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# PROPERTY PROSPECTUS

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# EXECUTIVE SUMMARY

## Sydney's Fast-tracked Growth Region

Villawood, in Sydney's West, is undergoing an exciting transformation.

One of 4 major rezoning projects approved by the NSW Government, Villawood's \$326M town centre upgrade was fast tracked to capitalise on the significant growth potential identified in the region.

Villawood benefits from substantial Government investment in transport and connectivity; significant urban rejuvenation; and the pioneering spirit of developer ABA Group who are driving the changing face of Villawood on the ground, with its pivotal developments, 888 Apartments and now VI Apartments.

Jobs growth, better connected communities, increased amenity, VI is in the heart of it all, and only 8km's from Sydney's second largest CBD, Parramatta, and within easy reach of Sydney's eight business hubs.

VI Apartments, and ABA Group, are helping to shape the transformation of this fast growth region. VI is ABA Group's second development in the region following the sell-out success of its 888 Apartment development. Don't miss out on this opportunity to get in at the ground level!

## Project Summary

**Project Name:** VI Apartments

**Sales To-date:** \$23M in 2020 during COVID

**Project Status:** Construction commenced early 2020, due for completion late 2021

**Project Location:** 1 Villawood Place, Villawood NSW 2163

**Display Location:** 888 Woodville Road, Villawood NSW 2163

**Phone Number:** 1300 595 488

**Website:** <https://www.viapartments.com.au>

**Developer:** ABA Group

**Project Marketer:** St Trinity Property Group

Type of units	Average size Internally (m <sup>2</sup> )	Rental Estimates (per week)	Strata Estimates (Qtr)	Price Range
1 Bedroom	53	\$390 - 430	\$500 - 600	\$405,000 - \$445,000
2 Bedroom	75	\$470 - \$520	\$600 - \$750	\$475,000 - \$570,000
3 Bedroom	95	\$530 - \$560	\$750 - \$900	\$580,000 - \$650,000
4 Bedroom	127	\$580 - \$600	\$900 - \$1,000	\$715,000 - \$735,000

# INVESTMENT OPPORTUNITY

## Why Invest In V1?

**Villawood, and V1 Apartments, represent a very compelling story for investors.**

- Tight rental market - A suburb with a high proportion of renters
- Why rent when you can buy? The most affordable property entry pricing and strong gross rental yields
- Quality residential development with hard wearing finishes, tiled throughout, quality branded appliances (Fisher & Paykel), air-conditioning, underground parking
- High rental population and demand, but low stock on the market to satisfy - only 5 apartments available for rent in Villawood (as at Dec 2020)
- 100m to train station and adjacent to Aldi supermarket
- Located within easy reach of Sydney's 8 business hubs and just 8km's from Sydney's 2nd CBD and employment hub, Parramatta
- \$326M upgrade to the town centre to deliver jobs, connectivity, apartments and mixed use precinct
- Established developer in the region driving town centre urban rejuvenation
- V1 Apartments are under construction with completion due 2021
- Current Promotions: '**Live Mortgage-free for 12 months**', '**5% deposit**', plus '**5% Rental Guarantee for 2 years**' (terms and conditions apply)

Suburb  
Villawood

Region  
Canterbury/Bankstown

**1.13%**

Current Vacancy Rate



**19**

Housing rental stock available



**5**

Apartment rental stock available



**52.65%**

Rental population





# V1 - Exceptional Value for money

Villawood represents exceptional value for money when it comes to buying brand new/off-plan developments in Western Sydney, with highly competitive entry point pricing and strong rental return.

Entry point into V1 development starts at \$405,000 for a 1 bedroom property, \$475,000 for a 2 bedroom and \$580,000 for a 3 bedroom property. In the map below, when compared with key new development hotspots in Western Sydney, V1 is the prime choice for investors - priced considerably below neighbouring suburbs.

The addition of a 5% Rental Guarantee for investors<sup>^</sup> is the further incentive you need to invest.

<sup>^</sup>Limited time only, terms and conditions apply, Enquire now

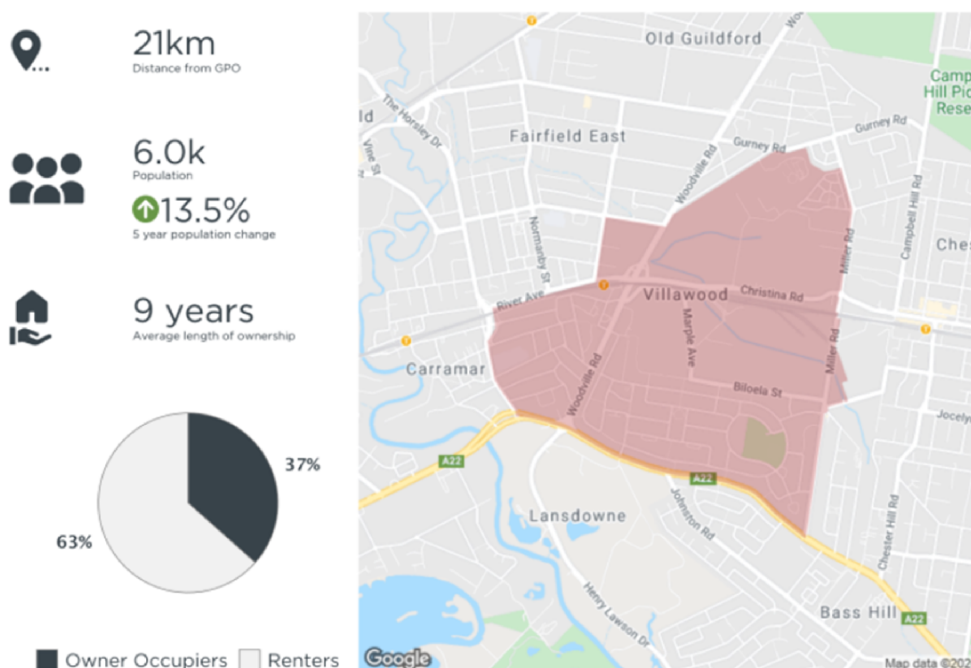


# AREA OVERVIEW

**Villawood** is a suburb that stretches across two Local Government Areas in NSW, the city of Canterbury-Bankstown and City of Fairfield, divided by Woodville Road. V1 Apartments falls under the city of Fairfield.

With a population of 6,030 people, 52-63% of Villawood's occupants live in rental accommodation.

The City of Canterbury Bankstown population in 2020 is 388,124 and is forecast to grow 19.% to 463,311 by 2036, and the City of Fairfield population in 2020 is 215,677 and is forecast to grow 13.66% to 245,145 in 2036.



The size of Villawood is approximately 3.9 square kilometres. It has 10 parks covering nearly 3.6% of total area. The population of Villawood in 2011 was 5,304 people. By 2016 the population was 6,021 showing a population growth of 13.5% in the area during that time. The predominant age group in Villawood is 20-29 years.

Households in Villawood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Villawood work in a trades occupation. In 2011, 36.4% of the homes in Villawood were owner-occupied compared with 35.1% in 2016. Currently the median sales price of houses in the area is \$720,000.



PROPERTY REPORT



**1.13% Vacancy**  
(Corelogic)



**4.4% Yield**  
(Nov 2020, SQM)



**\$488 p.w  
Med Rent**  
(Domain Dec '20)



**5% Rental  
Guarantee**  
(for 2 years.  
Investors only.  
T's & C's apply)



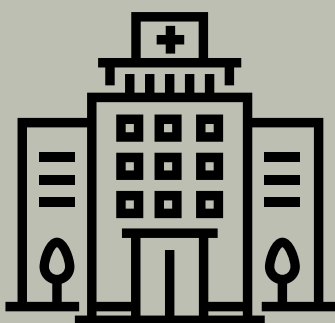
**2 MIN**

Walk to Villawood Train Station



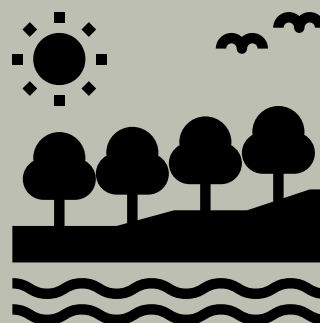
**8 MIN**

Drive to Sefton High School



**10 KM**

Drive to Westmead Hospital



**4 MIN**

Drive to local parks & waterways



**13 KM**

Drive to Sydney Olympic Park



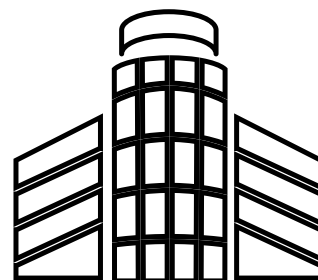
**8 KM**

Drive to Parramatta CBD



**1 MIN**

Walk to Town Centre



**7 KM**

Drive to Stockland Merrylands



# MARKET OVERVIEW

## Apartments

Apartments are a newer proposition to Villawood, hence stock on market is quite low

- Apartments are helping to deliver the Villawood of tomorrow; V1 Apartments is the only brand new development between Bankstown and Fairfield
- Median rent for a unit in Villawood is \$488 per week, producing a gross rental yield of 4.8% for 2 bed apartments
- The surrounding regions of Fairfield and Canterbury-Bankstown have larger populations and slightly higher vacancy rates, but with considerably higher levels of stock available for rent
- Median rental asking prices has seen a resurgence post the 2019 market downturn and in line with new unit product on the market
- For comparison purposes, Sydney vacancy rate was 3.5% in Sept 2020

### VILLAWOOD

A survey of average capital gains or median home price increase in suburbs across the country shows that this suburb obtained a 7.88% growth over a ten-year period. It ranks 217th on the list of suburbs that property investors should look into.

The suburb's capital gain of 10.05% for the past year is higher than average compared to its 11.15% growth within a five-year period.

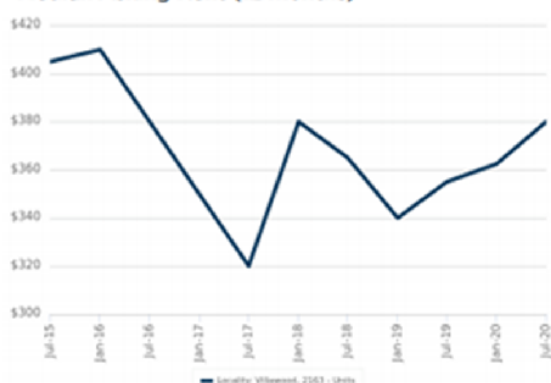
Property investors have seen a 2.86% gain in Villawood based on an increase in median home prices for the past three months.

They believe that homeowners and real estate investors betting on Villawood, 2163 can rest assured about this NSW suburb's performance.

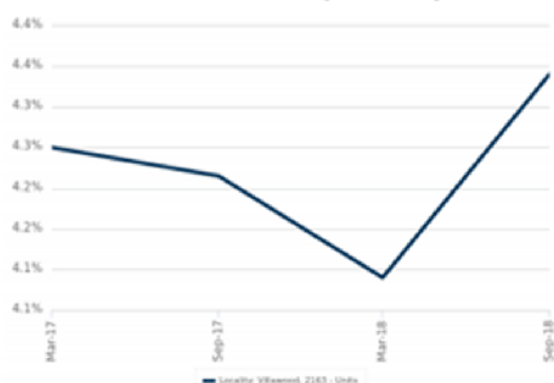
# MARKET OVERVIEW

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Villawood has a much tighter rental market than neighboring regions, with a high proportion of renters, and strong gross rental yield - but little stock on the market to satisfy rental demand. A strong and compelling proposition for an investor looking for high occupancy, strong yields and strong rental demand.

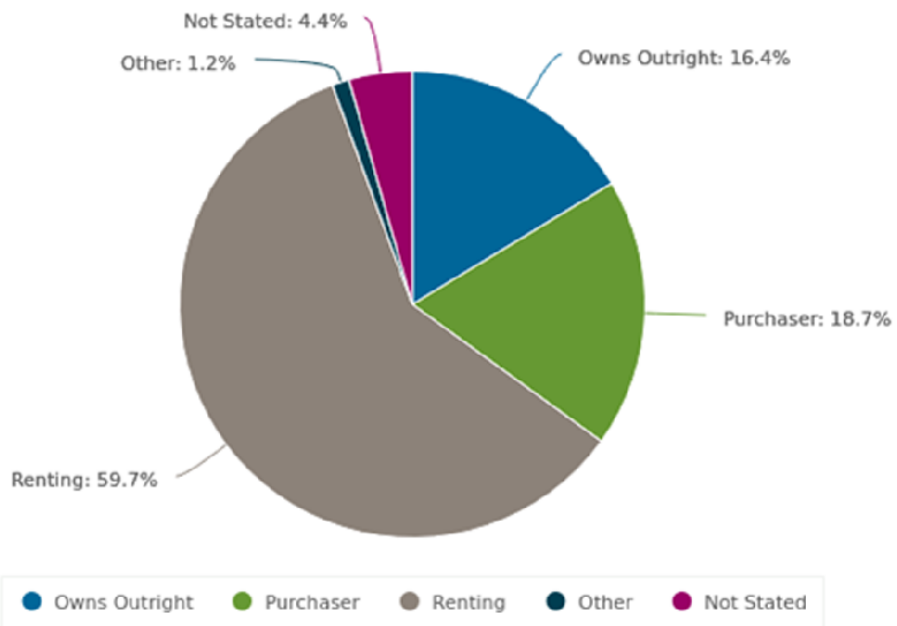
ABA Group's inaugural development in Villawood, 888 Apartments saw an average of 4 days on the market for rental properties in this tight market.

## Villawood Household Structure

The predominant age group in Villawood is 20-29 years, and in general people work in trades occupations

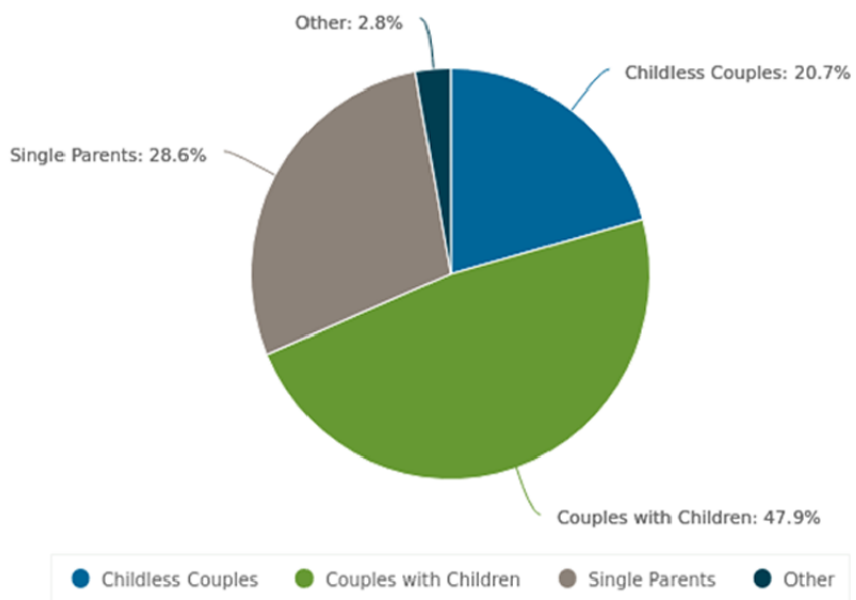
- Households are primarily made up with couples with children
- With a population of 6,030 people, between 52-63% of its occupants live in rental accommodation.
- 34.9% of the Villawood households earn more than \$52,000 p.a, 21.2% earn more than \$78,000 p.a.

### Household Occupancy



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

### Household Structure



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



## Urban Framework Plan

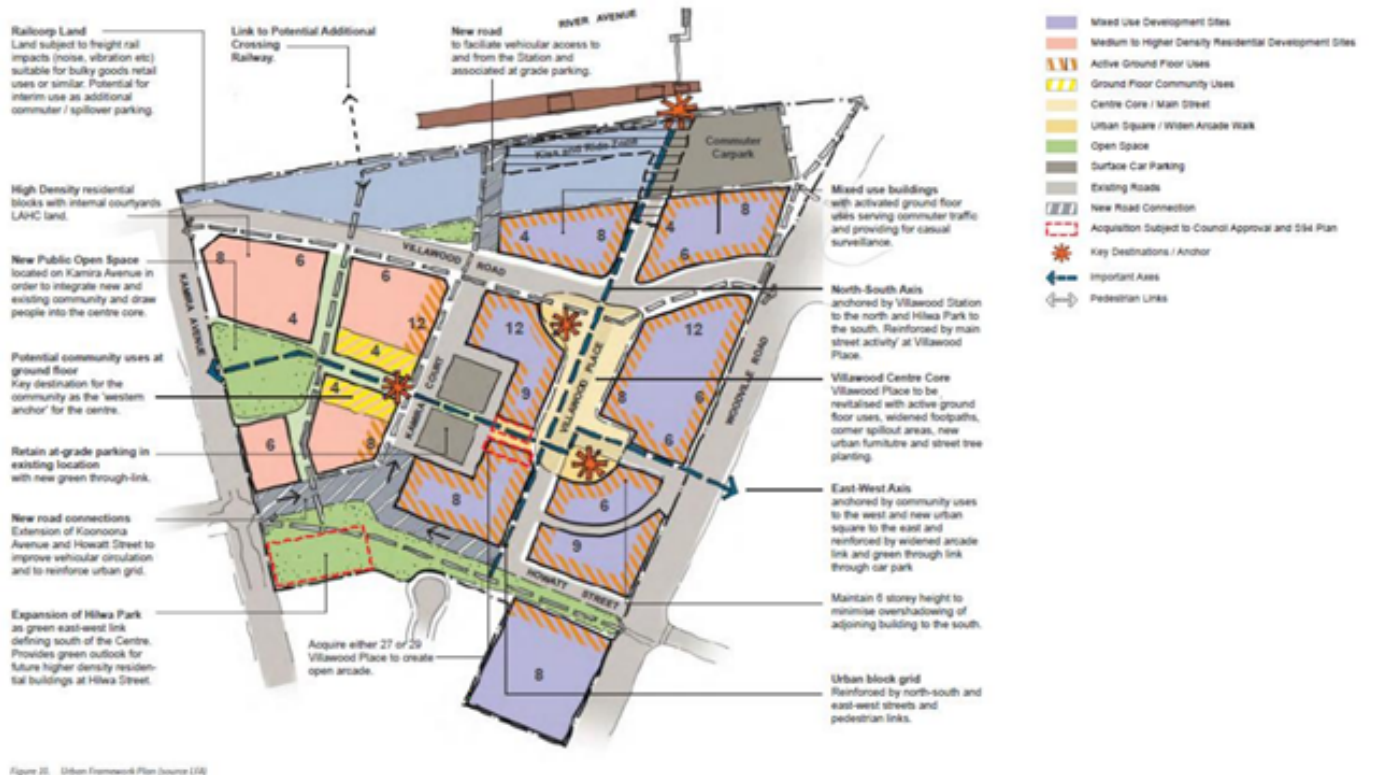


Figure 25. Urban Framework Plan (Source: LG)

### Villawood Town Centre Redevelopment - A \$326 million upgrade to the town centre to create jobs and a vibrant mixed-use precinct

Four major rezonings have been approved by the NSW Government to generate 1,000 local jobs during construction, delivering 2000 new homes and inject \$500 million into the economy.

The Villawood Town Centre DCP was recently fast-tracked through the State Government's Planning System Acceleration Program to create more liveable and better-connected communities across Western Sydney.

"This is about bringing new life and vibrancy back into these town centres and creating well-connected communities so more people can live closer to where they work," Premier Gladys Berejiklian said.

#### Key focus areas of the DCP:

- Connectivity – transport facilities including the railway line, bus services and car park facilities
- Business and Leisure – a town centre supporting and facilitating retailing and commercial activity
- Increase population and opportunities for apartments and mixed use
- The establishment of a village square along Villawood Place will revitalise the town centre and increase surrounding open space and interconnection between the pedestrian network and new shop-top housing, complete with active grounds, widened footpaths and urban furniture.



# PROJECT OVERVIEW

Set to become one of Villawood's premier landmarks, V1 Apartments is an impressive building offering sophisticated interiors and functional apartment layouts.

Designed by award-winning architect Tony Owen, the bold architecture offers a multi-edged facade, stylish glass balconies and an artfully selected colour scheme that compliments the surrounding environment.

Situated in Villawood's most central location, V1 Apartments's elevated outlook ensures each apartment is uniquely enhanced by an abundance of natural light and scenic district views of Villawood's leafy parklands.

## Exterior CGI



## Interior CGI

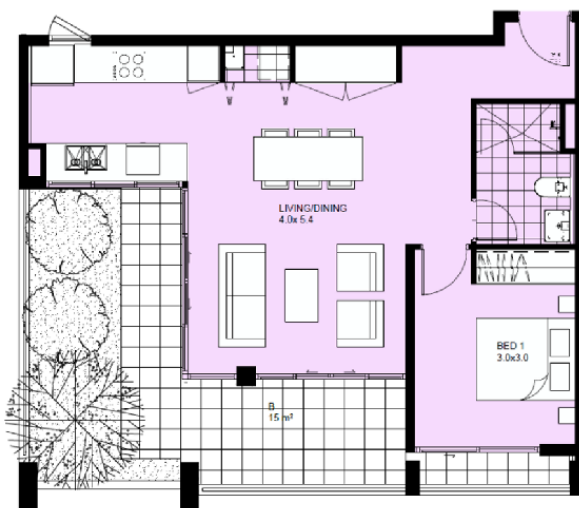


# Sample Floor Plans



## 1 BEDROOM

LEVEL 1  
UNIT 116 / 216  
INTERNAL AREA : 54.5 sqm  
BALCONY AREA : 10.5 sqm



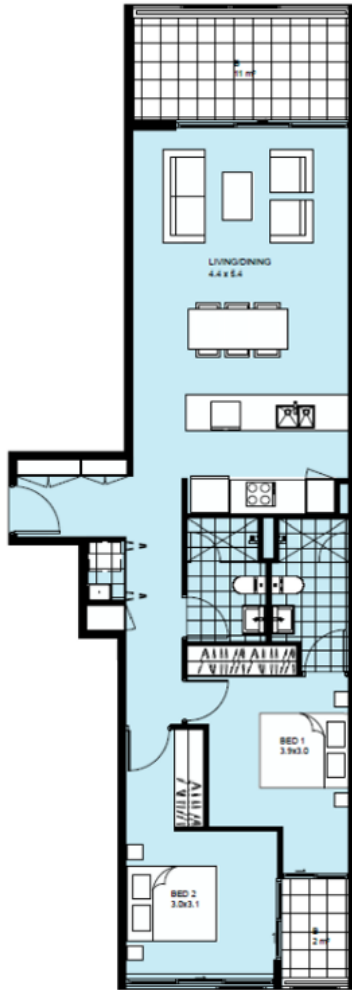
## 1 BEDROOM

LEVEL 7  
UNIT 715  
INTERNAL AREA : 54.7 sqm  
BALCONY AREA : 14.9 sqm



## 2 BEDROOM

LEVEL 3 / 4 / 5 / 6 / 7  
UNIT 314 / 414 / 514 / 614 / 714  
INTERNAL AREA : 70.0 sqm  
BALCONY AREA : 10.0 sqm



## 2 BEDROOM

LEVEL 1 / 2 / 3 / 4 / 5

UNIT 113 / 213 / 313 / 413 / 513

INTERNAL AREA : 77.8 sqm

BALCONY AREA : 11.8 sqm

## 3 BEDROOM

LEVEL 3 / 4 / 5 / 6 / 7 / 8 / 10 / 11

UNIT 301 / 401 / 501 / 601 / 701 / 801 / 901 / 1001 / 1101

INTERNAL AREA : 95.0 sqm

BALCONY AREA : 14.4 sqm



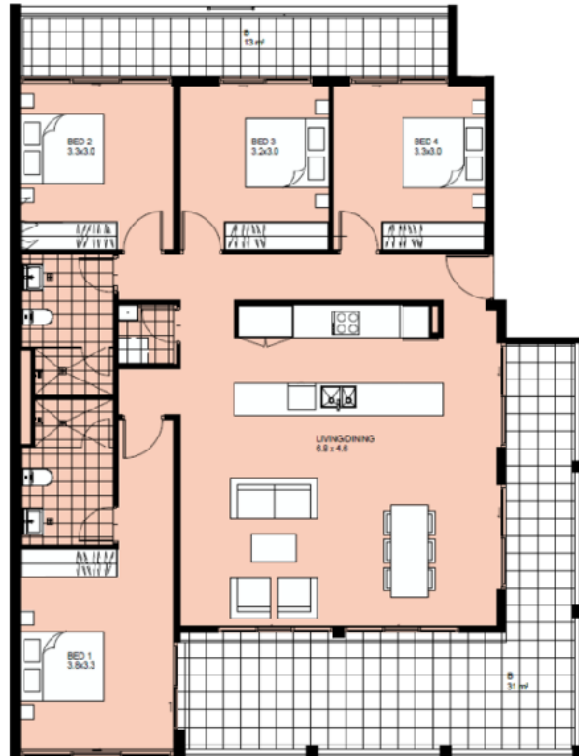
### 4 BEDROOM

LEVEL 10 / 11

UNIT 1008 / 1108

INTERNAL AREA : 127.00 sqm

BALCONY AREA : 43.40 sqm





# FAQ

Does the building have DA approval?	Yes
When will construction commence?	Construction has commenced
When will construction be finalised?	Late 2021
What is the sunset date in the contract?	June 2023
What is the building structure and features?	Concrete framed structure with a combination of quality face brick and full height glazing
Residential or mixed use?	Mixed use (Residential building with ground floor retail/commercial)
What are the building facilities?	Community roof, two rooftop courtyards, a ground level communal courtyard
Security/Intercom	Voice Intercoms with level locked levels
Hot water service	Central gas hot water system
Cooking	Gas cooktop, electric oven
Garbage room?	Garbage room in basement
Built-in-robos fitted out?	Yes - Hanging rails and shelving
Party Walls?	All inter-tenancy walls and floors are acoustically engineered to provide acoustic separation
Are car spot locations determined?	Not at this stage
Sustainability	LED downlights, cross-ventilation
Air-conditioning in apartments	Air-conditioning in apartments 1 bed units - split system in living room only 2 bed units - split system in living and master bedroom 3 & 4 bed units will have Samsung or similar reverse cycle inverter ducted system

Location of air-conditioning condensers	Located on balconies
Acoustic treatment	Yes, to comply with the Building Code of Australia.
Who is the builder?	ABA Group
Is the building FIRB approved?	Foreign purchasers will be required to apply for FIRB approval.
Number of units & levels?	160 units over 11 levels
Completion date?	Late 2021
Sunset clause date?	30 June 2023
Who is the builder assigned?	Nationwide Builders
Previous jobs of builders?	888 Woodville Road, Villawood NSW 2163
Who are the architects?	Tony Owens Architects
Gas connection & gas outlet in balconies?	Yes
Water connection on balcony?	No
Where are the compressors located?	On balcony
Party walls construction material?	Hebel
Will there be a Garbage chute or commercial/Residential bin room?	Garbage Chutes
Is there parking for visitors?	Yes - 31 car spaces
Where is entry & exit to car park?	Kamira Circuit
How many lifts?	4 Lifts

# Apartments

Do all apartments have air conditioning? If so what type?

- Studio & 1 Bedroom - 1 split system
- 2 Bedroom - 2 split systems
- 3 & 4 Bedrooms - ducted

What flooring will be used throughout the units?

Tiles throughout the unit and carpet in the bedrooms

NBN & Foxtel Connection?

Yes

Ceiling height?

2.7m

What lighting is used internal - what colour?

Downlights - White

What security is there in the building - lifts / foyer / intercoms

Video & Voice intercoms with level locked levels

What storage provisions will be included (Basement and Unit) i.e. cages/ cupboards etc.

Storage cupboards in units and storage cages in basement

Will the range hoods be recirculated or ducted?

Ducted

# Sales Information

What is specifically unique about this building?	Convenient location within 100m to Train Station Directly across the road from Aldi Supermarket 8 city centres within 8km of building Massive growth corridor Very high-quality finishes apartments
What deposits are being accepted at the moment? (dep. Bonds etc...)	10% deposits Deposit bonds accepted
What is your position on invested deposits?	Interest is to be shared 50/50 between Purchaser and Vendor
What is the general position on offers from buyers?	Offers to be submitted in writing for approval
Depreciation Schedules?	Will be available in Google Drive
FIRB Policy	Accepted subject to FIRB approval
What is the variations policy?	Subject to approval
What share facilities or communal areas will there be?	Communal landscaped gardens on level 4 and 2 rooftop gardens
Can purchasers reconfigure or join apartments?	No
What are the quarterly council and water rates?	Approx. Council \$450 Approx. Water \$150

# CURRENT PROMOTIONS

Live 12 Months Mortgage-Free & 2 Years Strata-Free, or 2 Years Rental Guarantee with V1 Apartments



There's no reason to stop investing in property in 2020. For a limited time only when you invest in a brand new apartment at V1 Apartments :

- Pay only 5% deposit
- Zero strata fees for 2 years or 2 years Rental Guarantee

Promotion/Client	FHB/OO	Investors
12 months mortgage free	✓	✓
5% deposit	✓	✓
Rent Guaranteed for 2 years	×	Choose between RG or Zero Strata Fees
Zero Strata Fees for 2 years	✓	
Government Grants	FHB, FHBAS, FHLDS	



# Promotional Terms & Conditions

- Applies to new clients who have not currently exchanged/purchased a property at V1 Apartments in Villawood
- St Trinity Property Group new clients only
- Place a deposit on a selected new V1 Apartment between 16th October and 12th December 2020
- Must exchange contracts within 14 days of issue of the contract to you/ your solicitor or conveyancer and complete the contract by its due date for completion.
- Only contracts exchanged by 31st December are deemed valid for the promotion

# RERERENCES / DISCLAIMER

## References

- Corelogic Suburb Profile Report November 2020
- ABS Population Data
- <https://www.smartpropertyinvestment.com.au/data/nsw/2163/villawood>
- Suburb performance report <https://www.realestateinvestar.com.au/Property/villawood>
- <https://sgmresearch.com.au/property-rental-yield.php?region=nsw-Sydney&type=c&t=1>
- <https://forecast.id.com.au/canterbury-bankstown>
- [https://www.communitiesplus.com.au/\\_data/assets/pdf\\_file/0011/647795/Villawood\\_Town\\_Centre\\_Urban\\_Design\\_Study.pdf](https://www.communitiesplus.com.au/_data/assets/pdf_file/0011/647795/Villawood_Town_Centre_Urban_Design_Study.pdf)
- <https://www.fairfieldcity.nsw.gov.au/Planning-and-Building/Online-tracker-and-registers/Public-Notices/Villawood-Town-Centre-DCP>
- DOMAIN Group Internal Data, Residential Sale Listings (New Dev listings only), Apartment/Unit Listings, Median Advertised Price. Dec 2019 - Nov 2020.

## Disclaimer on Floor Plans & Inclusions

The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and others details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property.

## Disclaimer on Pricing

Prices are correct as at 16 th October 2020 and is indicative and should be used as a guide only. Availability of products and price is subject to change without further notice. Purchasers must obtain their own advice and satisfy themselves about their eligibility. To find out if you are eligible for the NSW First Home Owner Grant, visit <https://www.revenue.nsw.gov.au/grants-schemes/previous-schemes/first-home-owner-grant>. To find out if you are eligible for no stamp duty, visit: <https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/transfer-duty>.



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