



Belle Vue

APARTMENTS



EXECUTIVE SUMMARY

Project Name
Belle Vue

Developer
Buildview Corp

Project Location
1 Arncliffe Street,
Wolli Creek NSW 2205

Apartment Breakdown
1 Bedroom
2 Bedroom
3 Bedroom

Project Description
Selection of 20 apartments over
7 levels with a choice of 1, 2 and
3 bedroom apartments with
views of the CBD, & parklands

Distance from CBD
16km to Sydney CBD

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.

Key Features:

- Spacious interiors, 2.7m high ceilings, wide floorboards
- Open-plan living and dining areas flow easily to outdoor spaces
- Gourmet kitchen with Italian SMEG appliances, stone bench-tops with island bench
- Ducted and individually zoned reverse cycle SAMSUNG inverter air-conditioning
- Colour video intercom and blinds throughout
- Floor to ceiling commercial grade glazing
- Level lift access to secure lobby & basement parking area
- Remote-controlled basement parking area



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 2.3%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Located with a short stroll to major shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Only 650m to Wollli Creek Train Station with direct stops to Sydney CBD
- » Just an 8 minute drive to Brighton Le-Sands Beach

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	59	8	\$675,000 - \$685,000
2 BRM	87	15	\$895,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$650 / Quarter	\$1200 / Year	\$950 / Year
2 BRM	\$800 / Quarter		

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	COMPLETION
Residential	Completed



SUBURB PROFILE

WOLLI CREEK

Just a 15 minute train ride to the CBD, or 5 minutes to the airport, Wollli Creek manages to balance easy connectivity, sky-high apartments, and dense parkland, all in one southern Sydney suburb.

Named after its northern waterway, Wollli Creek was only officially declared a suburb in 2002. Previously, the suburb had been a primarily industrial area, only giving rise to the high-density commercial and residential spaces of today from the late 1990s.

Given its close proximity to both the city centre and Sydney Airport, it was only a matter of time before people came flocking to Wollli Creek. The suburb's commercial centre, Village Square, offers every amenity imaginable for comfortable living. High-density apartments dominate the residential streetscape, speaking to the location-centric convenience of the area.

For the city slickers craving a touch of nature, the suburb's selection of parklands is sure to impress. Ranging from the wildlife and bushland of Wollli Creek Regional Park to the blend of greenery, river views, and a bustling hub at Discovery Point, there's a green space for everyone in Wollli Creek.

The suburb's well-connected train station is located in the heart of the suburb's commercial district, just off the banks of its namesake and the Cooks River. Bordering Arncliffe, Mascot, and Sydney's ever-trendy inner-west suburbs to its north, Wollli Creek might just be Sydney's most unassuming central hub.



LOCATION

- » Woolworths 7 min walk
- » Aldi 6 min walk
- » Cahill Park 13 min walk
- » Sydney International Airport 8 min car
- » Kogarah Golf Course 6 min car
- » Ikea 6 min car
- » Brighton Le Sands Beach 8 min car
- » East Gardens Westfield 17 min car
- » Sydney CBD 25 min car
- » Newtown 14 min car



POPULATION **6387**



RENTAL POPULATION **63%**



VACANCY RATE **2.3%**

Source ABS 2022



PROJECT
OVERVIEW



THE LIVING SPACE



THE KITCHEN



THE MASTER BATHROOM



THE MASTER SUITE



THE BALCONY



THE TERRACE



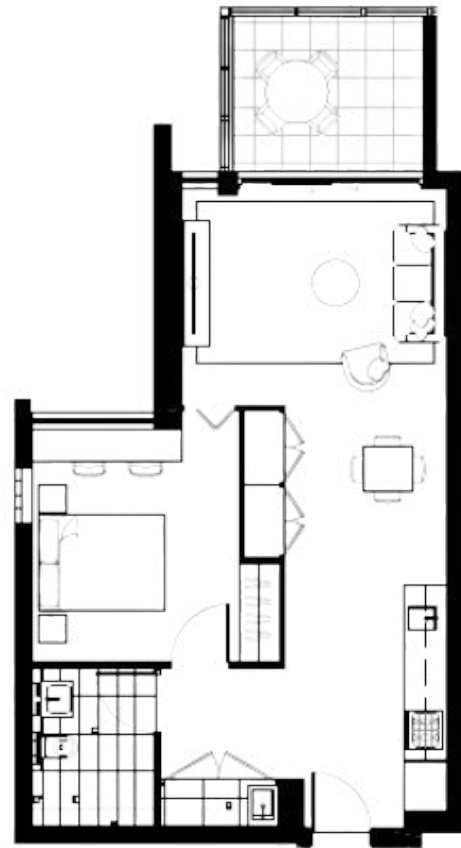
1 BEDROOM

UNIT 201 - 401



INTERNAL	59 M ²
EXTERNAL	8 M ²
TOTAL	66 M ²

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Disclaimer:
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

2 BEDROOM

UNIT 302



INTERNAL	87 M ²
EXTERNAL	15 M ²
TOTAL	102 M ²

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DEVELOPER

Buildview Corp has been leading property development projects for over 25 years. They strive for perfection and quality from initial design to completion and have a track record in delivering projects in the high-rise residential and commercial development sector.

Their wealth of experience means they understand the industry, they understand their clients' requirements, and they understand how to turn desires into reality in this evolving landscape.

They are well known in the industry for their relentless dedication to satisfying their clients and ensuring their requirements are met no matter how challenging they may be. Their focus is on their clients' needs and ensuring their vision is translated into a reality that exceeds their expectations.



PROJECT MARKETING

leading property sales and marketing platform working closely with property professionals across East Coast, with the objective of offering premium investment and owner occupier opportunities developed by our Developers to our Property Agency Network Partners and their clients supported by comprehensive research and a process that has simply redefined the way projects are sold.



MMO MARKET OVERVIEW

Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

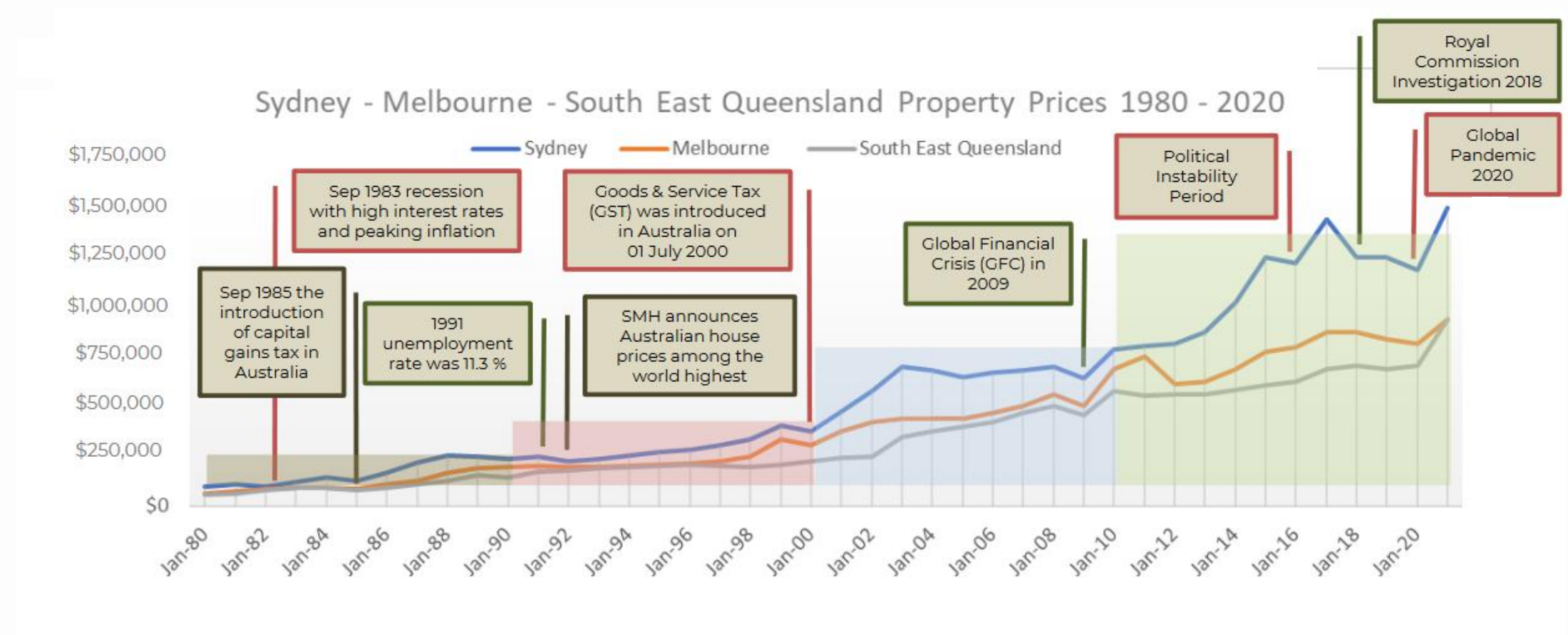
The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.

"THE ONLY BAD
TIME TO BUY A
PROPERTY IS
LATER!"





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www.mpinvestment.com.au