

## **31-33 Campbell Street, Liverpool**



### **Overview**

This outstanding development yields rental rates that are higher than the Sydney average. We have negotiated major price discounts from the already very affordable purchase prices.

Exceptional population growth in Liverpool and South West Sydney is helping re-position Liverpool as a major regional centre in metropolitan Sydney. This position is reinforced by its key location, improved transport links, superior health service, arts and entertainment facilities.

The key drivers in Liverpool's residential property market are affordability and growth. The population growth alone has been triple the Sydney average. Capital growth has been double the Sydney average over the last five years and this growth looks set to continue. Perfectly located next to two hospitals, three schools, a major Westfield shopping centre and major transport links, this development represents an excellent investment opportunity.

### **The development**

Situated on the corner of Campbell and Tindall Streets in Liverpool, this development is centrally located just steps away from three schools, two hospitals, Westfield Liverpool and Liverpool's CBD. The upper units have district views, with select penthouses featuring high ceilings and district and city views. Most units are already leased which shows the demand for high quality, well located property in the area. This development is less than a kilometre from two Sydney train stations (Warwick Farm 1km; Liverpool 750m), the Hume Highway and a short drive to both the M5 and the newly opened M7.

### **Key points:**

- 15% below independent valuation
- Most units are already tenanted
- Population growth is triple that of Sydney
- Capital growth has been double the Sydney average over the last 5 years
- M7 and infrastructure upgrades will greatly influence growth in the area
- Liverpool is 32km southwest of Sydney CBD and 12km south of Parramatta

TOTAL DWELLINGS	83 x 1, 2 and 3 bedroom units
AVAILABILITY	15 units
PRICES	\$289,000 - \$399,500
CATEGORISATION	- 1, 2 and 3 bedroom apartments, single and two level designs - 1 and 2 bedroom ground floor terrace/garden units - 3 bedroom penthouse units with expansive district and city views
CAPITAL GROWTH	Jan 2000-Dec 2005 (units) - 14.5% p.a. average. Compared to 7.0% p.a. growth average for Sydney
AVERAGE RENTAL YIELD	3.7% for Liverpool, 4.5% for this development
FIXTURES AND FITTINGS	Premium quality, stainless steel Omega range, stovetop and oven, Fisher and Paykel dryer included
PARKING	Secure two level underground car park with lift access
SECURITY	Sixteen-camera video surveillance system networked throughout the development and viewable from each unit's TV. Secure entrance and side gates
DISABLED ACCESS	Handicapped ramp at front entrance

### **About Liverpool**

Liverpool lies within the fastest growing corridor of metropolitan Sydney with regard to both capital growth, gross domestic production and population growth. Recently completed transport and commercial infrastructure projects have made Liverpool more accessible and more attractive to the rest of Sydney. Though it has lost much of its old working-class character in recent years, it has become one of the most multicultural cities in Australia.

The key drivers in Liverpool's residential property market are affordability and growth. Similar to most suburbs in capital cities, the housing market in Liverpool saw a strong surge in activity and value in the past several years, and remained virtually insulated against the plunge in housing prices that was evident across most of Sydney. Liverpool is the largest suburb of the Council of Liverpool City and is located in the southwest of Sydney in a region which is second only to Sydney CBD and Parramatta in terms of GDP in NSW.

#### **For more information contact:**

**Debbie Eyres**

**Dougmal Real Estate**

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**Fax: (02) 4628 7177**

**Email: [promotions@dougmal.com.au](mailto:promotions@dougmal.com.au)**

## **HOW TO INVEST**

To secure a property within this development, below are the steps you will be required to take:

### **1) Contact**

Contact Dougmal Real Estate to register your interest in the property and to arrange viewing.

Debbie Eyres  
Dougmal Real Estate  
Email: [promotions@dougmal.com.au](mailto:promotions@dougmal.com.au)  
Ph: (02) 4628 7444  
Fax: (02) 4628 7177  
[www.dougmal.com.au](http://www.dougmal.com.au)

### **2) Organise the deposit**

A 10% deposit is required to exchange contracts. This deposit can be provided via any of the following methods:

- Cash (held Dougmal Real Estate's Trust Account)
- Deposit Bond
- Bank Guarantee

### **3) Exchange contracts**

- a) Your solicitor will be sent the contract to review.
- b) Once you are satisfied with the contract you will need to sign and return it to your solicitor with the 10% deposit.
- c) This needs to happen within 14 days of receiving the contract.

### **4) Settlement**

- a) The balance of payment (the remaining 90%) is due on settlement.
- b) We will keep you informed as to the status of the development and give you ample forewarning of settlement dates.

If you do not have your own solicitor or mortgage broker, we can provide you with details of a solicitor or broker in your area.