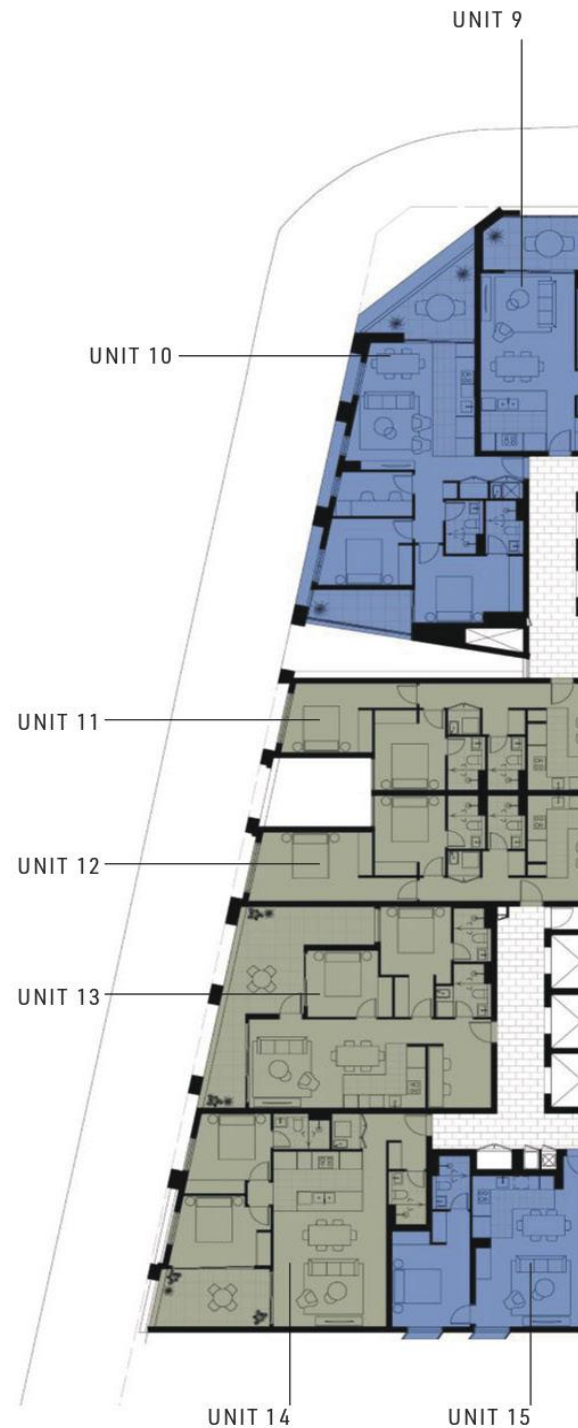
LEVEL 2



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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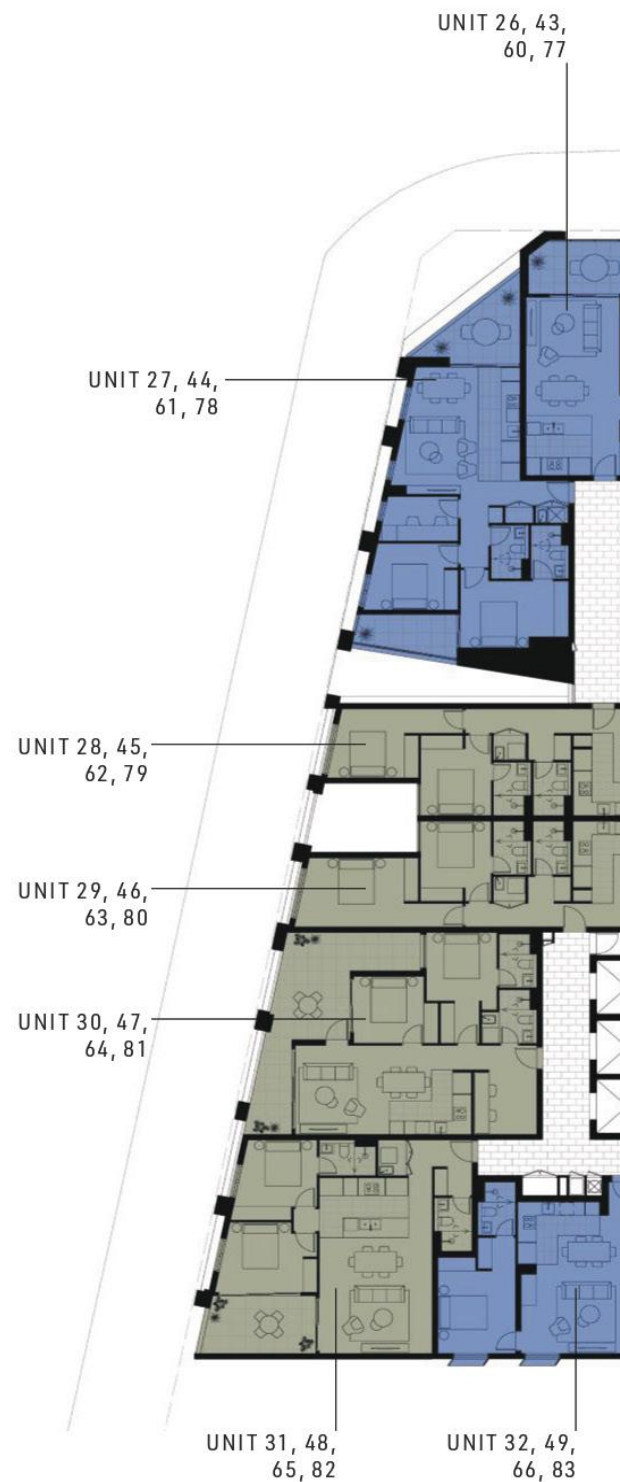
2ND AVENUE BLACKTOWN

LEVEL 3-6

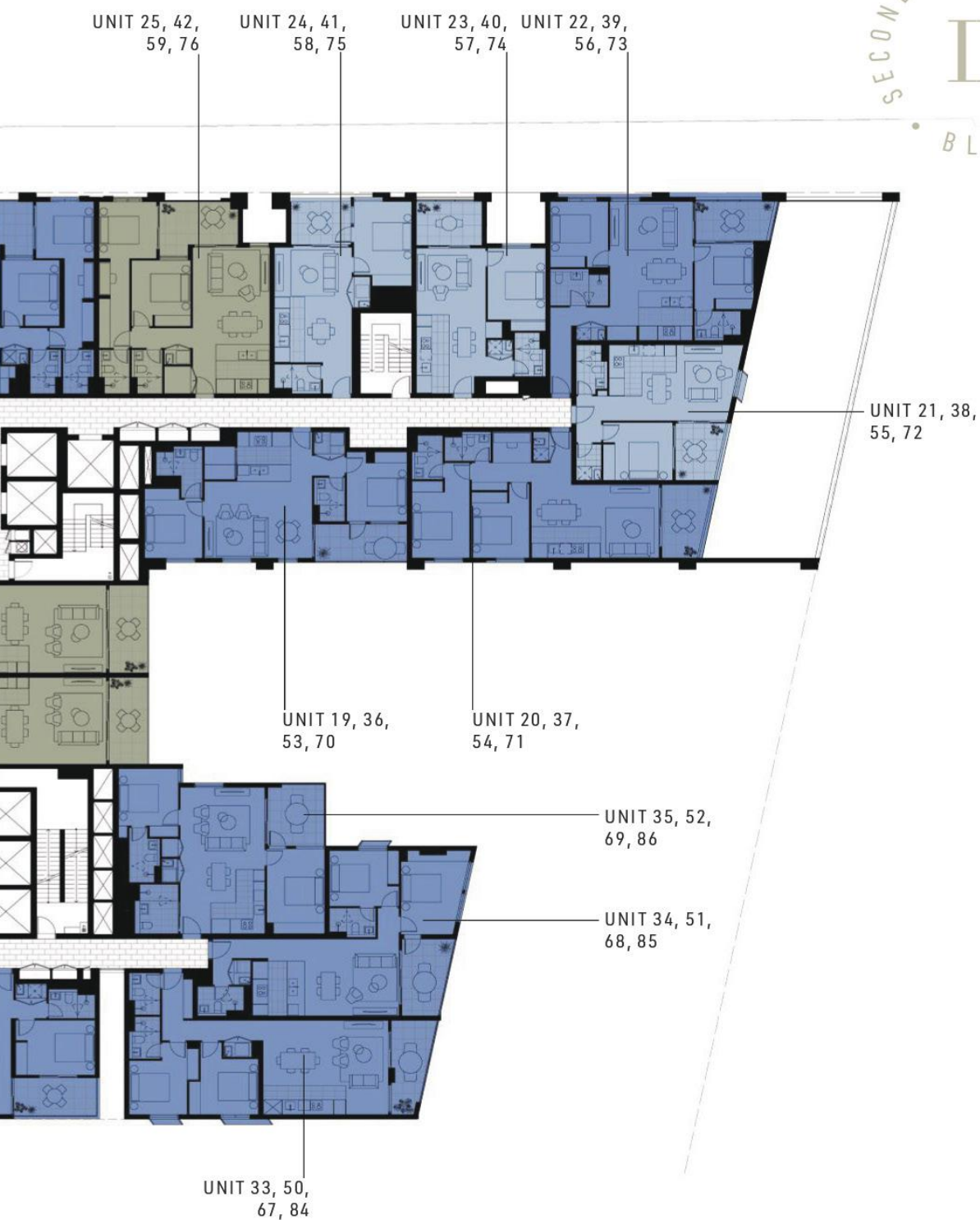
-
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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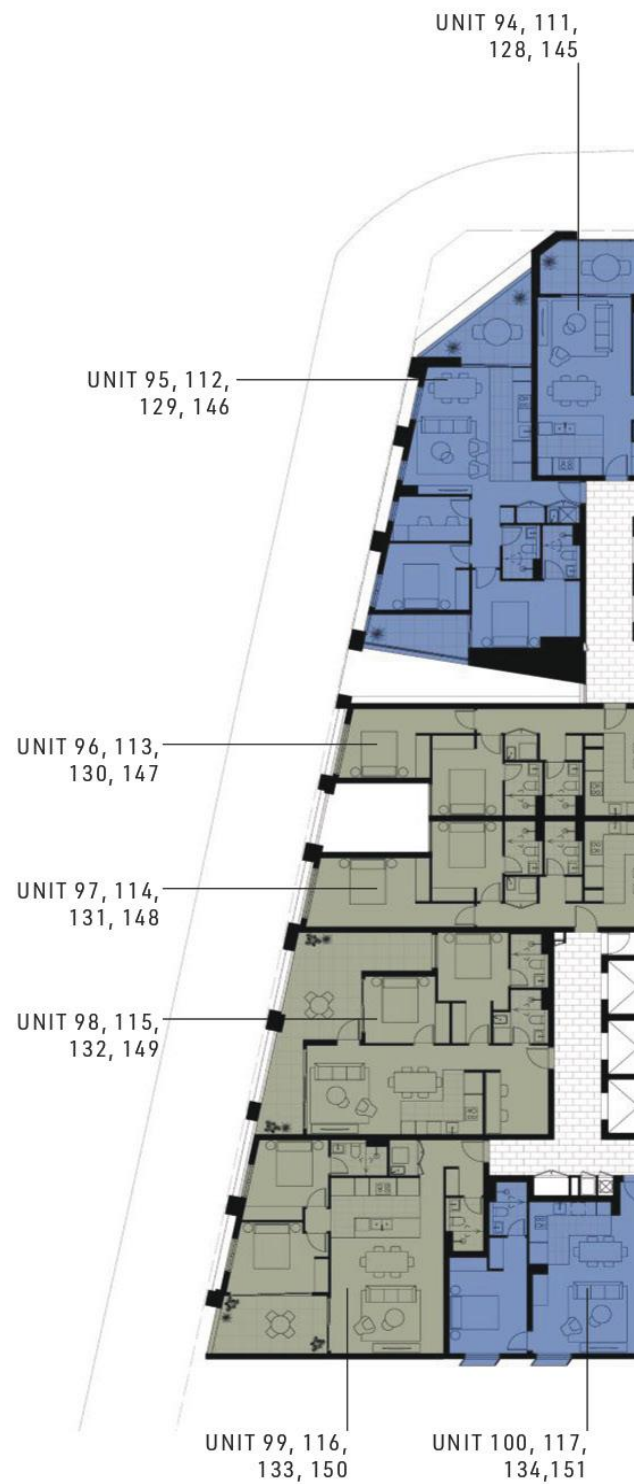
BLACKTOWN

LEVEL 7-10

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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2ND AVENUE

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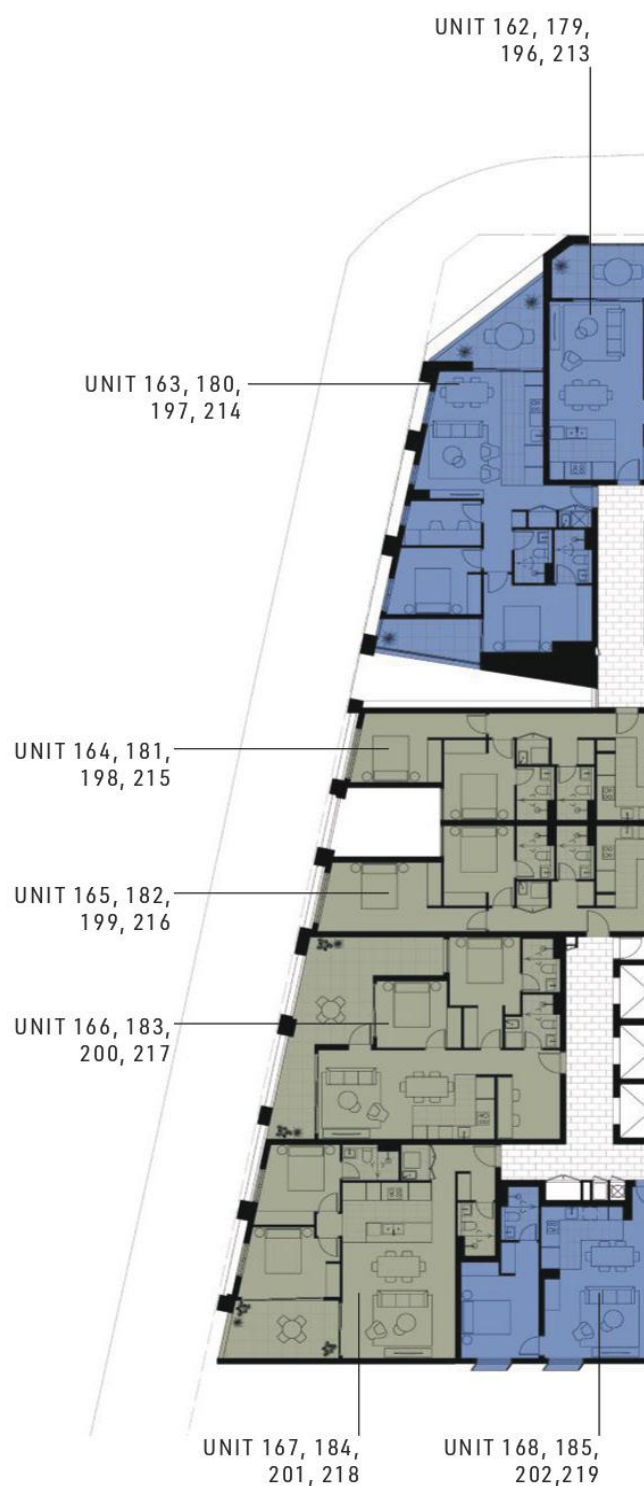
LEVEL 11-14



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



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2ND AVENUE BLACKTOWN

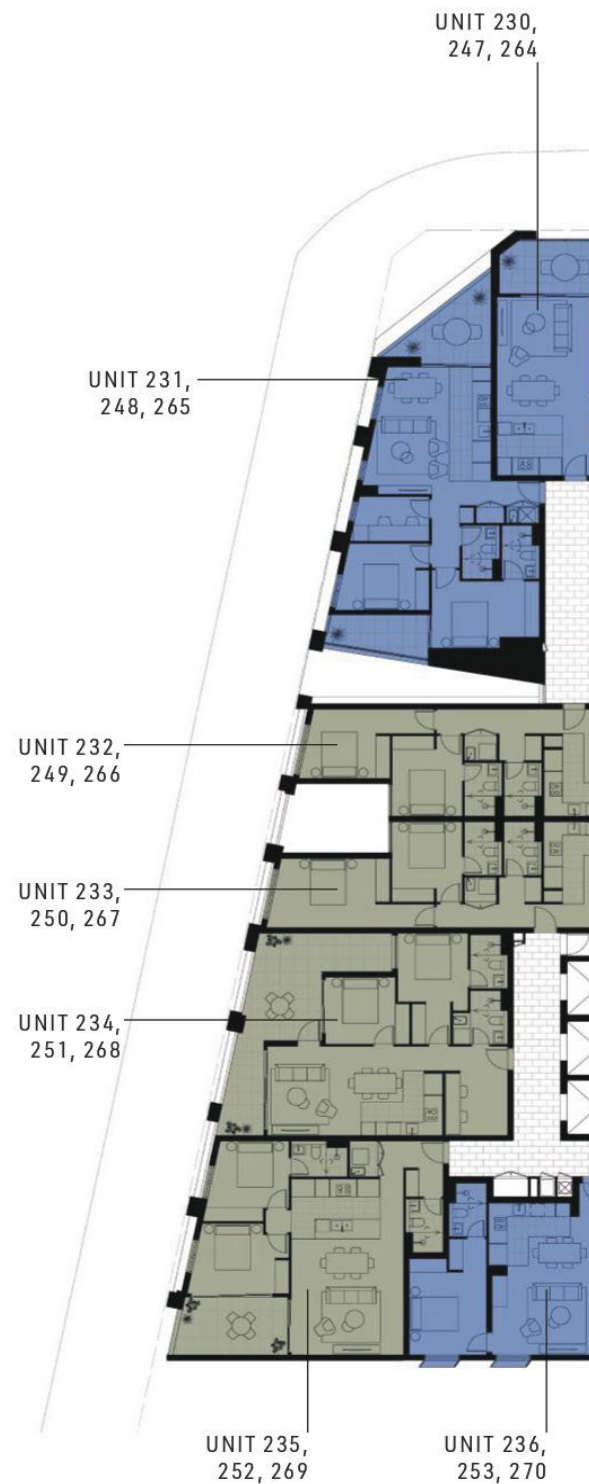
LEVEL 15-17



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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UNIT 229,
246, 263

UNIT 228,
245, 262

UNIT 227,
244, 261

UNIT 226,
243, 260

UNIT 225,
242, 259

UNIT 223,
240, 257

UNIT 224,
241, 258

UNIT 239,
256, 273

UNIT 238,
255, 272

UNIT 237,
254, 271

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2ND AVENUE

BLACKTOWN

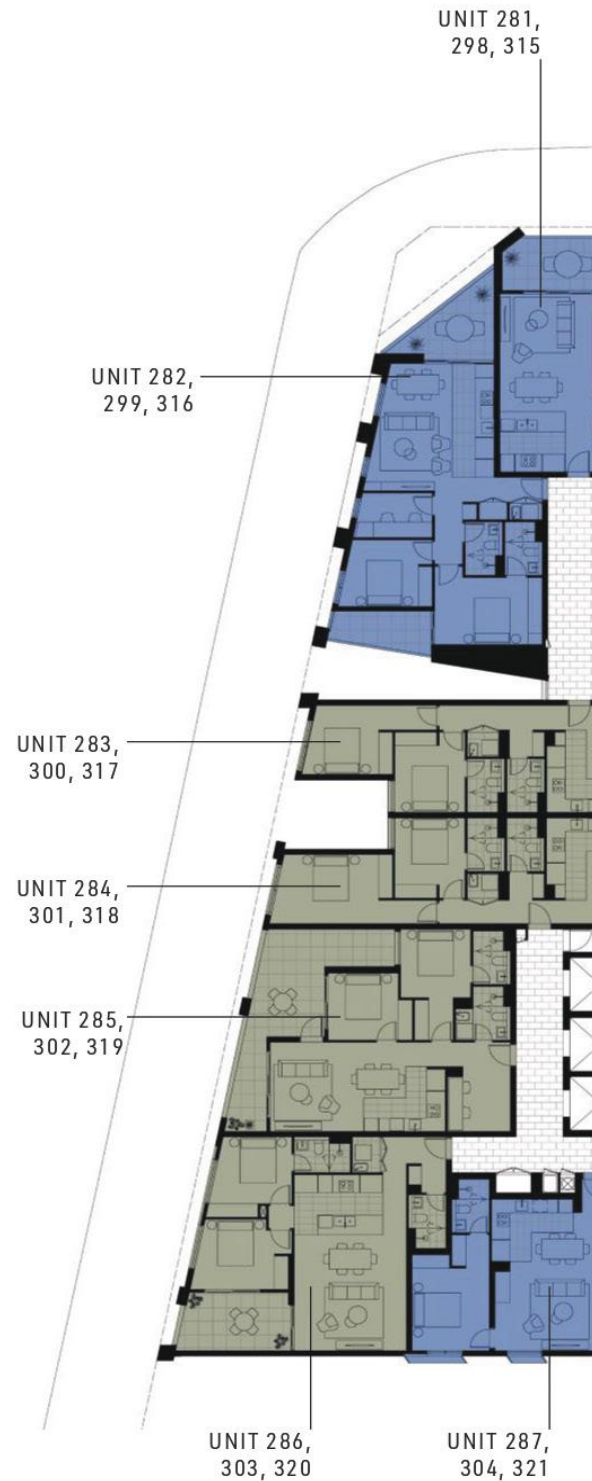
LEVEL 18-20



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- STAGE 2 ONE BEDROOM
- STAGE 2 TWO BEDROOM



NORTH



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UNIT 280,
297, 314

UNIT 279,
296, 313

UNIT 278,
295, 312

UNIT 277,
294, 311

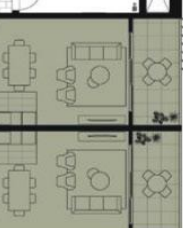


UNIT 276,
293, 310



UNIT 274,
291, 308

UNIT 275,
292, 309



UNIT 290,
307, 324

UNIT 289,
306, 323



UNIT 288,
305, 322

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2ND AVENUE

BLACKTOWN

UNIT 24, 41, 58, 75, 92,
109, 126, 143, 160, 177,
194, 211, 228, 245, 262

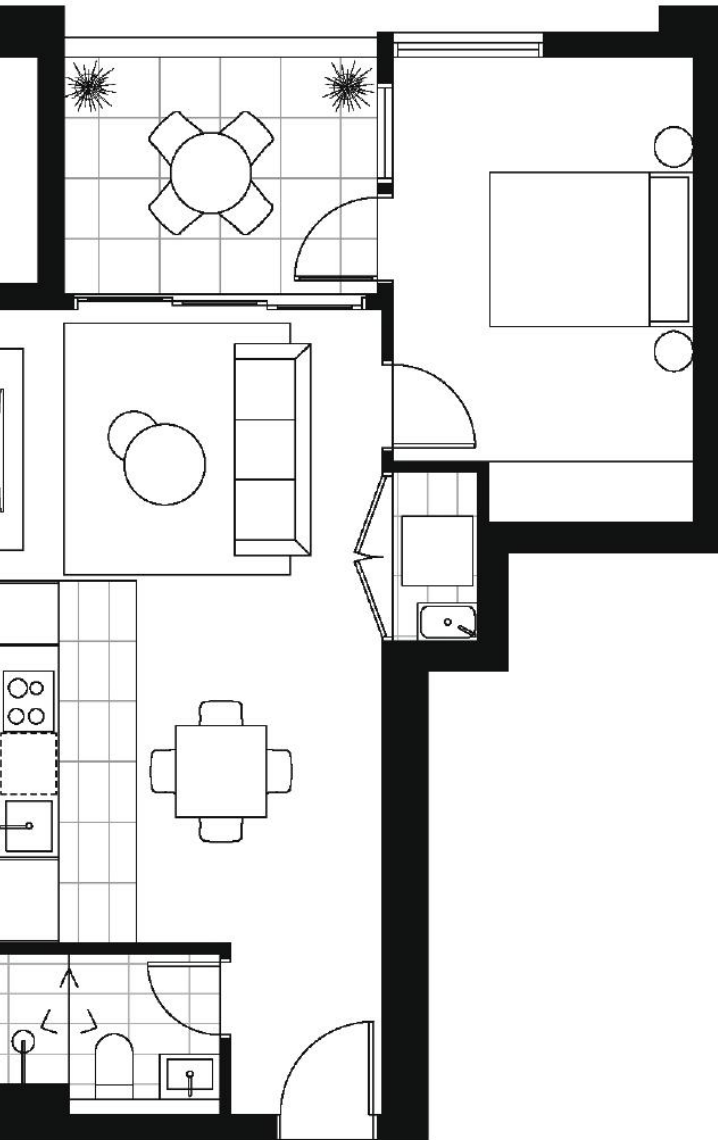
LEVEL 3-17

1 Bedroom

Internal	50 sqm
External	8 sqm
Parking	1
Total Area	58 sqm



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2ND AVENUE

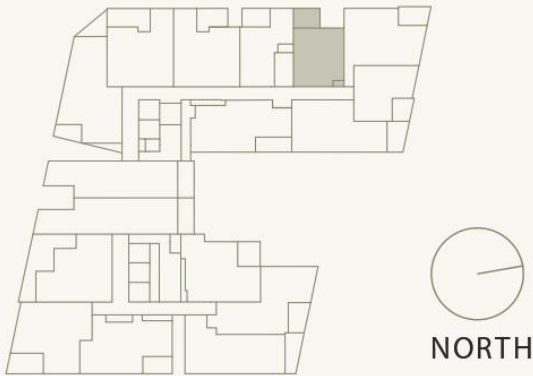
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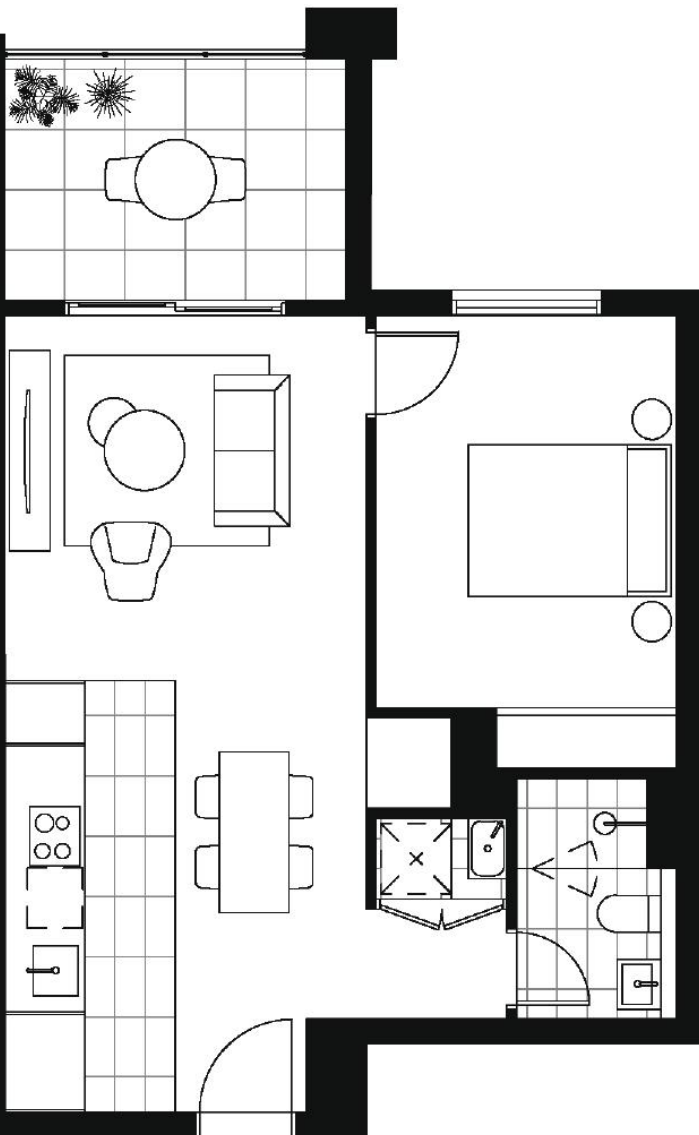
UNIT 23, 40, 57, 74, 91,
108, 125, 142, 159, 176,
193, 210, 227, 244, 261

LEVEL 3-17

1 Bedroom

Internal	50 sqm
External	8 sqm
Parking	1
Total Area	58 sqm





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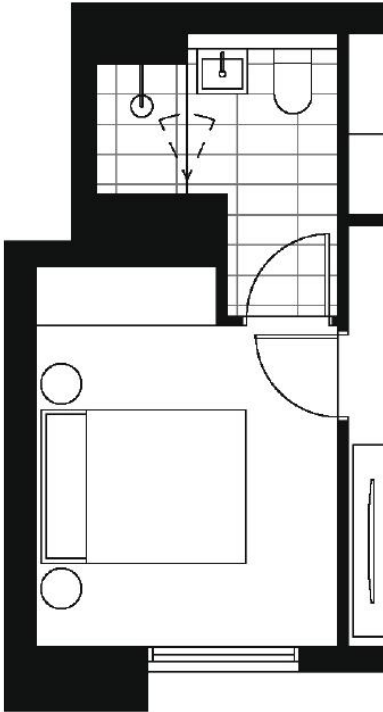
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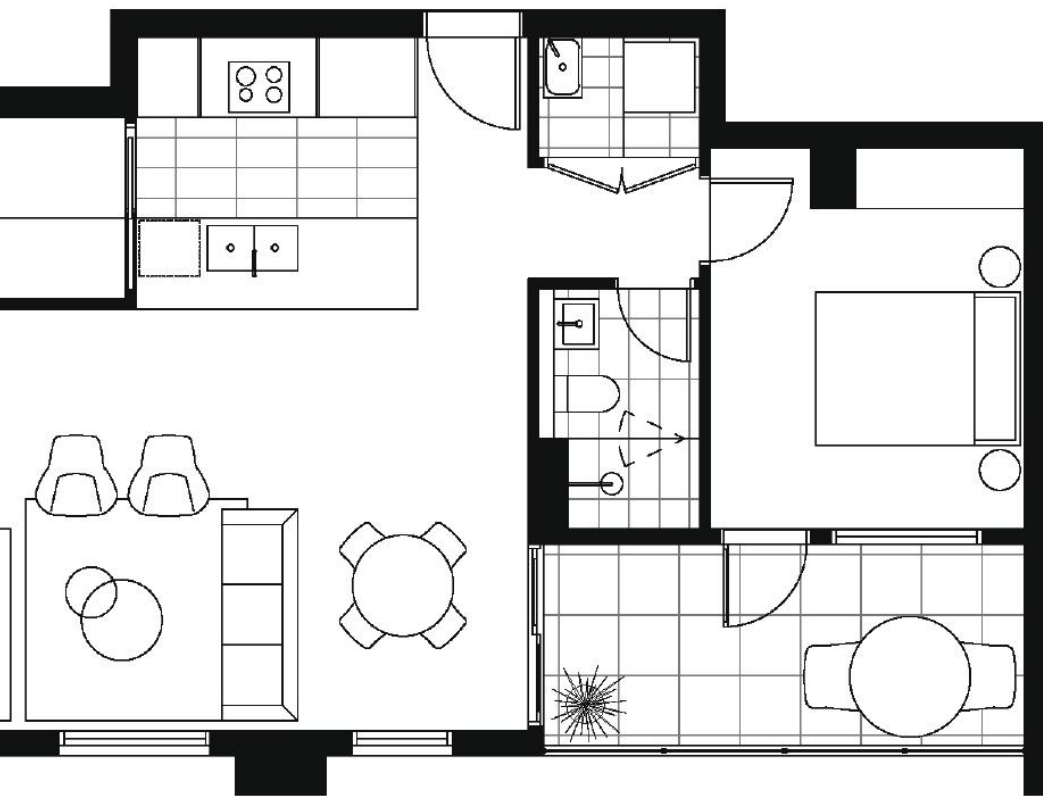
UNIT 19, 36, 53, 70, 87,
104, 121, 138, 155, 172,
189, 206, 223, 240, 257

LEVEL 3-17

2 Bedroom

Internal	75 sqm
External	10 sqm
Parking	1
Total Area	85 sqm





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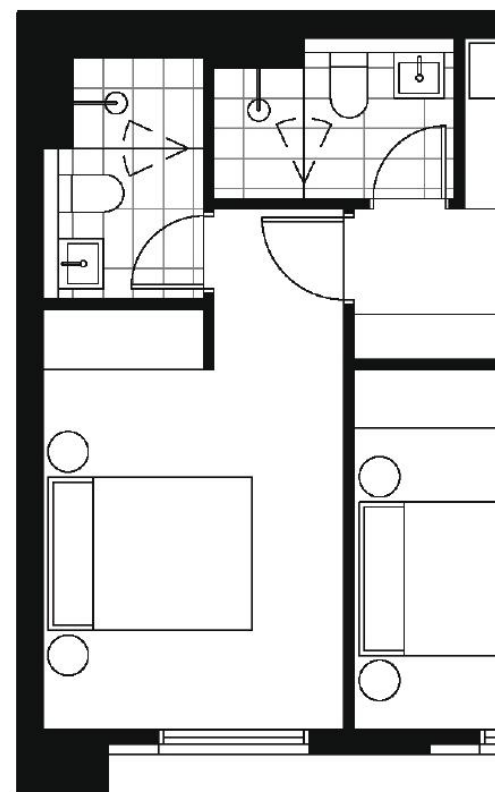
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190, 207, 224, 241, 258

LEVEL 3-17

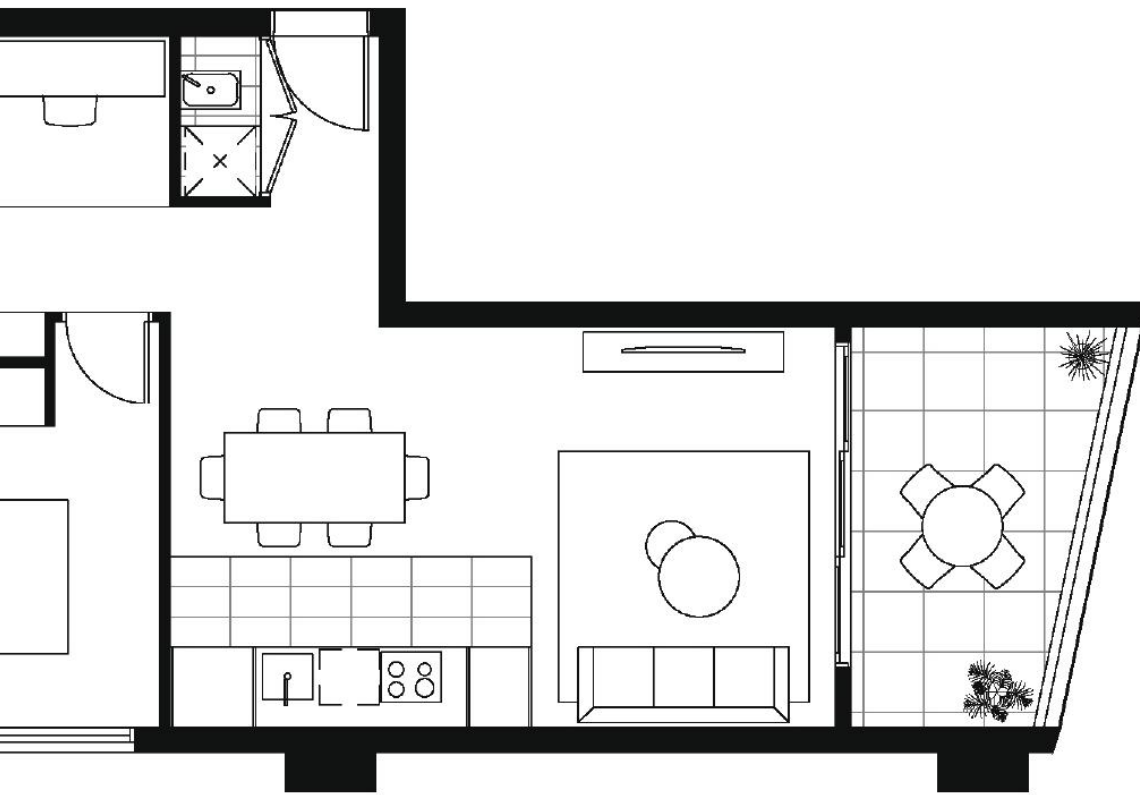
2 Bedroom

Internal	75 sqm
External	10 sqm
Parking	1
Total Area	85 sqm



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SECOND AVENUE
BLACKTOWN
II



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2ND AVENUE

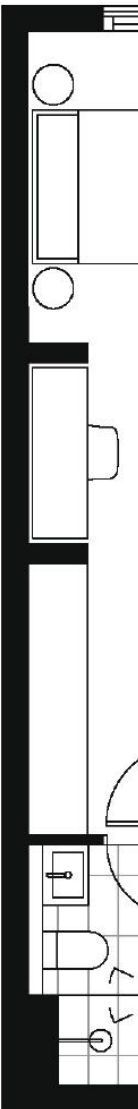
BLACKTOWN

UNIT 25, 42, 59, 76, 93,
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195, 212, 229, 246, 263

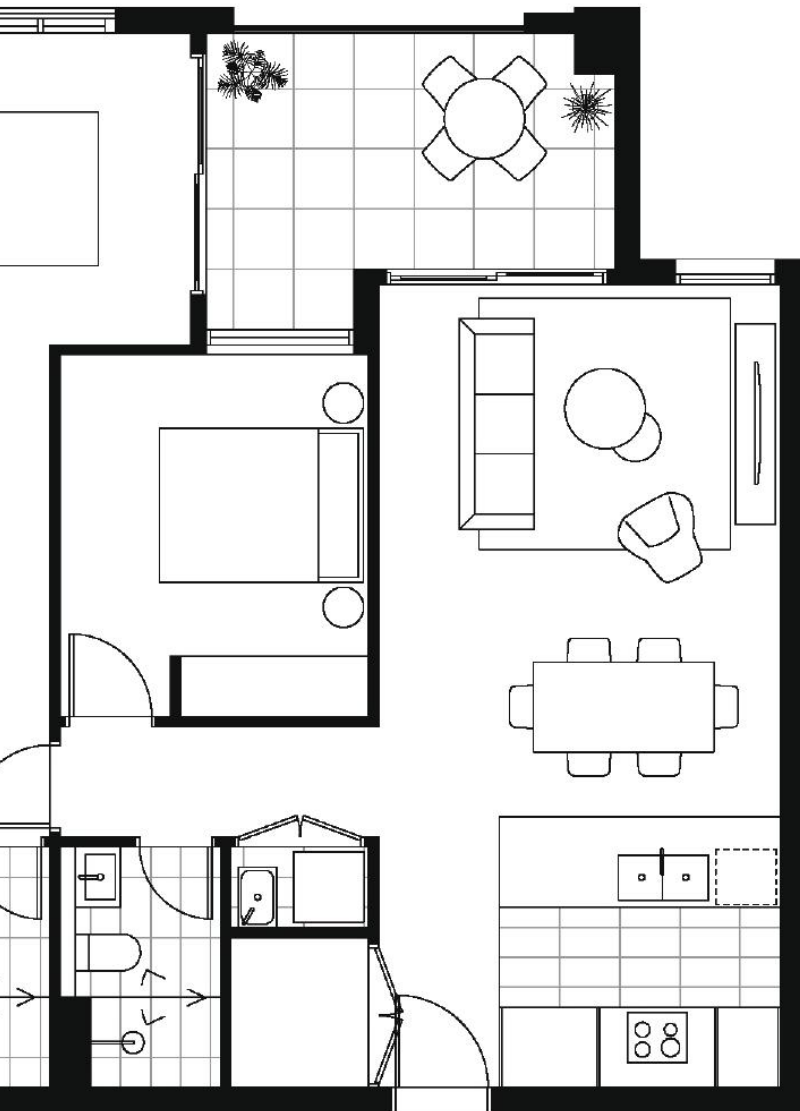
LEVEL 3-17

2 Bedroom + Study

Internal	77 sqm
External	11 sqm
Parking	1
Total Area	88 sqm



SECOND AVENUE
II
BLACKTOWN



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2ND AVENUE

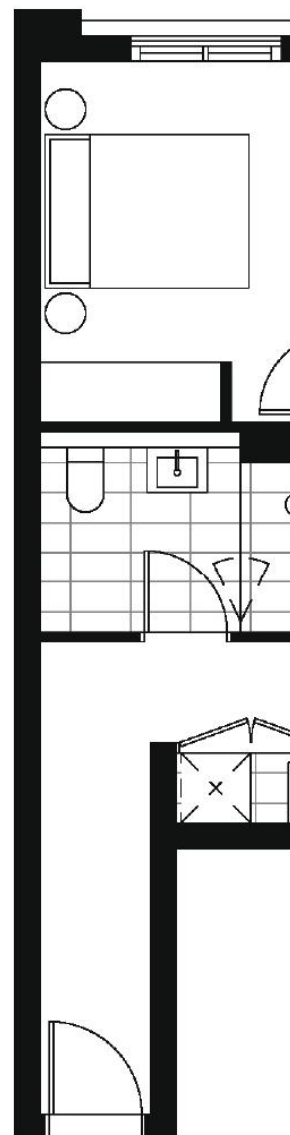
BLACKTOWN

UNIT 22, 39, 56, 73, 90,
107, 124, 141, 158, 175,
192, 209, 226, 243, 260

LEVEL 3-17

2 Bedroom

Internal	75 sqm
External	10 sqm
Parking	1
Total Area	85 sqm



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SECOND AVENUE
II
BLACKTOWN



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SCHEDULE OF FINISHES

11-17 Second Ave, Blacktown

Schedule of Finishes

Common Foyer

Walls	Hebel/Concrete Construction with low emission paint finish. Timber skirting.
Floor	Tiles in Entry Lobby. Heavy duty commercial carpet on underlay to corridors, stairs and landings.
Entry Door	Commercial grade, pre-finished aluminium frames and doors with safety glass to lobby entrances.
Stairs	Off-form/face/AFS finish to walls and ceiling. Plain concrete finish to stairs & landings

Living, Dining and Bedrooms

Walls Within Apartments	Washable. Low emission paint finish.
Ceiling	Plasterboard ceiling with low emission acrylic paint finishes.
Floors	Premium textured- Residential Heavy Duty carpet.
Internal Doors	Flush faced door with rebated door frame. Low emission paint finish. Satin stainless steel hardware.
Apartment Entry Doors	Solid core Fire rated door with low emission acrylic paint finish. Satin stainless steel hardware.
Wardrobes	Natural anodized frame with mirrored sliding doors, hanging rails and white melamine shelving.
Windows	Aluminium powder coated paint finish with window locks. Internal blinds to be provided to living room, dining area and bedrooms.
Air-conditioning	Split system or equivalent to Living room.
TV/Telephone outlet	TV/Pay TV Cable to Living and Main Bedroom. Telephone outlet to Living, Main Bedroom and Study.

Bathroom and Ensuites

Floor	Selected Designer Tiles.
Wall	Full height Selected Designer Tiles.

SCHEDULE OF FINISHES

Vanity	Free standing basin with mirror above.
Shower Screen	Glass shower screen.
Tap ware	Polished chrome single lever tapware to basin and Shower.
Toilet Ensuite	Dual flush back to wall suite with soft close seat.
Shower Rose	Polished chrome.
Rails. Holders	Polished chrome.
Lighting	Oyster/Downlights and exhaust fan.
Terrace/Balconies	
Floors	Tiles
Balustrades	Framed Aluminium with glass infill/solid Balustrade
Lighting	Powder coated wall or ceiling mounted light fitting.
Windows/Doors	Aluminium Powder coated.
Kitchens	
Floor	Tile.
Bench top	Ceasarstone or equivalent.
Splashback	Select designer tiles
Cupboard Doors/Handles	Polyurethane doors with finger pulls integrated to joinery doors. Soft closing doors for drawers. White melamine internally.
Sinks	1BR - Single bowl stainless steel finish (undermount). 2BR - One and a half bowl stainless steel finish (undermount). 3BR - One and a half bowl stainless steel finish (undermount).
Tapware	Single lever sink mixer polished chrome finish.
Cook top	European Appliances Gas 600mm stainless steel finish.
Range Hood	European Appliances - Retractable Rangehood.
Oven	European Appliances - 600mm Electric fan forced stainless steel.

SCHEDULE OF FINISHES

Dishwasher	European Appliances - stainless steel.
Laundry	
Floor	Tiles.
Ceiling	Paint finish.
Laundry Tub	Stainless steel tub in white cabinet with internal Overflow.
Clothes Dryer	Omega or equivalent.
Tap ware	Polished chrome with laundry arm.
External Finishes	
Wall	Solid construction/Paint finish.
Fascia and Gables	Painted.
Roof	Concrete slab.
Gutter and Downpipes	Colourbond or painted finish with overflows and Downpipes.
Basement	Concrete floors, columns and ceilings with fluorescent lighting.
Garbage Room	As per council specification.
Common Area Pathways	Tile.
Letterboxes	Aluminium.
Landscape	As per Landscape plan submitted to council.
Fencing	Timber and or metal finish.
Security	Video intercom.
Garage	Security parking, swipe card, keypad. For 2 bedroom and 3 bedroom units, 2 x unit keys and 2 x swipe cards to be provided.
Basement Storage	Chain mesh cage with pad-lockable gates. Padlock provided by owner.

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.



