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PRESENTATION BOULEVARD
Winter Valley | Ballarat | Victoria

PROPERTY INVESTMENT PROSPECTUS

Introduction

With Melbourne property prices having gone through the roof, residents are looking for more affordable areas to live that offer a good lifestyle and amenities whilst still having easy accessibility to employment.
There is so much going for Ballarat - with incredible services, housing, education, employment and events, it is attracting thousands of new residents each year. With plans for a regional rail revival, this will give locals a fast, more reliable rail service to Melbourne and other regional centres.

Employment opportunities are on the rise with the development of the Ballarat West Employment Zone (BWEZ) and the GovHub underway. To add to this, Ballarat has record low vacancy rates as more Melburnians (and others) move in for a change in lifestyle.With urban sprawl having maximised throughout the North, East and South, there is a great opportunity to take advantage of the last growth area within close proximity to the Ballarat CBD and BWEZ.

Champions Estate in Winter Valley provides residents with a village feel. Shopping, entertainment, childcare and local conveniences are all in walking distance. Perfect for young families through to retirees. This small lot, freehold, house and land project is being released at below current market prices through selected channels which makes these properties a good, entry level investment opportunity.

Presentation Boulevard
Winter Valley | Ballarat
Victoria

From $391,250 – FIXED PRICE -TURN KEY (tenant ready)

Low entry point for one of Victoria's fastest growing regional areas

HIGHLIGHTS

- House and Land, freehold 3 bedroom homes
- Designed for indoor and outdoor entertaining
- 1 and 2 car garages available
- Great position – easy access to local amenities and parks

QUALITY INCLUSIONS

- 2550mm ceilings
- Square-set to wall and ceiling joists
- 20mm Techni Stone bench-tops throughout
- 600mm Stainless Steel oven
- 600mm Ceramic cook-top
- Soft-close cabinetry
- Ducted Heating
- Split System Air-conditioning
- Semi-frame-less shower screens
- Roller block-out blinds throughout
- Water connection to fridge
- 2,000L Water Tank
- Builders Landscape package

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Lot 1, 31 Presentation Boulevard

$399,900 (Land Price $126,000 - 346sqm)

Lot 2, 31 Presentation Boulevard

$418,900 (Land Price $126,000 – 350sqm)

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Lot 5, 31 Presentation Boulevard

$418,400 (Land Price $126,000 – 343sqm)

Lot 6, 31 Presentation Boulevard

$405,500 (Land Price $124,000 – 328sqm)

Lot 8, 31 Presentation Boulevard

$391,250 (Land Price $125,000 – 313sqm)

Land Price Comparison

Current comparable land lots sale price

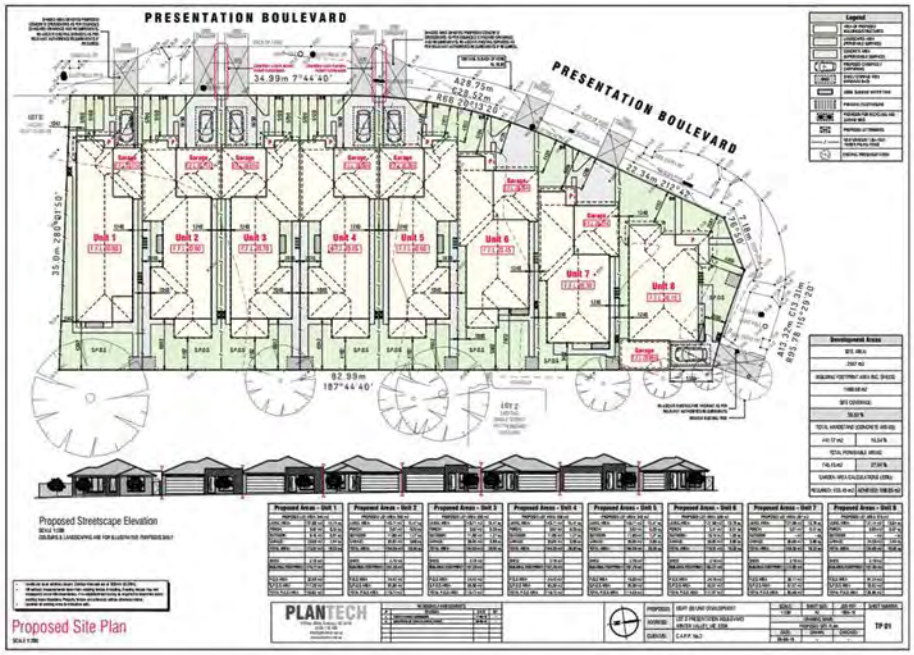
Lot	Adress	Size (m^2)	Frontage	Price	Status
98		564	16		HOLD
99		574	16	170,000	Available
100		510	14		HOLD
101		587	CNR		SOLD
102		566	16	170,000	Available
103		476	14	165,000	Available
104		476	14	165,000	Available
105		425	12.5		SOLD
106		425	12.5		HOLD
107		476	14	165,000	Available
108		476	14	165,000	Available
109		476	14	165,000	Available
110		306	17	145,000	Available
111		360	CNR	150,000	Available

Site Location

Aerial View 2010

Aerial View 2019

Site Plan



Childcare Centre Opposite and North a little

Rental Valuation

Jens Veal Partners

Ballarat Central
326 Sturt Street
5333 7773

We're raising the bar!

April 11, 2019

To Whom It May Concern.

Re-Rental Market Appraisal-2/31 Presentation Boulevard, Winer Valley, Victoria

I have inspected the floor plans and site for the purpose of providing the above. Taking into consideration comparable property leases over the past 12 months and current market conditions I estimate at today's date this property would return a weekly rental of $360.

Please note this is not a formal valuation and market opinion only as of today's date.

If you require anything further or to discuss the above please feel free to contact me.

Thanking you in anticipation.

Chris Byrne,
Director/Property Management.
Jens Veal Partners
0412 460689.

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Champions Estate
Winter Valley | Ballarat

Champions Estate is an exceptional new community within close proximity to schools, cafes, parks, the Ballarat CBD and locals shopping centres. Lake Wendouree the Avenue of Honor and the Botanical Gardens are all nearby. Residents will also be able to take advantage of new facilities. The estate has approval for a convenience centre and a childcare centre. There are also plans for a neighborhood activity centre.

This estate is:

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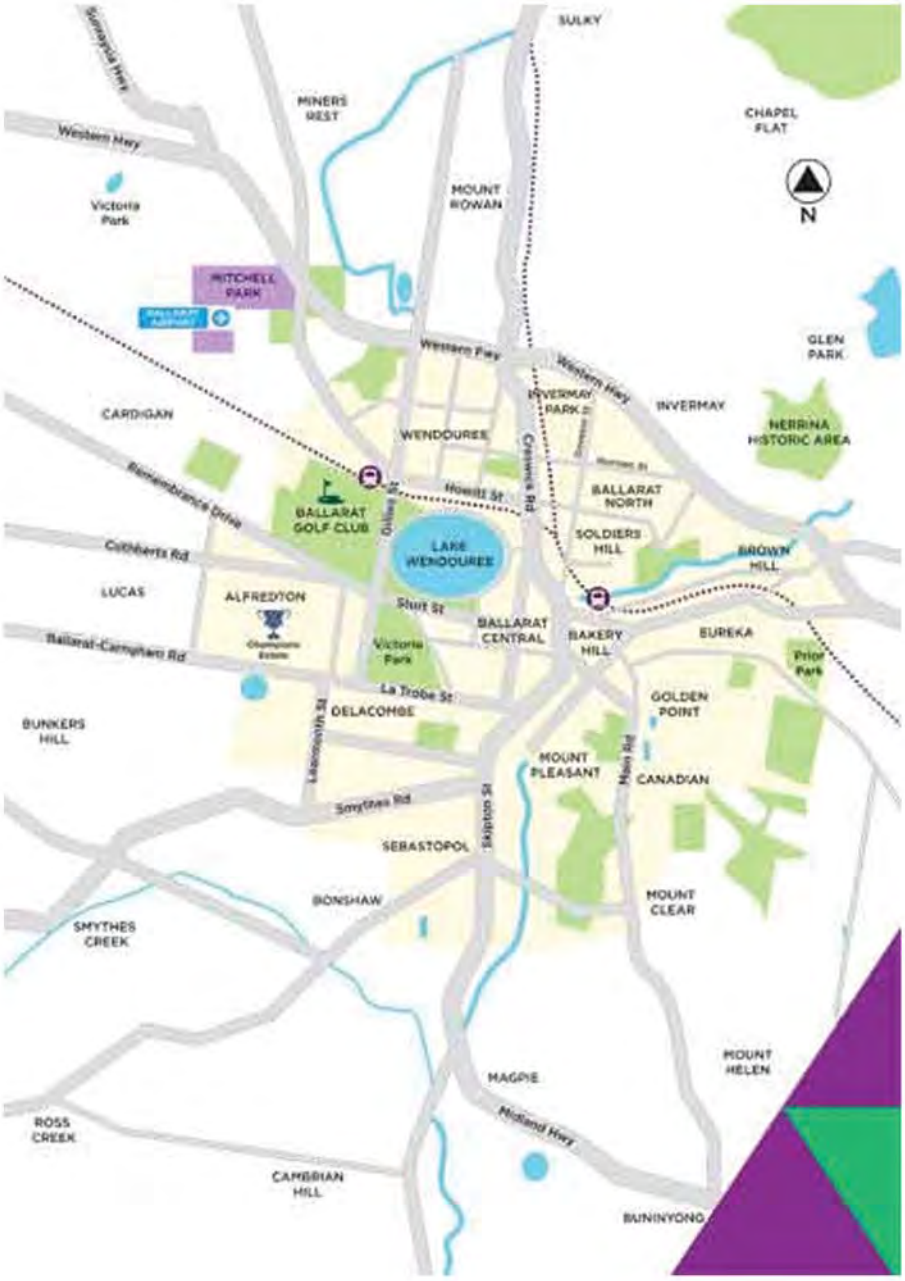
Champions Estate Winter Valley
Ballarat



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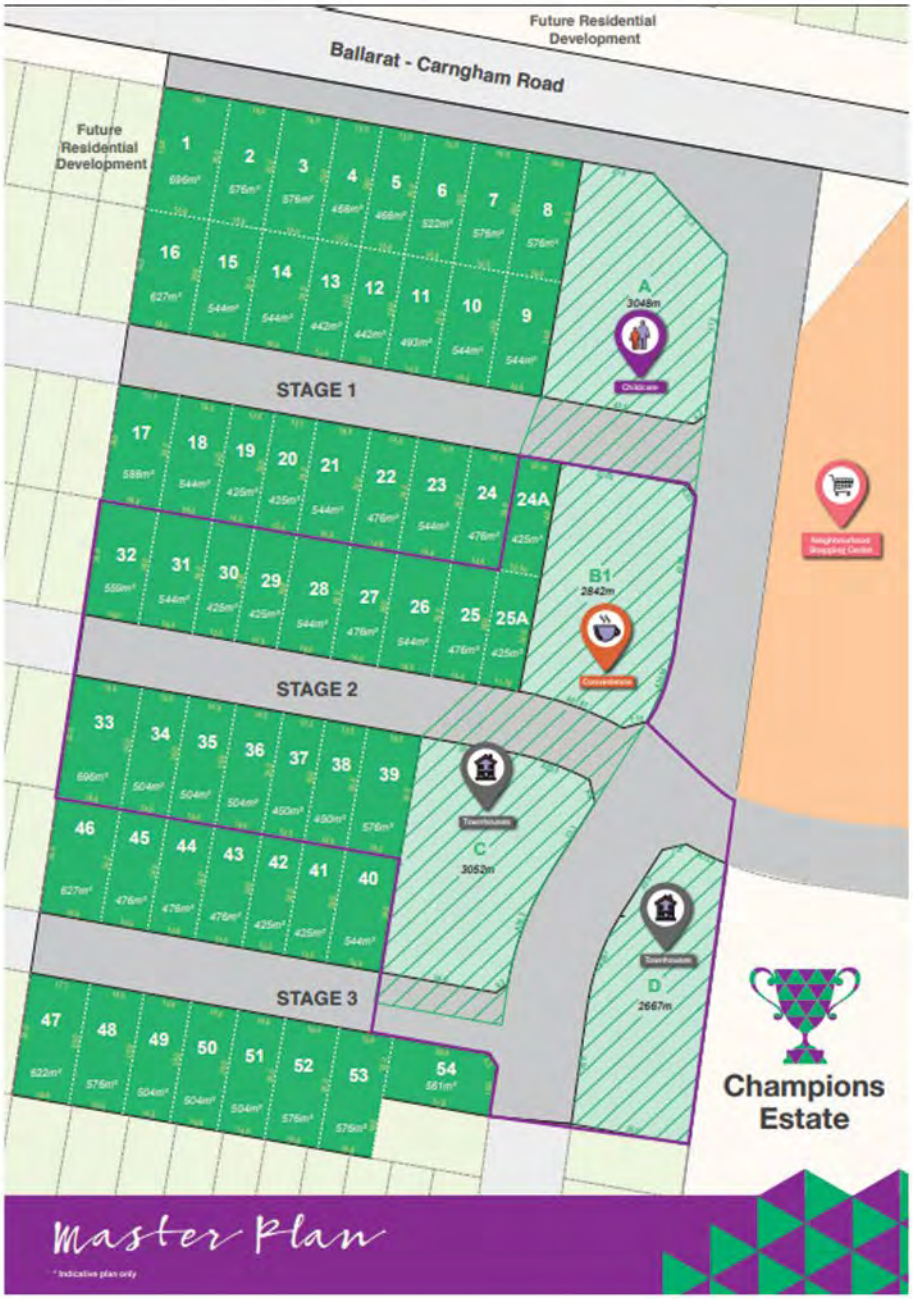
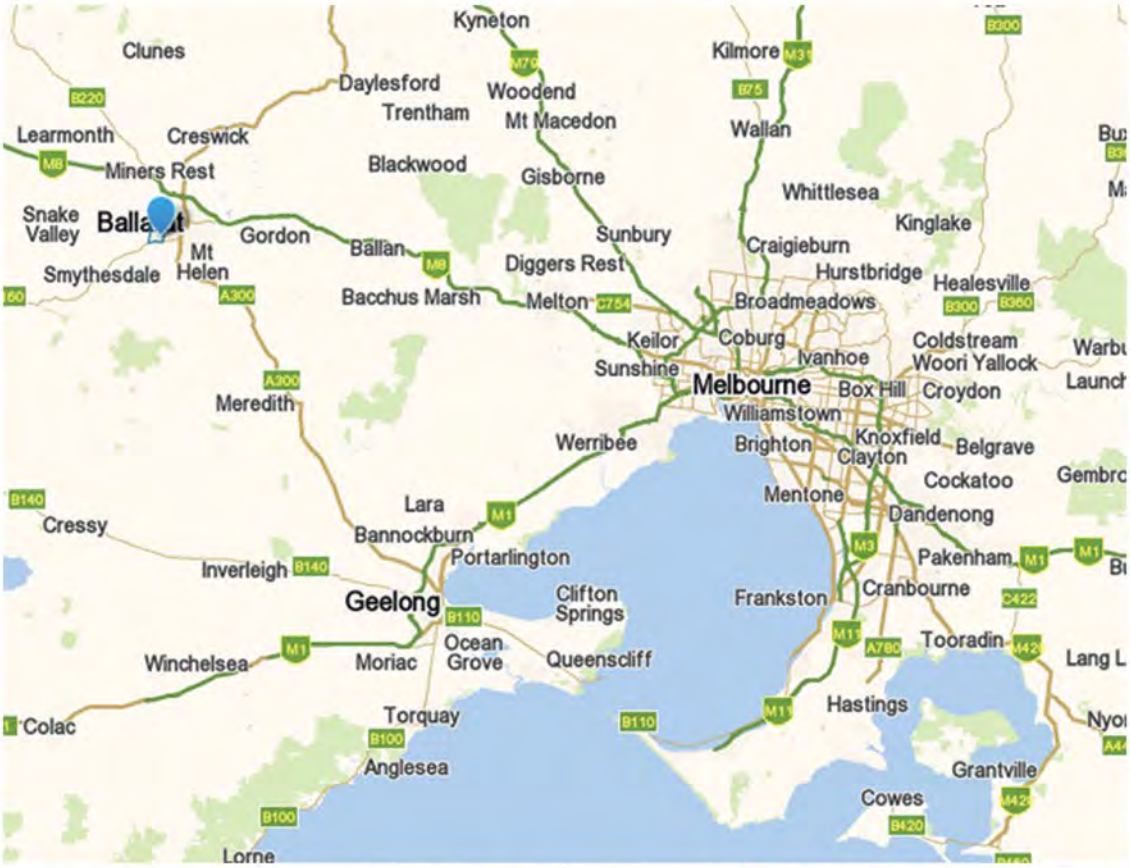
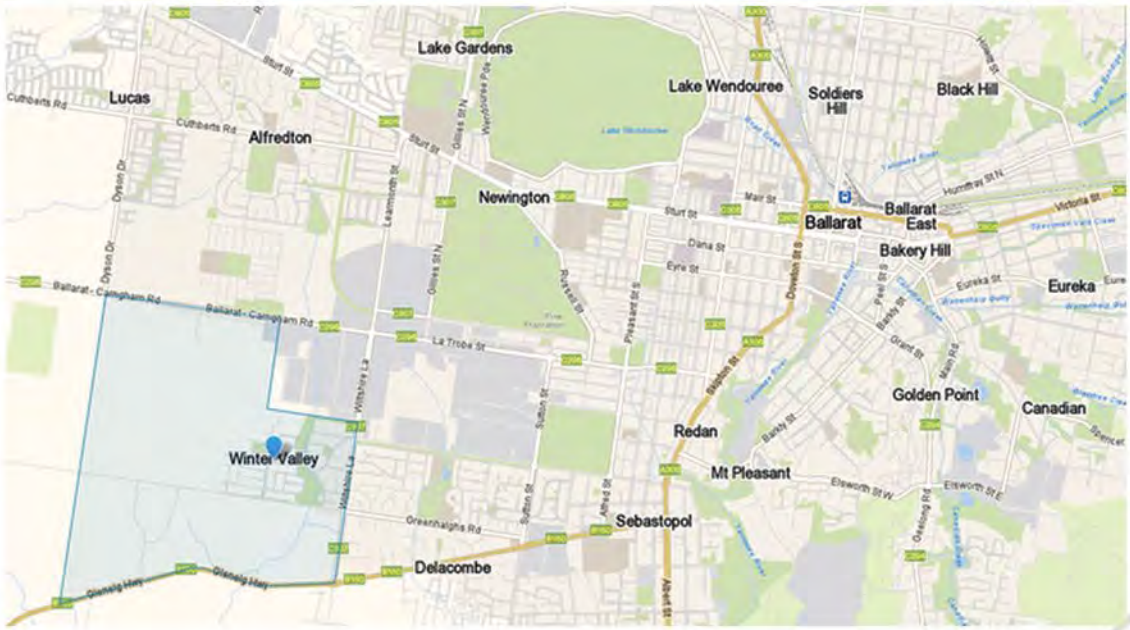
Champions Estate
Master Plan



Champions Estate
Master Plan

Winter Valley | Ballarat Victoria





The City of Ballarat

Ballarat is in a key strategic position at the centre of some of Victoria's most important freight, tourist and commuter transport routes. The four main highways radiating from Ballarat - the Western, the Midland, the Glenelg and the Sunraysia - connect it to industrial centres such as Melbourne, Adelaide, Geelong and Portland; regional locations like Bendigo and Mildura; and agricultural areas in the Mallee and Wimmera.

City of Ballarat Economic Profile

- Gross Regional Product – Estimated at **$5.63** Billion (1.4% of the Gross State Product)
- Population – **107,325** (ABS ERP 2018) and is forecast to grow to **144,108** by 2036
- Local Jobs – **55,140**
- Largest Industry – Health Care and Social Assistance
- Local Businesses – **8471**
- Employed Residents – **51,955**

Education

In education, Ballarat remains in a class of its own. Ballarat is home to some of the finest primary and secondary schools in Australia and several high-quality tertiary educational institutions.

Major Works for Ballarat

The Victorian Government is delivering vital infrastructure and transport upgrades in Ballarat to position the city for future population growth and investment opportunities. These projects will provide essential infrastructure, connections and services to support the city's growing population as well as deliver on the City of Ballarat's Making Ballarat Central – The CBD Action Plan 2017-2021.

To help with the impacts some of the construction projects are having on car parking, the Victorian Government is also providing $2 million to creating an extra 1000 parking space in the Ballarat CBD.

Major Works for Ballarat

Below is a list of the projects that are underway

Ballarat Line Upgrade

- duplication of 18 kilometres of track between Deer Park West and Melton
- a new Cobblebank Station, between Rockbank and Melton
- Rockbank Station rebuild, including platform extensions, pedestrian link and a new car park
- a new platform and pedestrian link at Bacchus Marsh, Ballan and Wendouree stations
- an extra track at Wendouree
- track duplication at Bacchus Marsh
- relocating stabling facilities from Bacchus Marsh to Maddingley
- passing loops at Ballan and Millbrook
- signaling upgrades and track improvements

Ballarat Bus Interchange
Ballarat Station Precinct Redevelopment

- a modern Quest Apartment Hotel with 77 rooms
- a refurbished Goods Shed featuring a conference and events centre operated by the Spotless Group with 1,700m2 of meeting rooms, a 300-seat banquet space and a 300-seat theatrette more than 900m2 of retail and dining options within the Goods Shed
- a public plaza suitable for community events, markets, and general use
- an access road connecting Nolan Street and Lydiard Street to the precinct with pedestrian linkages
- a commuter car park with 405 spaces over three levels
- additional 150 car park spaces for the hotel and conference centre
- construction of a bus interchange.

Main Street upgrades
VicRoads cycling strategy
Wendouree Station car park upgrade
Parking in the CBD
Proposed Fast Regional Rail
Ballarat Base Hospital $416.6 million redevelopment plan

- A new emergency department
- A modernised acute mental health facility
- an expanded intensive care unit
- a women and children's hub
- an expanded critical care 'hot floor'
- at least an extra 100 inpatient beds
- capacity to treat at least 18,000 more emergency patients and an extra 14,500 inpatients each year.

Rdv.vic.gov.au

Ballarat GovHub

Development Victoria is leading the development of a new government office precinct on the Civic Hall site in Ballarat's CBD, in partnership with Regional Development Victoria, the Department of Premier and Cabinet and the City of Ballarat.

The 'Ballarat GovHub' will be home to up to 1000 Victorian Government employees, including up to 600 public sector positions relocated from Melbourne, helping to revitalise a major part of the Ballarat CBD, generate long-term jobs growth, increase business confidence and further private sector investment.

GovHub tenants will include

- Regional Development Victoria
- VicRoads
- State Revenue Office
- Department of Justice and Community Safety
- Consumer Affairs Victoria
- Service Victoria
- Department of Education and Training

Population forecasts for the region project an additional **15,900** jobs need to be created over the next 15 years, and the Ballarat GovHub will contribute towards ensuring these needs are met.
The project received **$47.8** million in the 2017-18 State Budget.
Construction of the GovHub started in January 2019 and is expected to be completed in 2020.
The most recent update tells us that they are currently in the demolition phase.

facebook

https://www.facebook.com/BallaratCityCouncil/videos/450353232364385/

The Ballarat West Employment Zone

(BWEZ)

The Ballarat West Employment Zone (BWEZ) is the region's engine room for jobs and economic growth over the next 20 years.

BWEZ is located on the north-west fringe of Ballarat adjacent to the Ballarat Airport, existing rail infrastructure and the $38 million Ballarat Western Link Road To be delivered in stages, BWEZ will ultimately comprise a high-quality estate over 438 hectares, with a mix of industrial, wholesale, logistics, construction and other businesses. BWEZ has been designed and constructed to enhance business productivity, with a freight hub, access for high productivity freight vehicles, secure top-quality infrastructure and strong access to road, rail and ports.

Development Victoria is partnering with the City of Ballarat and Regional Development Victoria to deliver the project.

https://www.development.vic.gov.au/projects/ballaratwest-employment-zone

"Ballarat West Employment Zone is set to become the engine room for Ballarat's growth over the next 20 years, and the latest land sales prove how popular it is with growing businesses.
More and more businesses are choosing to base their operations in our regions, which is good for local communities and good for Victoria."

Tim Pallas, Treasurer

Premier.vic.gov.au (October 2018)

Area Profile

The size of Winter Valley is approximately 5.4 square kilometers.
The population of Winter Valley in 2011 was 4,932 people.
By 2016 the population was 6,309 showing a population growth of 27.9% in the area during that time.
The predominant age group in Ocean Grove is 20-29 years.
Households in Winter Valley are primarily couples with children and are likely to be repaying $1,400 - $1,799 per month on mortgage repayments. In general, people in Winter Valley work in a trades occupation. In 2011, 72.5% of the homes in Winter Valley were owner-occupied compared with 71.5% in 2016. Currently the median sales price of houses in the area is $397,000.

Period	Median Price year 2014	Median Price year 2015	Median Price year 2016	Median Price year 2017	Median Price year 2018
January	$343,746	$360,000	$365,000	$362,527	$375,000
February	$345,000	$362,500	$365,000	$362,527	$381,250
March	$346,403	$357,500	$366,250	$365,000	$376,416
April	$355,000	$360,000	$365,000	$365,000	$380,000
May	$346,403	$360,000	$365,000	$365,000	$381,500
June	$346,403	$360,000	$365,000	$362,000	$383,750
July	$346,403	$355,000	$368,750	$365,000	$387,000
August	$347,806	$360,000	$366,250	$367,500	$395,000
September	$376,168	$357,500	$367,500	$370,000	$396,000
October	$380,000	$355,000	$365,000	$370,500	$397,000
November	$376,168	$365,000	$360,763	$372,000	n/a
December	$360,000	$365,000	$362,527	$375,000	n/a

Statistics are calculated over a rolling 12 month period

Winter Valley
Household Structure

Type	Percent
Couples with Children	40.3
Childless Couples	37.4
Single Parents	20.8
Other	1.6

Statistics are provided by the Australian Bureau of Statistics (ABS

Household Occupancy

Type	Percent
Purchaser	43.3
Owns Outright	28.2
Renting	24.2
Not Stated	2.6
Other	1.6

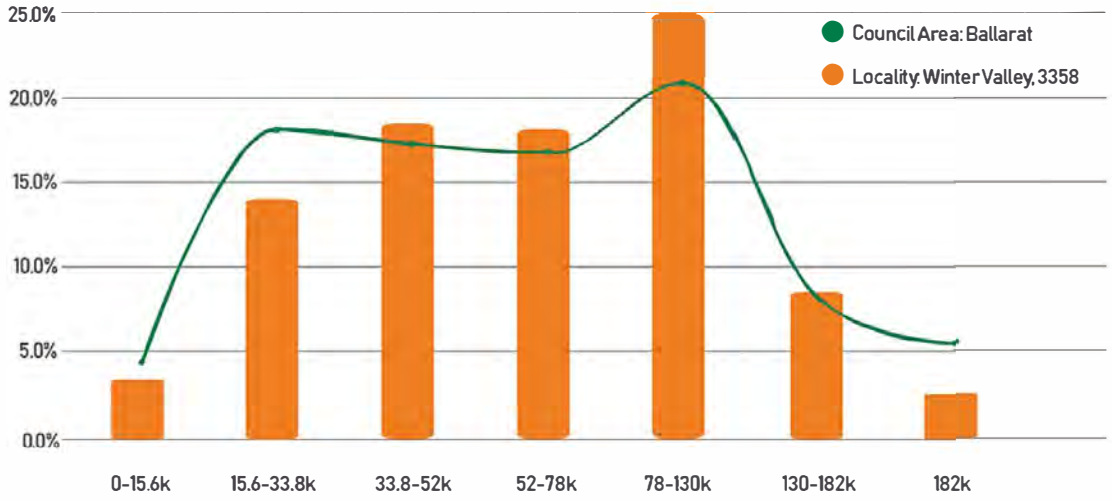
Statistics are provided by the Australian Bureau of Statistics (ABS

Household Income

Income Range	Winter Valley %	Ballarat %
0-15.6	3.4	4.3
15.6-33.8k	14.1	18.1
33.8-52k	18.5	17.2
52-78k	18.2	16.7
78-130k	25.0	20.8
130-182k	8.5	8.0
182k+	2.5	5.4

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income



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PROPERTY INVESTMENT PROSPECTUS