

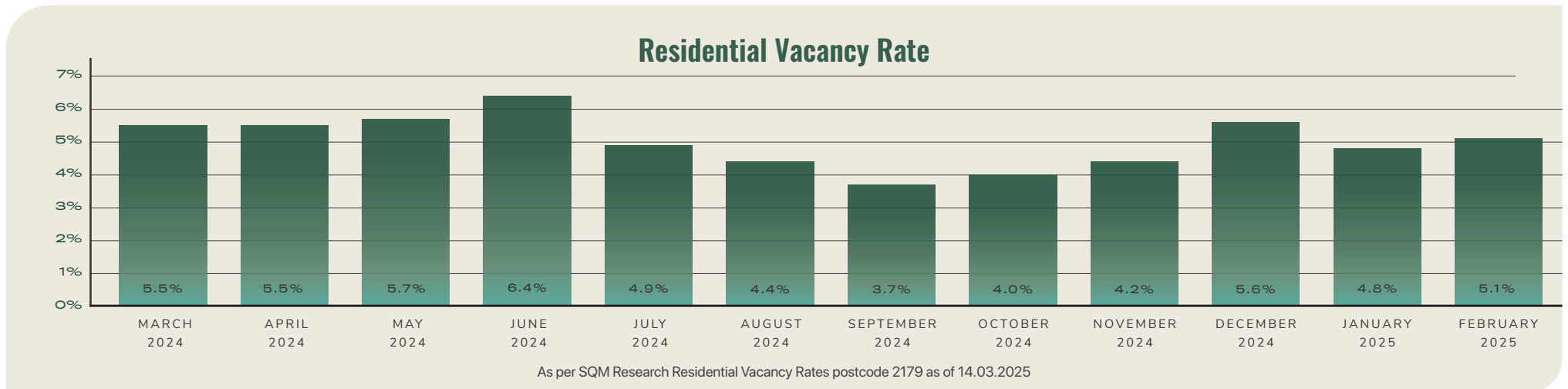
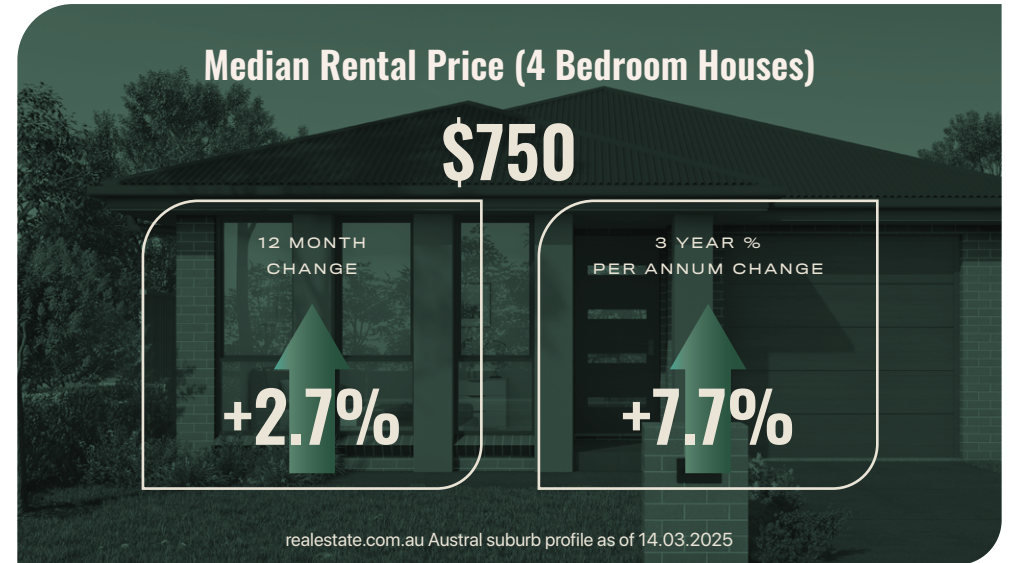
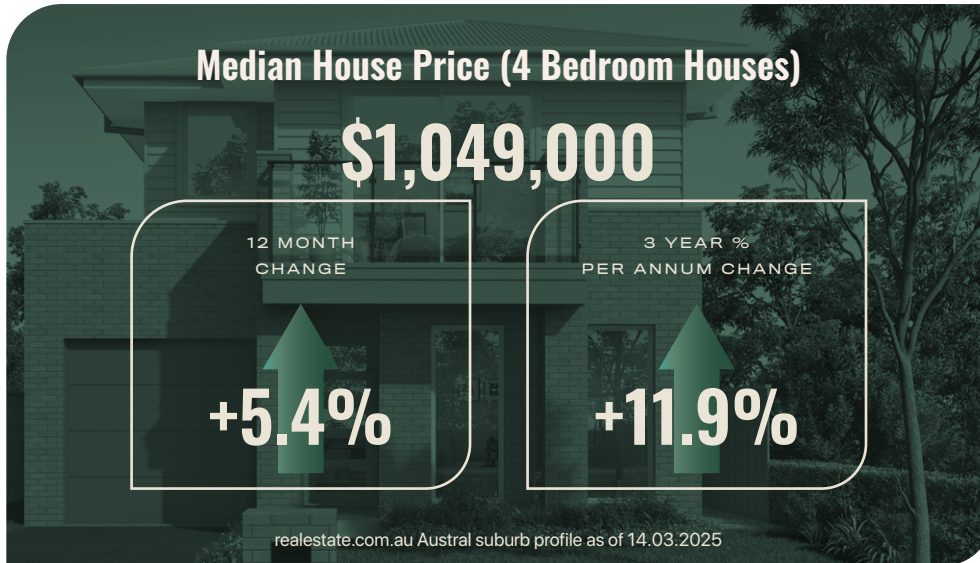
Eucalypt Grove

A U S T R A L

Investor Information



Austral Location Profile



Investing in the Future

Austral and Leppington North are part of the NSW Government's South West Priority Land Release Area. The NSW Department of Planning is working closely with Liverpool City Council and Camden Council to co-ordinate an approach to planning for new homes and essential infrastructure, in order to deliver new homes in the south west of Sydney close to jobs, parks, schools and services.

Eucalypt Grove enjoys a prime location within Austral, providing future residents with convenient access to a range of current and planned amenity in Austral and Leppington, including:

LAND FOR
17,350
HOMES

Future
AUSTRAL &
LEPPINGTON TOWN
CENTRES

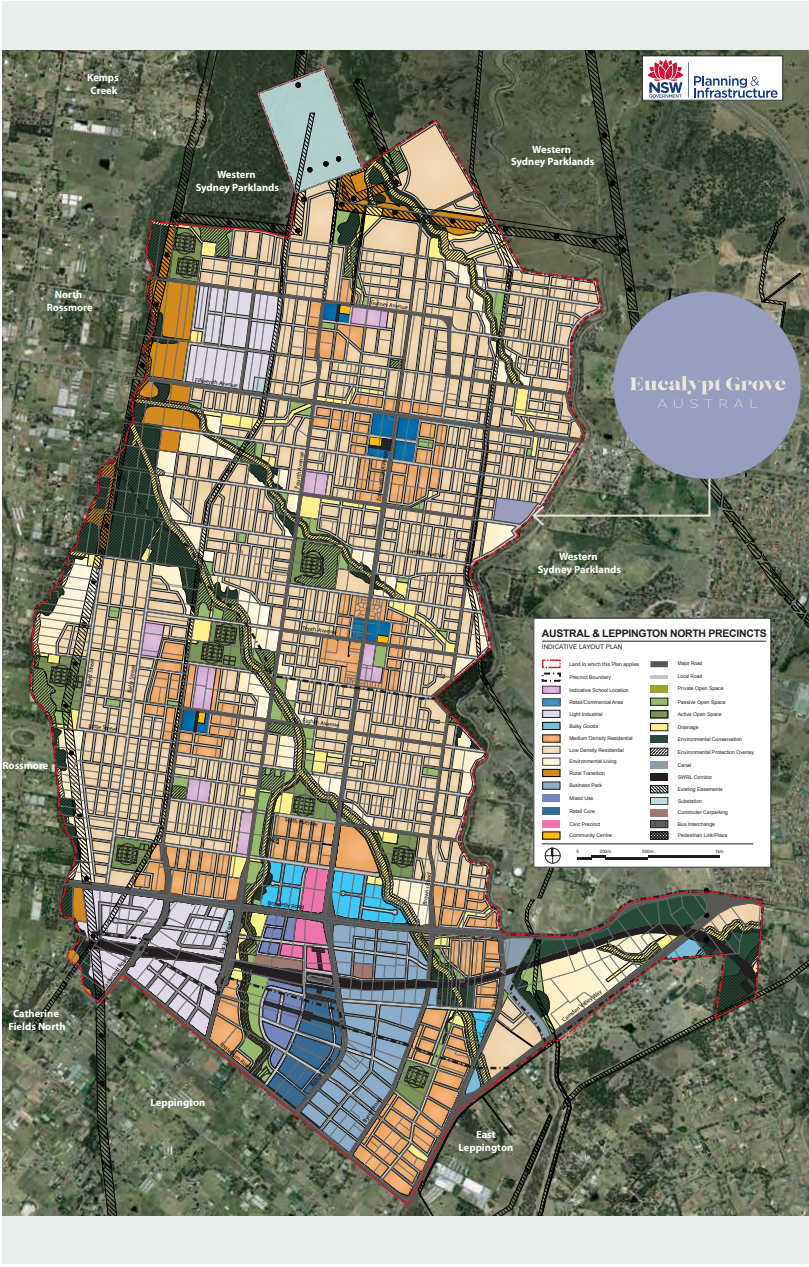
OVER
54,000
RESIDENTS
EXPECTED

- Local centre and 3 neighbourhood centres
- 220 hectares of employment land
- 135 hectares of open space and recreation areas
- Planned upgrades to major roads including Camden Valley Way, Rickard Road, Dickson Road
- 2 new road crossings over Kemps Creek
- Protection of 116 hectares of significant vegetation and major creek corridors
- New pedestrian and cycle links

All New
LEPPINGTON
TRAIN STATION

4 New
PRIMARY SCHOOLS
Brand New
HIGH SCHOOL &
TAKE COLLEGE

Access
TO FUTURE
WESTERN SYDNEY
AIRPORT





BUNNINGS LEPPINGTON
6 KM

CAMBELLTOWN CBD
21 KM

NARELLAN TOWN CENTRE
17 KM

LEPPINGTON RAILWAY STATION
4 KM

AUSTRAL PUBLIC SCHOOL
2 KM

UNITY GRAMMAR
4 KM

FUTURE LEPPINGTON TOWN CENTRE
4 KM

CLUB AUSTRAL
3 KM

WOOLWORTHS LEPPINGTON
6 KM

ST ANTHONY OF PADUA CATHOLIC COLLEGE
2 KM

FUTURE SCHOOL
2 KM



- THE LANDMARK SHOPPING CENTRE 4 KM
- SYDNEY CBD 48 KM
- M7 MOTORWAY ON RAMP 3 KM
- THOMAS HASSAL ANGLICAN COLLEGE 2 KM
- LIVERPOOL CBD 10 KM
- GOOD SAMARITAN CATHOLIC COLLEGE 6 KM
- BADU LAKE 2 KM
- HOXTON PARK 3 KM
- WESTERN SYDNEY PARKLANDS 300 M
- SHALE HILLS DOG PARK 3 KM
- CARNES HILL MARKET PLACE 4 KM
- GREENWAY PARK 4 KM
- ST CATHERINE OF SIENA PRIMARY SCHOOL 8 KM
- GREENWAY PARK PUBLIC SCHOOL 5 KM

Eucalypt Grove
AUSTRAL



Everything Within Reach

AUSTRAL LOCATION MAP

EDUCATION

- 1 Austral Public School
- 2 Middleton Grange Public School
- 3 St Anthony of Padua Catholic College
- 4 Unity Grammar
- 5 Thomas Hassal Anglican College
- 6 MindChamps Early Learning & Preschool
- 7 Austral Community Preschool
- 8 Kids Kinder Childcare
- 9 Western Sydney University, Campbelltown (22 min. drive)
- 10 University of Wollongong (1 hour drive)

TRANSPORT

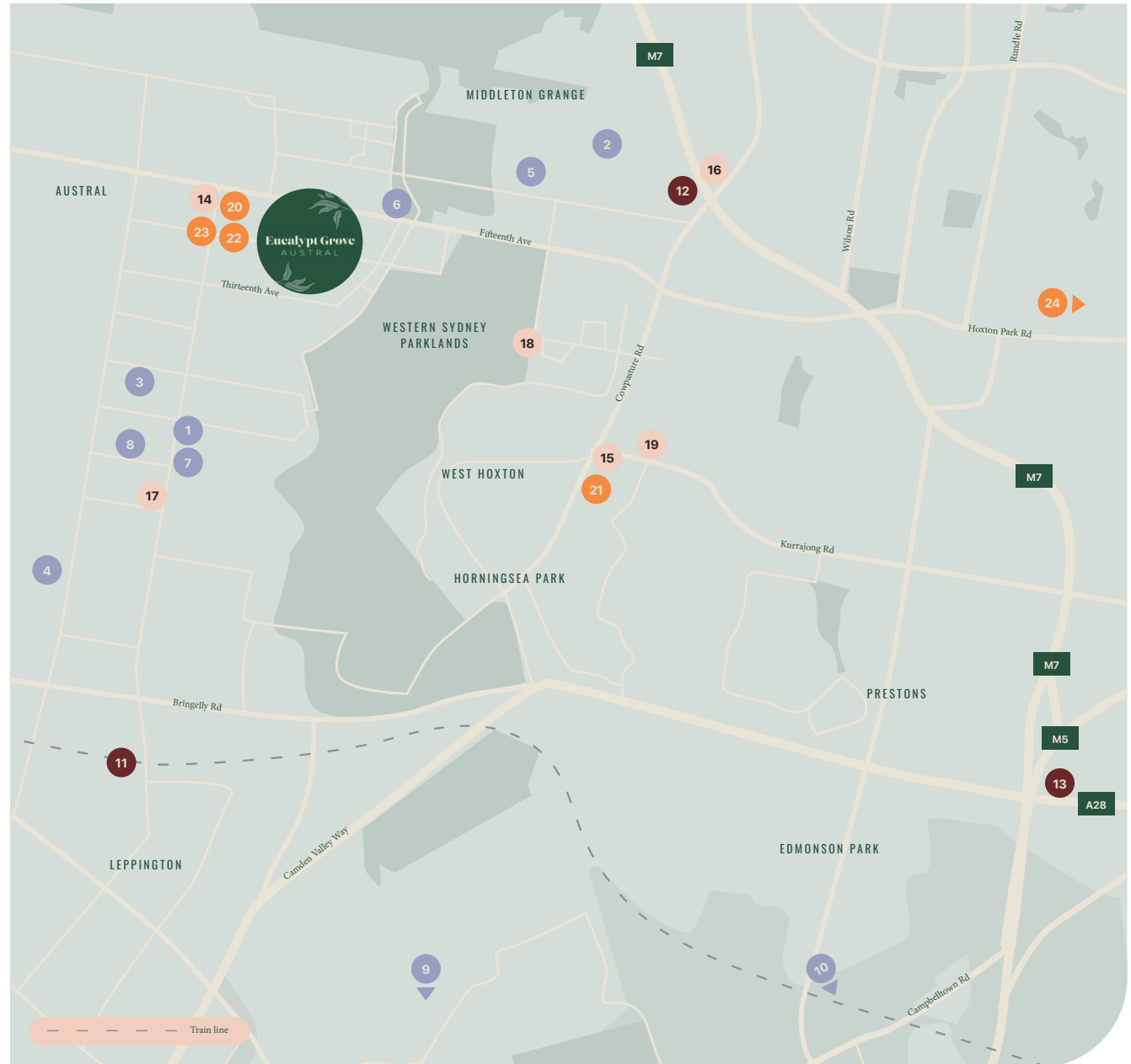
- 11 Leppington Train Station
- 12 M7 Motorway on ramp
- 13 M5 Motorway on ramp

RETAIL & RECREATION

- 14 Austral Town Centre (future)
- 15 Carnes Hill Marketplace
- 16 The Landmark Shopping Village
- 17 Club Austral
- 18 Shale Hills Dog Park
- 19 Michael Clarke Recreation Centre

MEDICAL

- 20 West Hoxton Medical Centre
- 21 Specsavers Optometrist
- 22 West Hoxton Pharmacy
- 23 Motus Physiotherapy
- 24 Liverpool Hospital (20 min. drive)



Available Packages

Lot 131 with Zen 17



Lot	287.0m ²
Home	157.6m ²

Price \$938,630*

Indicative Rental Yield 4.15%**

Lot 109 with Verve 18



Lot	306.0m ²
Home	171.2m ²

Price \$959,305*

Indicative Rental Yield 4.07%**

Lot 131 with Kyro 22



Lot	287.0m ²
Home	205.3m ²

Price \$1,014,000*

Indicative Rental Yield 3.84%**

*Available packages & prices as at 28.01.2025, details are subject to change
 **Yield calculated using \$750 weekly rent, actual yield subject to change depending on final rental agreement, the projected yield is not a guaranteed return

Depreciation Schedule Example

ESTIMATE OF DEPRECIATION CLAIMABLE

Based on a Zen 14 3 bedroom home on
Lot 120 Carpathian Road, Austral NSW 2179

Maximum

YEAR	PLANT & EQUIPMENT	DIVISION 43	TOTAL
1	\$6,210	\$7,328	\$13,538
2	\$4,329	\$7,328	\$11,657
3	\$3,488	\$7,328	\$10,816
4	\$2,840	\$7,328	\$10,168
5	\$2,331	\$7,328	\$9,659
6	\$1,925	\$7,328	\$9,253
7	\$1,604	\$7,328	\$8,932
8	\$1,344	\$7,328	\$8,672
9	\$1,128	\$7,328	\$8,456
10	\$954	\$7,328	\$8,282
11+	\$5,749	\$219,865	\$225,613
ESTIMATED TOTAL	\$31,900	\$293,147	\$325,047

Minimum

YEAR	PLANT & EQUIPMENT	DIVISION 43	TOTAL
1	\$5,081	\$5,996	\$11,076
2	\$3,542	\$5,996	\$9,537
3	\$2,854	\$5,996	\$8,850
4	\$2,324	\$5,996	\$8,320
5	\$1,907	\$5,996	\$7,903
6	\$1,575	\$5,996	\$7,571
7	\$1,132	\$5,996	\$7,308
8	\$1,100	\$5,996	\$7,096
9	\$923	\$5,996	\$6,918
10	\$780	\$5,996	\$6,776
11+	\$4,703	\$179,889	\$184,593
ESTIMATED TOTAL	\$26,100	\$239,847	\$265,947

*Assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES

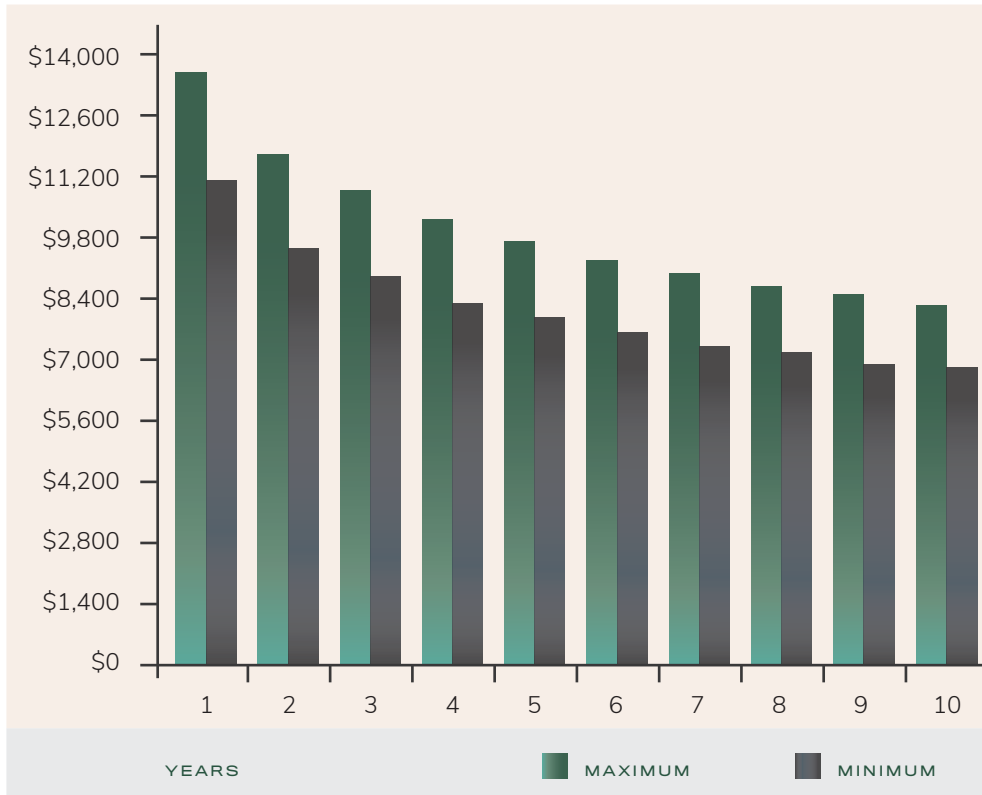
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Depreciation Schedule Example

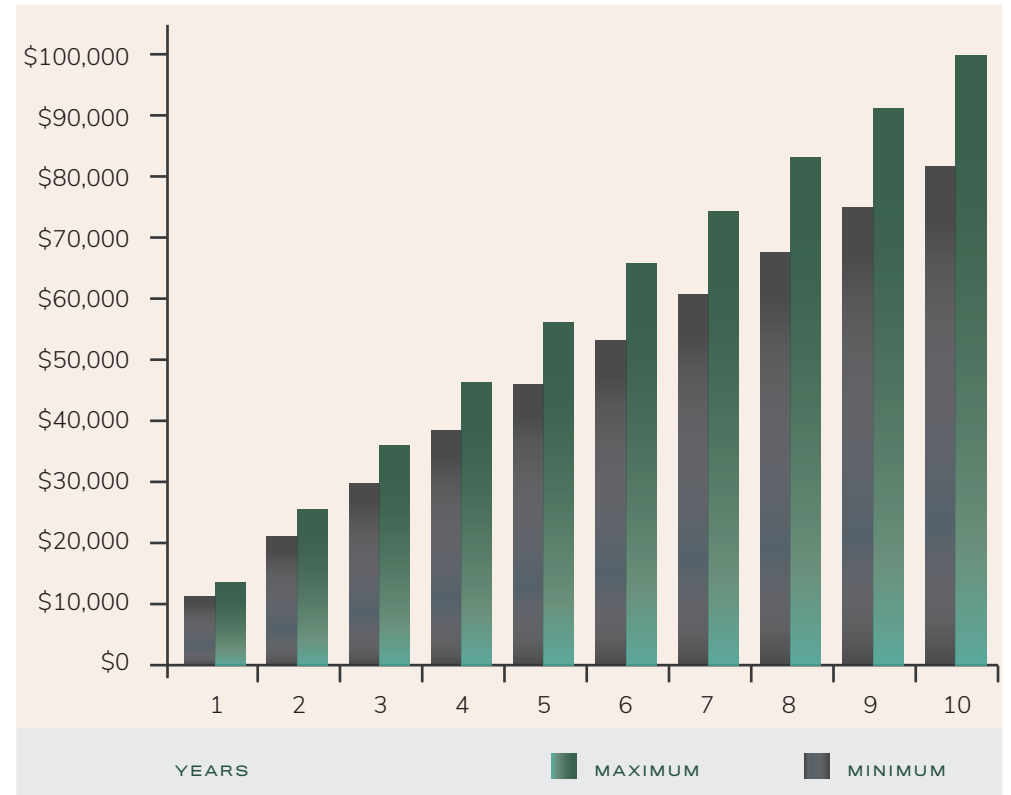
ESTIMATE OF DEPRECIATION CLAIMABLE

Based on a Zen 14 3 bedroom home on
Lot 120 Carpathian Road, Austral NSW 2179

Comparison Yr 1-10 (Max & Min)



Cumulative Yr 1-10 (Min & Max)



*Assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Eucalypt Grove

A U S T R A L

The information provided in this document is for general informational purposes only and does not constitute financial advice. The information provided does not take into account your individual financial situation, needs, or objectives. It is important to seek advice from a qualified professional that considers your specific circumstances before making any financial decisions.

While every effort has been made to ensure the accuracy of the information, it is subject to change without notice and may not reflect the most current developments. We do not guarantee the accuracy, completeness, or reliability of the information provided.

The authors disclaim any liability for any loss or damage resulting from reliance on the information provided in this document. It is your responsibility to verify any information before acting on it.

