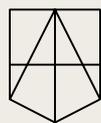


ASCOT TERRACES



**Unique
opportunity
in the heart
of it all.**





artist impression

**Set in the heart of Pakenham,
South East of Melbourne, Ascot
Terraces offers the perfect balance
of rural and suburban living.**

Situated within the re-development of Pakenham Racecourse, these 18 townhouses offer a rare opportunity to own a brand new home that is immediately surrounded by an established mix of residential, retail, recreation and green spaces.

Everything you need within easy reach.

Shopping

- 1 Marketplace Shopping Centre
- 2 Pakenham Place Shopping Centre
- 3 Main Street Shopping Precinct

Schools

- 4 Pakenham Springs Primary
- 5 St. Patricks Primary
- 6 Pakenham Secondary College

Parks

- 7 PB Ronald Park
- 8 Mt Bourke Boulevard Reserve
- 9 BJ Wallis Reserve
- 10 Bourke Park

Transport

- 11 Pakenham Train Station

Restaurants & Accommodation

- 12 Castello's Cardinia Hotel
- 13 Pakenham Hotel
- 14 The Cardinia Club

Community

- 15 Maternal & Child Health (MCH)
- 16 Community Health Service
- 17 Medical Centres (x2)
- 18 Veterinary Clinic
- 19 Pakenham Library

Sport

- 20 Pakenham Golf Club
- 21 Tennis Centre

- Train Network
- Bus Network
- Town Centre
- Reserve
- Ascot Terraces
- Ascot Estate



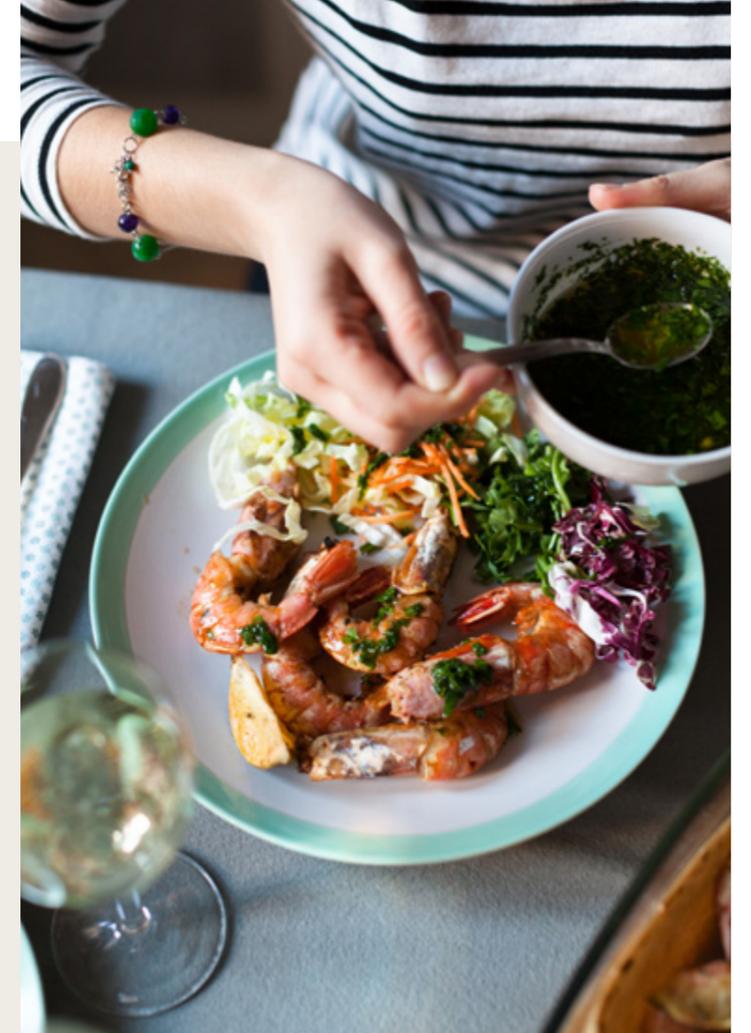


The living is easy; the possibilities - endless.

Ascot Terraces is everything you've been looking for, perfectly located and bursting with possibility, Pakenham Town Centre is just minutes away. Collect your groceries from one of several supermarkets, or spend an afternoon browsing the boutique stores. Grab lunch or dinner at one of the fantastic local cafes and restaurants, or spend an entertaining night out at one of the vibrant bars and pubs.

Young minds are set to shine with a selection of well-established primary and secondary schools to choose from. When class is over, the Pakenham Library offers a world of educational extras such as music and art rooms, and reading material for the whole family.

Those commuting to the City for work only need to take a short stroll to the Pakenham station, while the Pakenham recreational reserve will see your weekend full of outdoor fun with sports grounds, a swimming pool, shaded family areas and BBQ facilities.





Your weekend full of outdoor fun.



Young minds are set to shine.

**Ascot Terraces
is everything
you've been
looking for.**

Fantastic local cafes and restaurants.



Bright, spacious, modern.



These townhouses adorn beautifully planned streets, perfect for a family-friendly lifestyle. Contemporary and elegant, they combine supreme functionality with a distinctly modern aesthetic. With options of two and three bedrooms, these two storey homes boast living areas on the ground floor that open up to an outdoor courtyard creating light and open spaces.

Each townhouse is thoughtfully designed, with stainless steel appliances and split-system heating and cooling. Secure living, with low maintenance gardens and interiors, will leave you more time to enjoy the things you love.



Unrivalled investment opportunity.

Set in the heart of thriving Pakenham, Ascot Terraces offers an unrivalled investment opportunity.

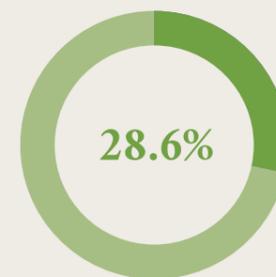
Pakenham belongs to the second fastest-growing region in Australia, Casey Cardinia Region, and is a highly sought-after location for young families and professionals looking to get their foot on the property ladder.

The area offers affordable pricing, numerous public transport connections, high rental demand and a relaxed, family-friendly lifestyle that is second to none. With rental yields and annual growth steadily increasing for both house and units, and renters making up nearly 30% of the population, there's never been a better time to invest in Ascot Terraces.

Median House Price



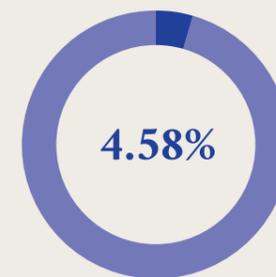
Median House Rent



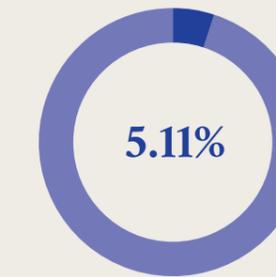
Rental Population



Vacancy Rate

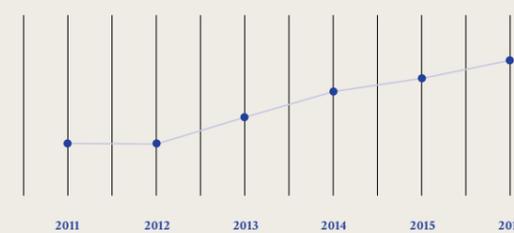


Gross Rental Yield (House)



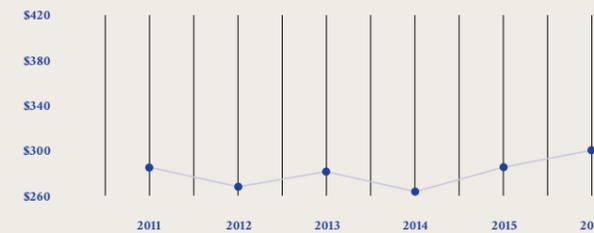
Gross Rental Yield (Unit)

Average Annual Growth



House (+4.2%)

Average Annual Growth



Unit (+1.2%)

Source: realestate.com.au

The Team

ASTRACORP

DEVELOPER

As a diversified company, our approach is flexible and individually tailored for every project. From finding the perfect location to pioneering architecture and superior construction, our developments offer unmatched quality and superior investment value. Astracorp founders, Brijesh Purohit and Dipti R Dash, have had more than 12 years combined experience in property development, and a proven track record of high-quality developments and shareholder returns. Creating a valuable legacy is at the foundation of everything we do, and we actively share this philosophy with our partners and consultants to ensure that every project remains true to this vision.

www.astracorp.com.au

CORE | PROJECTS

SALES AGENT

Core Projects has more than 20 years experience in acquisition, providing a complete service to developers, investors and landowners. They have intimate knowledge of local areas and markets by establishing excellent relationships with developers and clients, as well as being highly regarded by councils and consultants. Core Projects have led the acquisition, transaction and negotiation of some of the largest broad-acre land and landmark development sites in Victoria.

www.coreprojects.com.au

LATITUDE 37

BUILDER

Latitude 37 was established in 2006 with a vision to deliver exceptional outcomes and high levels of client service. From humble beginnings and a handful of initial staff, we have quietly established ourselves as a quality custom design and build company, now employing almost 100 professionals in areas like management, sales, marketing, design, estimating, drafting and construction. By specialising in knock down rebuild and dual occupancy projects, particularly with sloping sites and unique blocks, the company has grown rapidly through word of mouth and referral business, highlighting the successful delivery of our vision of 'happy clients, great homes'.

www.l37.com.au

DISCLAIMER OF LIABILITY

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1300 693 103

