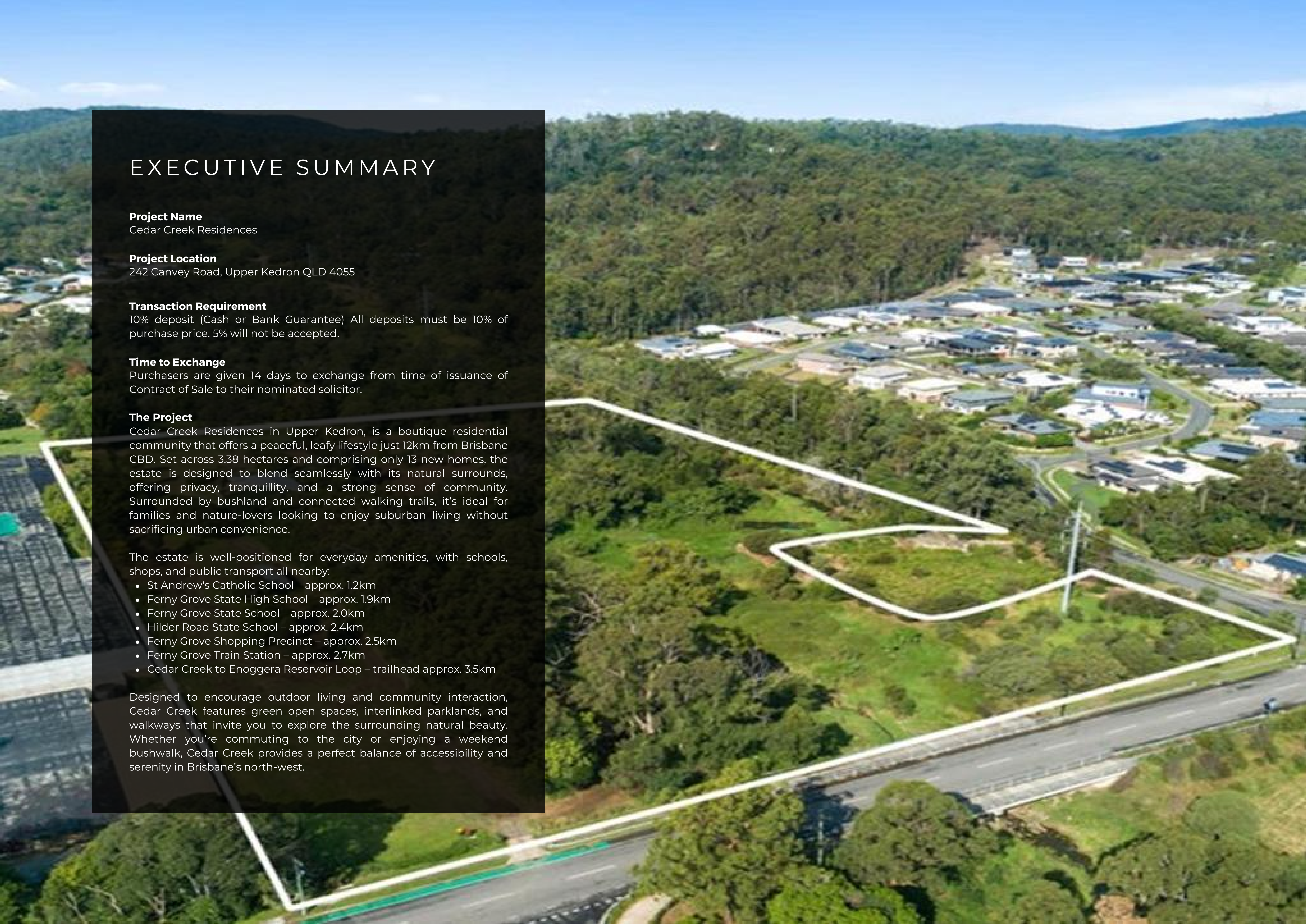

CEDAR CREEK
RESIDENCES
CEDAR CREEK



EXECUTIVE SUMMARY

Project Name
Cedar Creek Residences

Project Location
242 Canvey Road, Upper Kedron QLD 4055

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
Cedar Creek Residences in Upper Kedron, is a boutique residential community that offers a peaceful, leafy lifestyle just 12km from Brisbane CBD. Set across 3.38 hectares and comprising only 13 new homes, the estate is designed to blend seamlessly with its natural surrounds, offering privacy, tranquillity, and a strong sense of community. Surrounded by bushland and connected walking trails, it's ideal for families and nature-lovers looking to enjoy suburban living without sacrificing urban convenience.

The estate is well-positioned for everyday amenities, with schools, shops, and public transport all nearby:

- St Andrew's Catholic School – approx. 1.2km
- Ferny Grove State High School – approx. 1.9km
- Ferny Grove State School – approx. 2.0km
- Hilder Road State School – approx. 2.4km
- Ferny Grove Shopping Precinct – approx. 2.5km
- Ferny Grove Train Station – approx. 2.7km
- Cedar Creek to Enoggera Reservoir Loop – trailhead approx. 3.5km

Designed to encourage outdoor living and community interaction, Cedar Creek features green open spaces, interlinked parklands, and walkways that invite you to explore the surrounding natural beauty. Whether you're commuting to the city or enjoying a weekend bushwalk, Cedar Creek provides a perfect balance of accessibility and serenity in Brisbane's north-west.

Canvey Road
Lot 1
411m²
Lot 2
412m²
Lot 3
411m²
Lot 4
410m²
Lot 5
411m²
Lot 6
410m²
Lot 7
411m²
Lot 8
680m²
Lot 9
1093m²
Lot 10
1398m²
Lot 11
1132m²
Lot 12
927m²
Lot 13
2119m²


LOCAL SHOPS,
MEDICAL, CAFE
GROCERY & MORE
20M
UPPER KEDRON
RECREATION RESERVE
1.5KM
FERNY GROVE
STATE SCHOOL
3 MINS
FERNY GROVE
STATE HIGH SCHOOL
4 MINS
CEDAR CREEK
Lot 1
411m²
Lot 2
412m²
Lot 3
411m²
Lot 4
410m²
Lot 5
411m²
Lot 6
410m²
Lot 7
411m²
Lot 8
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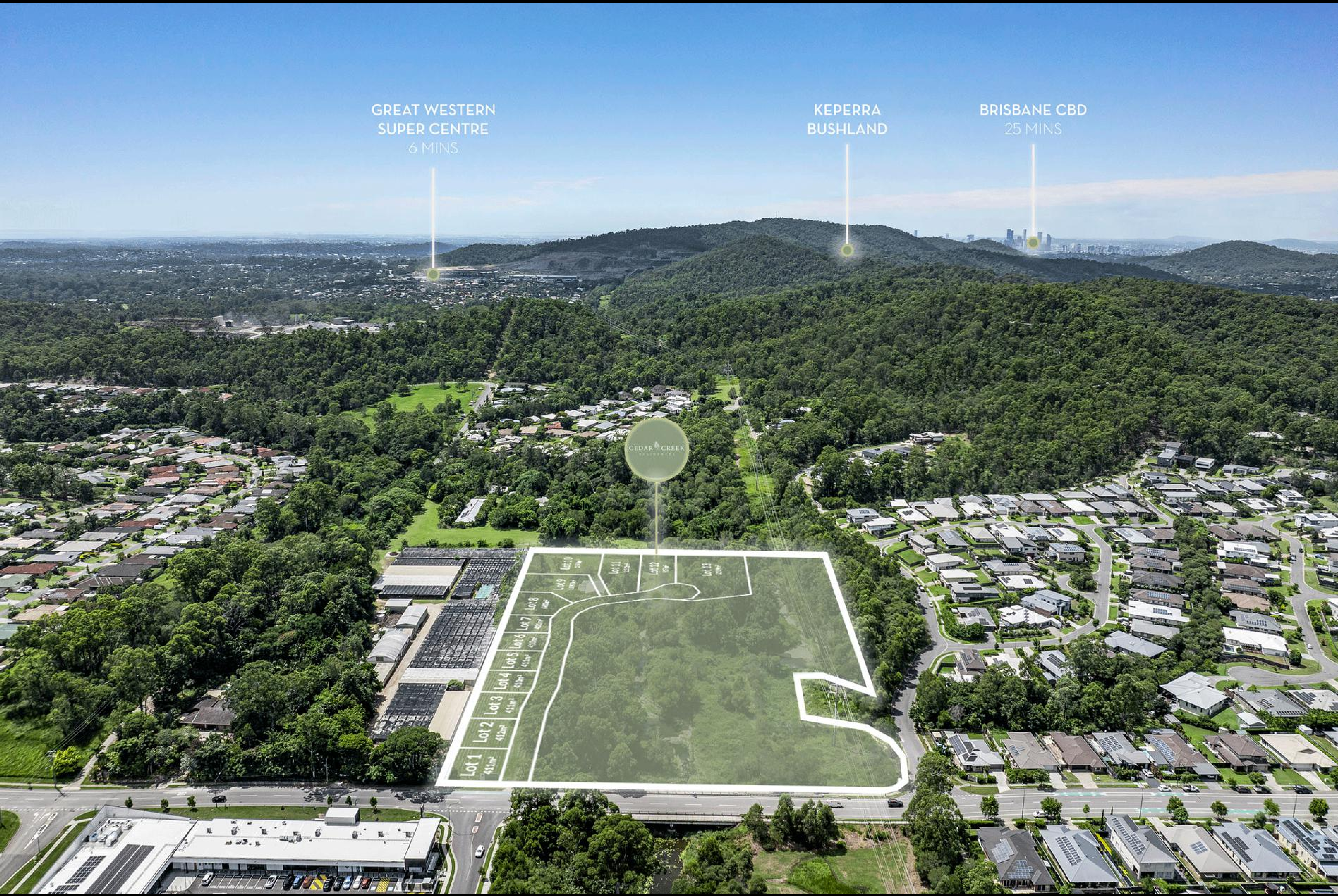
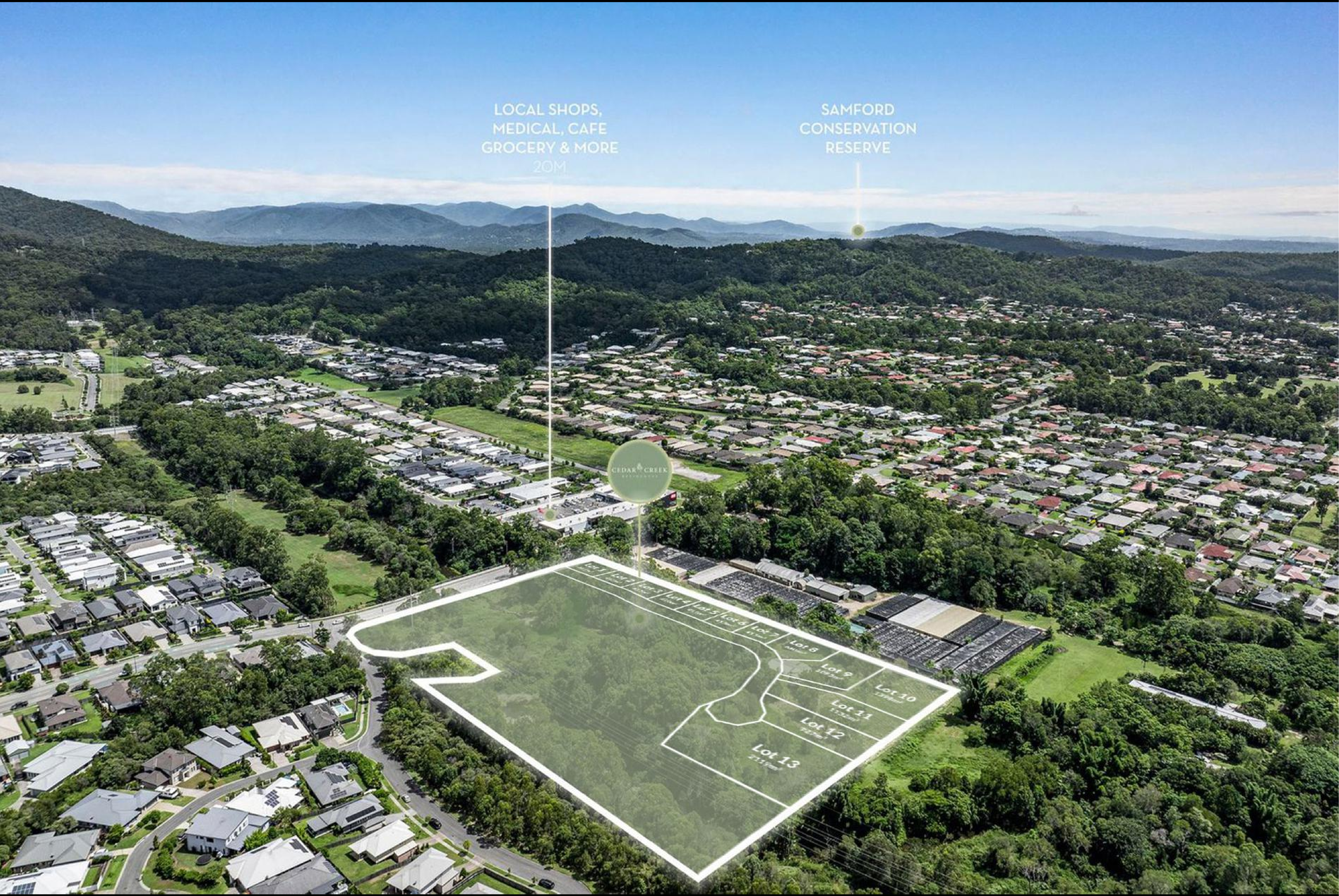

GREAT WESTERN
SUPER CENTRE
6 MINS
KEPERRA
BUSHLAND
BRISBANE CBD
25 MINS
CEDAR CREEK
Lot 1
411m²
Lot 2
412m²
Lot 3
411m²
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8


LOCAL SHOPS,
MEDICAL, CAFE
GROCERY & MORE
20M
SAMFORD
CONSERVATION
RESERVE
CEDAR CREEK
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13

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.