

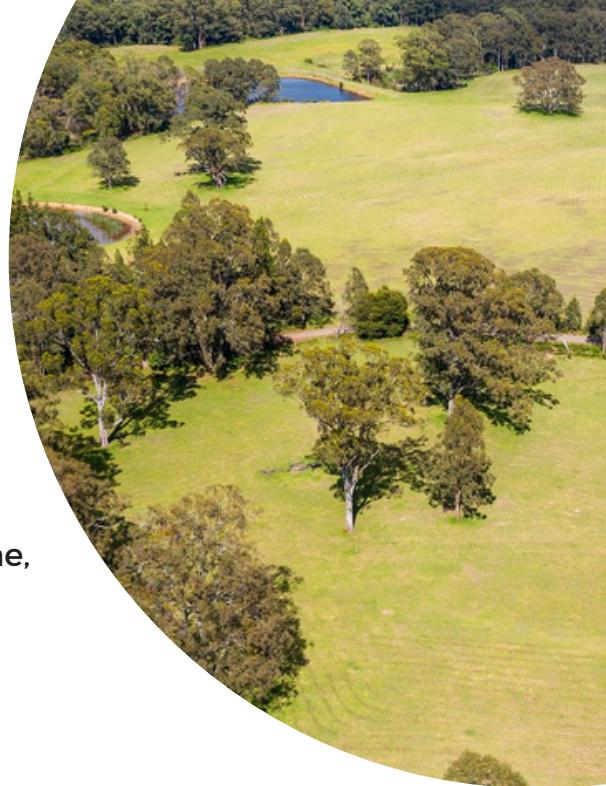
2021

---

THE MEADOWS  
KANGAROO VALLEY

# INVESTMENT MEMORANDUM

DEVELOPED BY:  
**AVONDALE**  
PROPERTY GROUP



## THE MEADOWS

"The Meadows" is located 3 minutes drive from the Village centre in Kangaroo Valley. The region attracts many tourists each year and is famous for its food, wine, history and outdoor attractions.

## PROJECT BACKGROUND

The land area is 98 acres (approx. 40 HA) with dams, bushland and native wildlife. The Meadows will be developed as a luxurious lifestyle subdivision with 19 fully serviced acreage lots under community title. Time frame for delivery of the project and development is expected to be 24 months to 36 months..

## LOCATION

"The Meadows" is located at 245 Mount Scanzi Road, Kangaroo Valley NSW. It is located in a pristine area south of the Southern Highlands and within the Shoalhaven.

## PROPOSED DEVELOPMENT

01

Develop 19 lifestyle acreage lots (15 x 1 acre and 4 x 2 acre with residual community land)

02

Provide a luxurious lifestyle for residents including the benefit of a range of facilities and amenities within the development

03

Build a luxurious community that is in keeping and at one with nature and the landscape within which the community exist

04

Timeframe for development is 24 - 36 months

## BENEFITS FOR RESIDENTS

- Access to Private Bush land and horse riding trails
- Water filled Dams for recreational use
- Mountain bike tracks
- Access to Devon Hills and Golf Course
- Native scenery with wildlife
- Resident owned horse stables & facilities
- Bush walking tracks
- Community recreation centre

# THE OPPORTUNITY

APG in conjunction with its marketing partners Belle Property Berry are pleased to present an exclusive opportunity to a limited number of investors to secure their slice of paradise.

The opportunity is to secure a "Million Dollar" one acre parcel of land within "The Meadows", what will soon be known as one of the most prestigious and exclusive estates in the Shoalhaven/Kangaroo Valley for a minimal investment starting from \$150,000.

## INVESTMENT DESCRIPTION

APG is offering a limited number of investors an exclusive opportunity for the next seven (7) days to secure one of 13 parcels of land from \$150,000 to \$250,000.

To secure this investment contact your introducer/referrer or APG who will confirm availability of lots. Once availability is confirmed fill out the expression of interest (EOI) form within this investment memorandum and forward to APG at [info@avondalepropertygroup.com.au](mailto:info@avondalepropertygroup.com.au) along with confirmation of payment of the holding deposit to secure your investment.

Once your investment deposit and EOI form have been received the parcel of land will be secured and your introducer/referrer will be notified.

At this point you are now secured and the balance of your investment is to be paid within 14 days by which time a detailed conceptual engineering and town planner masterplan will be provided to illustrate the entire project and more specifically the parcels of land.

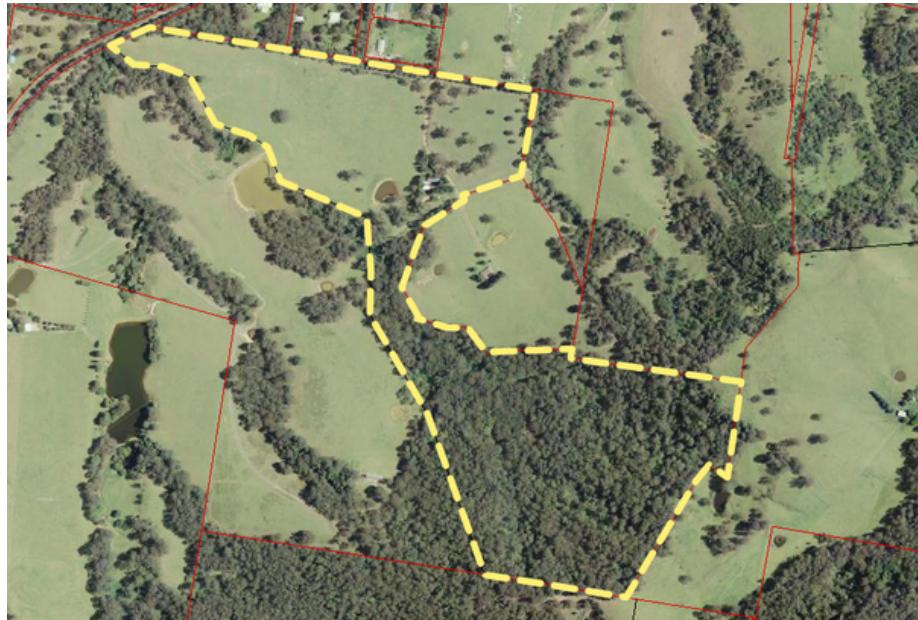
Upon payment options/contracts will be exchanged between APG (or its nominated purchasing entity) and each investor for each individual parcel of land.

Once all investor funds are received APG will then proceed to settlement and the planning/rezoning and eventually the development construction process will commence. The planning process is expected to take 24 to 36 months with construction to take 12 to 18 months therafter.



# THE MEADOWS

245 Mount Scanzi Road, Kangaroo Valley NSW 2577



Left Image:  
Aerial image  
outlining boundary



Right Image:  
**Stage One:**  
Concept layout of  
1 acre lots



# THE MEADOWS

245 Mount Scanzi Road, Kangaroo Valley NSW 2577

## INVESTMENT OPTIONS PRE-SALE LOTS FOR STAGE 2

Lot Number	Category	Approx. Land Size*	Price	Holding Deposit
7	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
15	1 acre	4,046+ sqm	\$150,000	\$15,000
17	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
10	2 acres	8,093+ sqm	\$250,000	\$25,000
11	2 acres	8,093+ sqm	\$250,000	\$25,000
12	2 acres	8,093+ sqm	\$250,000	\$25,000
16	2 acres	8,093+ sqm	\$250,000	\$25,000

Below Image:

**Stage Two:** Concept layout of 1 acre and 2 acre lots



# BENEFITS / RETURN TO INVESTORS

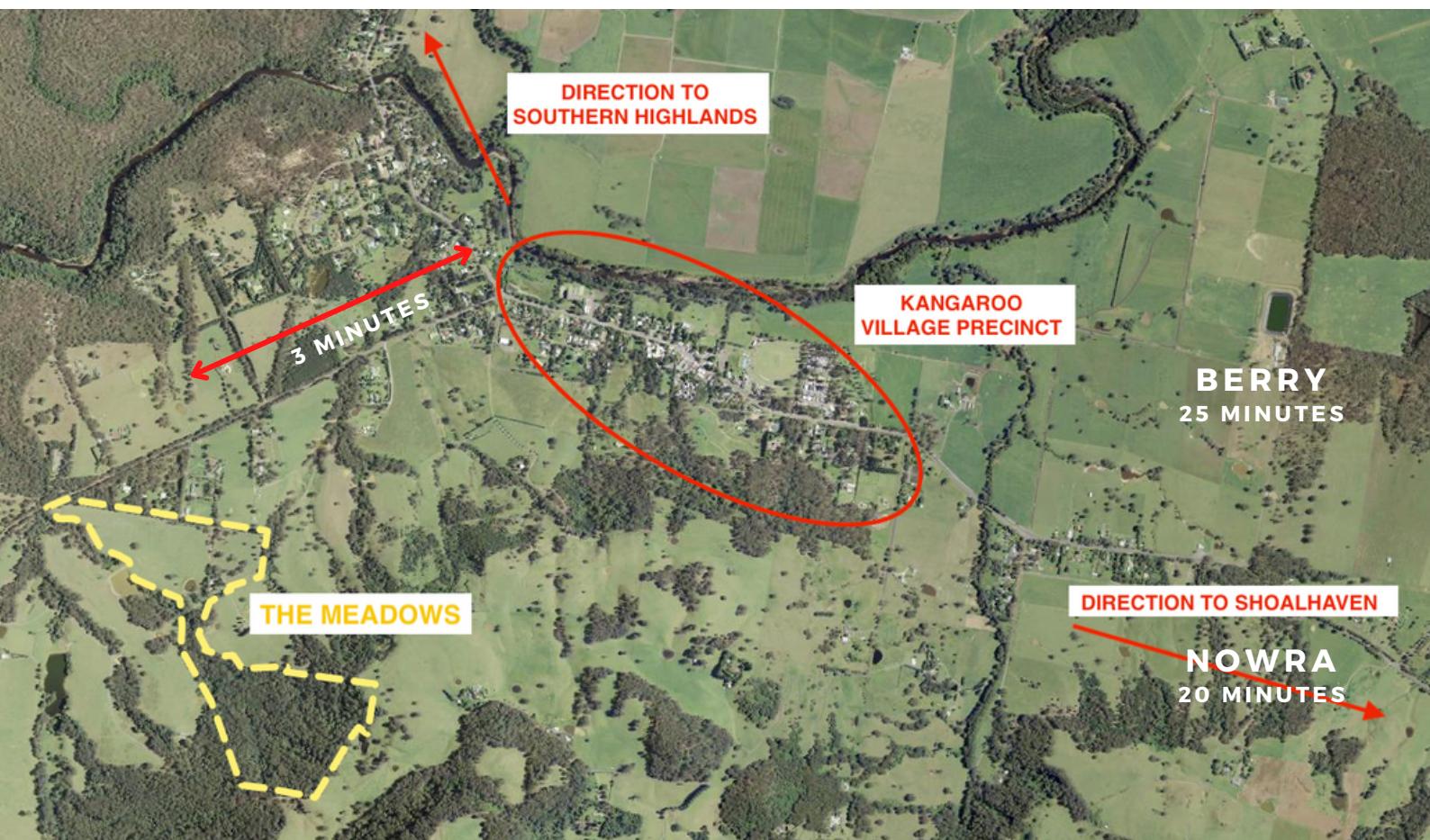
From a \$150,000 investment in September 2021, 13 investors have the opportunity to secure a parcel of land in an exclusive subdivision in which the value of the completed and developed land lots will be in excess of \$1 million.

Owners/residents will have the benefit of an unsurpassed luxury lifestyle with the exclusive amenities available within the development and as a part of Devon Hills and the Kangaroo Valley Golf Club.

In addition in the event of not achieving approval for subdivision the investors have a safety return of 20% p.a. for the period of their investment.



## PROPERTY LOCATION





## AVONDALE PROPERTY GROUP

**DEVELOPED BY:** AVONDALE PROPERTY GROUP  
**DEVELOPMENT SERVICES BY:** QC PROJECT MANAGEMENT PTY LTD

# CONTACT US

Avondale Property Group  
Phone: 0478 039 002  
Email: [info@avondalepropertygroup.com.au](mailto:info@avondalepropertygroup.com.au)

---

### Disclaimer

Avondale Property Group and its related businesses make no representation and give no warranties as to the accuracy of the preceding information and does not accept any responsibility for any errors or inaccuracies in or omissions from the information contained therein (whether negligent or otherwise) and Avondale Property Group shall not be liable for any loss or damage how so ever arising as a result of any person acting or refraining from acting in reliance on any information contained therein. No reader should rely solely on the information contained in this report as it does not purport to be comprehensive or to render specific advice.

Any prospective investor should consider their personal circumstances when assessing the suitability of an investment property. Prospective investors should make independent enquiries to confirm relevant details as well as consult their professional advisers.

Any reference to a profit or return is a sum achieved at the end of the development, or a notional uplift, assuming that all expenses are in accordance with the feasibility and the market remains constant and does not decline. This disclaimer does not purport to exclude any warranties implied by law, which may not be lawfully excluded.

The advice contained in this report is general advice and its preparation has not taken into account any person's circumstances, objectives, financial situation or needs. An intending purchaser should assess the suitability of any investment or development in property in light of his or her own needs and circumstances, which they can do themselves or by consulting an appropriately licensed financial adviser and/or taxation specialist.