

2021

HIGHLANDS
ESTATE
CITY OF SHOALHAVEN

INVESTMENT MEMORANDUM

DEVELOPED BY:
AVONDALE
PROPERTY GROUP

THE "HIGHLANDS ESTATE"

The "Highlands Estate" is located in the village of Barrengarry within the Kangaroo Valley region, one of only seven enclosed Valleys in the world. The region attracts many tourists each year and is famous for its food, wine, history and outdoor attractions.



LOCATION

"The Highlands Estate" is located at 2319 Moss Vale Rd, Barrengarry NSW. In the village of Barrengarry, 3 minutes drive from the Kangaroo Valley village centre. It is located in a pristine area south of the Southern Highlands and within the Shoalhaven.

PROJECT BACKGROUND

The project spans 200 acres (approx. 80 HA) with dams, bushland and an abundance of native wildlife. The Highlands Estate will be developed as a luxurious lifestyle subdivision with over 43 fully serviced acreage lots under community title. Time frame for delivery of the project and development is expected to be 24 months to 48 months.



PROPOSED DEVELOPMENT



01

Develop 43 lifestyle acreage lots (8 lots of 1+ acres and over 35 lots of 2-5 acres 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

Develop a first of its kind luxury green community that is prestige living at its best while being at one with nature

04

Timeframe for development is 24 - 48 months

BENEFITS FOR RESIDENTS

- Access to private bush land
- Water filled Dams for recreational use (at "The Meadows")
- Mountain bike tracks and horse riding trails (at "The Meadows")
- Access to Devon Hills Resort & Spa
- Access to Kangaroo Valley Golf Course
- Breathtaking Scenery with native wildlife
- Resident owned horse stables & facilities (at "The Meadows")
- Bush walking tracks

- "Community Hub" to include:
 - Community/function space
 - Fitness and sports complex including tennis courts, multipurpose court, squash court, swimming pool and gym
 - BBQ/picnic areas
 - Kids Playland
 - Community produce garden
 - Community Rose garden
- Community Hub to be Off Grid & Eco friendly





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 "Highlands Estate", 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 to secure one of 20 parcels of land from \$150,000 to \$300,000.

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 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 one acre 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 thereafter.



INVESTMENT OPTIONS

PRE-SALE LOTS

Lot Number	Category	Approx. Land Size*	Price	Holding Deposit
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
3	1+ acre	4,500 sqm	\$150,000	\$15,000
4	1+ acre	4,500 sqm	\$150,000	\$15,000
5	1+ acre	4,500 sqm	\$150,000	\$15,000
6	1+ acre	4,500 sqm	\$150,000	\$15,000
7	1+ acre	4,500 sqm	\$150,000	\$15,000
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
11	2+ acres	9,500 sqm	\$250,000	\$25,000
12	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
15	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
17	3+ acres	13,600 sqm	\$300,000	\$30,000
18	3+ acres	13,600 sqm	\$300,000	\$30,000
19	3+ acres	13,600 sqm	\$300,000	\$30,000
20	3+ acres	13,600 sqm	\$300,000	\$30,000
SOLD	3+ acres	13,600 sqm	\$300,000	\$30,000
22	3+ acres	13,600 sqm	\$300,000	\$30,000

*Subject to confirmation by the Engineer and Town Planners. Lot variation will not be more than 5% of lot size.



HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Left Image:
Aerial image
outlining boundary
Highlands Estate



Right Image:
Concept layout of
Highlands Estate

HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Left Image:
Concept layout of
3+ acre lots

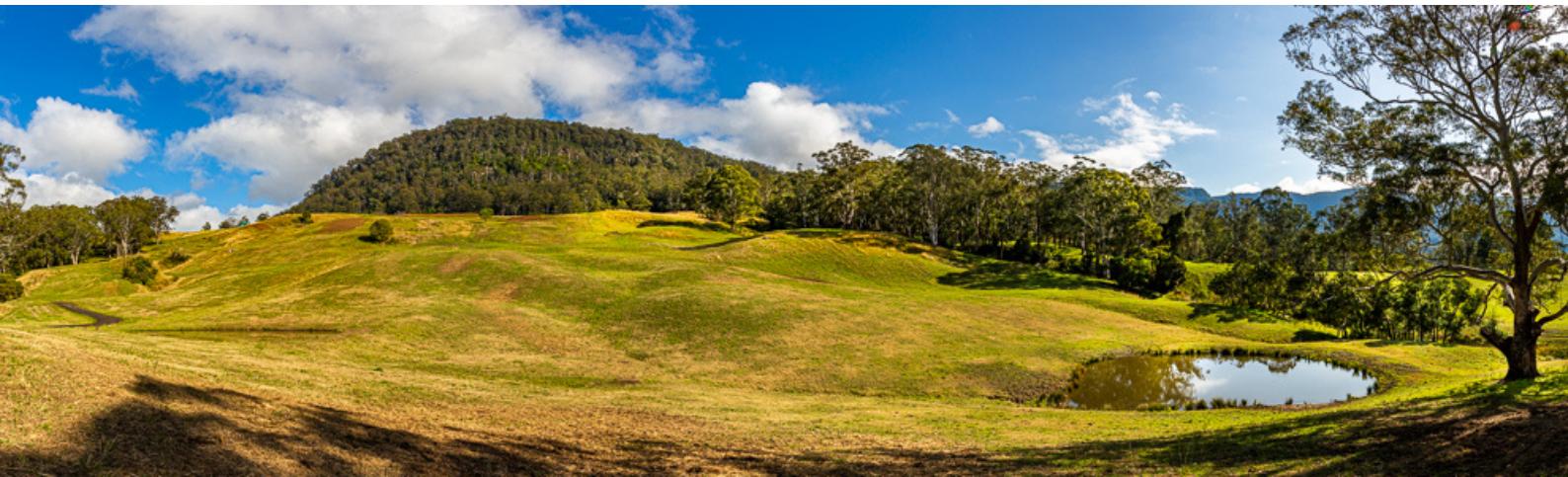


Below Image:
Concept layout of
1+ acre lots



Left Image:
Concept layout of
2+ acre lots

*"A rare hidden gem, this abundantly fertile grazing land has a rich history and a proud heritage.
Make Highlands Estate your home today."*



HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Above Image:
Aerial view showing location for
1 acre lots and community facilities



Above Image:
Aerial view showing location for the 1 acre lots,
community facilities and 3 - 5 acre lots

HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



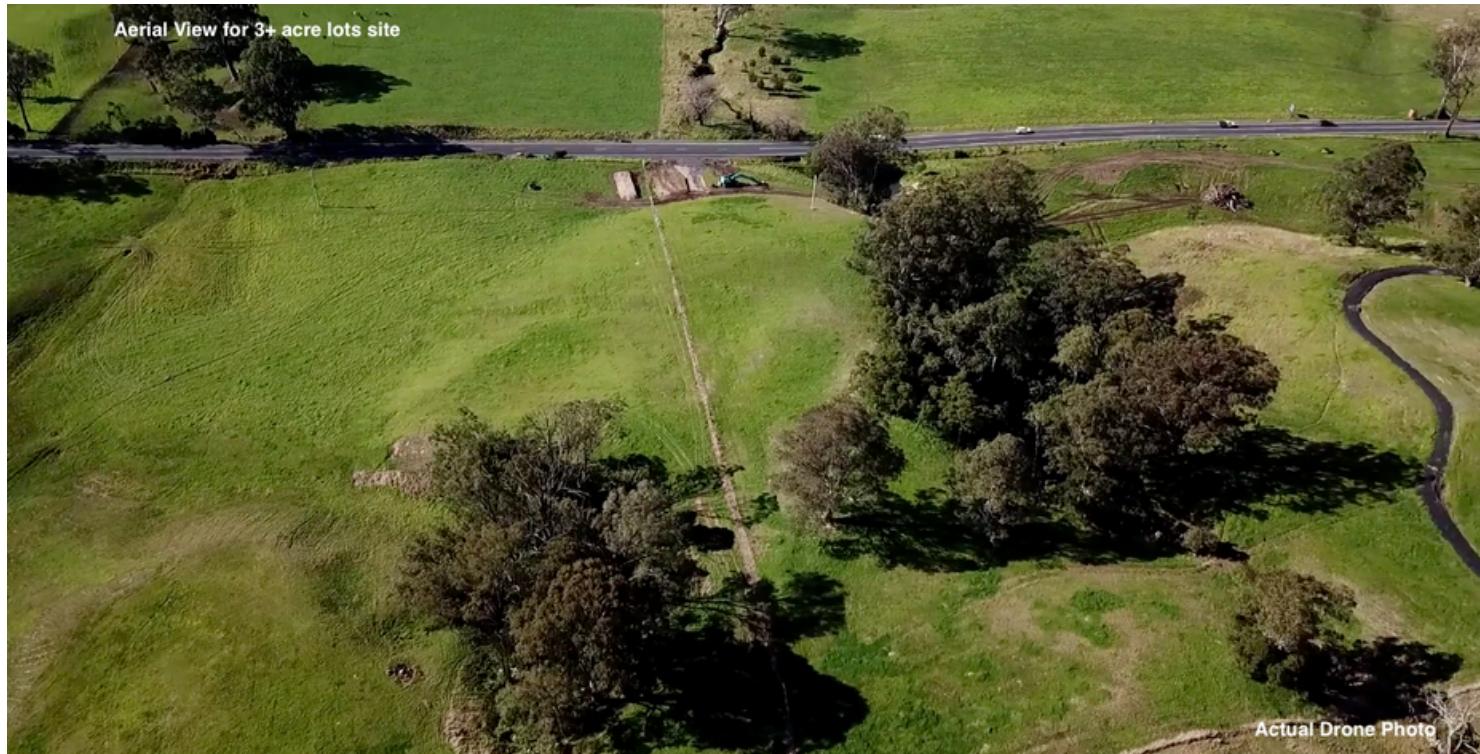
Above Image:
Aerial view showing location for the
1 acre, 2 acre, 3 acre, 3-5 acre lots,
community bushland and facilities



Above Image:
Aerial view showing location for 1 acre,
3 acre lots and community facilities

HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Above Image:
Aerial view showing location for 1 acre,
3 acre lots and community facilities



Above Image:
Aerial view showing location of 3 acre lots

BENEFITS / RETURN TO INVESTORS

For an investment from \$150,000 in September 2021, 20 investors have the opportunity to secure a parcel of land in an exclusive subdivision for a fraction of the completed value of \$1.25 to \$2.5 million each. In addition investors will also receive 10% p.a. payable six monthly during the term of the project.

Owners/residents will have the benefit of an unsurpassed luxury lifestyle with access to the exclusive amenities available within the development itself as well as Devon Hills Resort & Spa, the Kangaroo Valley Golf Club and "The Meadows".

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 in addition to the return of their capital, payable at the end of the term.



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

CONTACT US

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