

2021



AVANI
CENTRAL COAST

INFORMATION MEMORANDUM

DEVELOPED BY:

AVONDALE

PROPERTY GROUP



WELCOME TO "AVANI"

"Avani" is located in Woy Woy on the Central Coast. Woy Woy is known as the Venice of Australia with its clear waterways amongst the Brisbane River. The Central Coast Town attracts many tourists each year and is famous for its wonderful scenery, beaches, mountains, outdoor activities and fishing.

LOCATION

"Avani" is located on the corner of Blackwall and Farnell Road Woy Woy. Woy Woy is located on the northern part of Woy Woy Peninsula a populated estuarine peninsula on the Brisbane Water. It is situated in close proximity to the popular Umina and Ettalong Beach, Booker Bay and Blackwall.

AREA PROFILE

The size of Woy Woy is approximately 19 square kilometres. It has 18 community and national parks covering nearly 53.7% of total area. Households in Woy Woy are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Woy Woy work in a professional occupation.

Compared to the rest of Australia property values in Woy Woy have performed very well. The median price increase in value for units in Woy Woy was 14.69% in the 12 months to July 2021 Making it one of the fastest growing suburbs in Australia.

Overall the NSW Central Coast has one of the lowest rental vacancy rates in the state at only 0.7% from 4.3% in January 2021 according to the Real Estate Institute of NSW. The growing demand for housing in the area is largely due to an increase in traditional city dwellers relocating to regional areas as a result of the pandemic for a more balanced lifestyle.





PROJECT BACKGROUND

The project spans over 5 existing residential lots with a total site area of 3,721 sqm. "Avani" will be a boutique development of 34 lifestyle Residences including 27 apartments and 7 townhouses. Time frame for delivery of the project and development is expected to be 18 months to 24 months.

PROPOSED DEVELOPMENT

01

Develop 34 Boutique Residences consisting of 27 apartments and 7 townhouses to be known as "Avani"

03

Uniquely designed residences with a roof top communal area with views over Woy Woy and surrounds

02

"Avani" is within close proximity to shops, schools, CBD and a distance of 250m from the waterfront

04

A level of sophistication and luxury that will be the benchmark for the area

BENEFITS FOR "AVANI" RESIDENTS

- Prime location approx. 750m from the Town Centre and 250m to the waterfront
- Coastal living along the Brisbane Waters
- Secured residences including underground basement parking
- Roof top terrace communal area with spectacular views
- Serene waterways, pristine beaches, and lush national parks
- Beautiful boardwalks, cycle paths, child and pet friendly spaces that give a real sense of community

THE OPPORTUNITY

APG is pleased to present an exclusive opportunity to a limited number of investors to secure a unit in a "multi-million dollar" boutique residential development.

Situated on the pristine Central Coast at Woy Woy, Avani will set a benchmark in lifestyle living and will be a great investment for those that are quick to seize the opportunity.



INVESTMENT DESCRIPTION

We are offering investors an opportunity to purchase a unit at the pre-sale prices below with an option for APC to buy back the the units at a higher value.

- There are 7 units over the different floors and 1 townhouse available
- The contracts will be with Put and Call Options
- 10% to be released on signing of contracts
- Balance of discounted purchase price into solicitors trust for release Developers settlement of Site
- We also have a Buy-Back Offer with no agent fees
- Settlement 4-6 weeks

To secure your unit in this development contact your introducer/referrer who will confirm availability of the units.



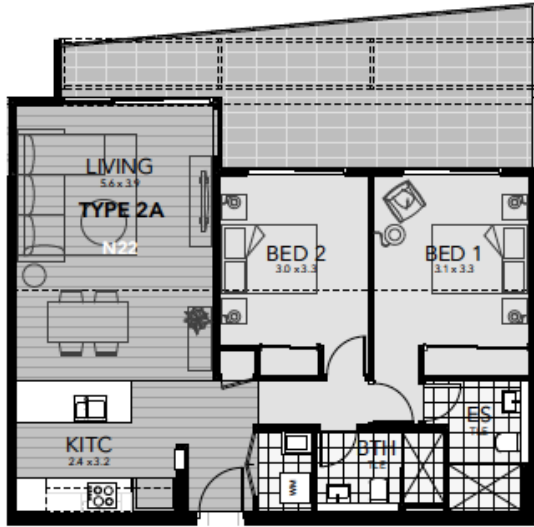
"AVANI" LIFESTYLE BY DESIGN

Cnr Blackwall Road and Farnell Road, Woy Woy



Below Image:

Example of 2 bedroom unit floor plan,
with 2 baths and 2 car spaces



Below Image:

Example of 1 bedroom unit floor plan
with 1 baths, 1 car spaces



Below Image:

Example of 3 bedroom double storey townhouse
floor plan, with 2 living areas, 2 car spaces



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

CONTACT

Please contact your Introducer to secure your position

Disclaimer

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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.

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