

Presents

9 Exclusive Single Contract Town Homes in the Riverdale Village Estate – Tarneit (SMSF Suitable)

Creation Homes are proud to announce the highly anticipated release of 9 SMSF Suitable Single Contract 3 & 4 Bedroom Town Homes in the Riverdale Village Estate in the desired suburb of Tarneit with Land Titles currently estimated

Riverdale Village is located in the fast growing and vibrant community of Tarneit, approximately 25 kms west of Melbourne's CBD.

Bound by Leakes Road to the North, and Davis Road to the East, Riverdale Village is ideally positioned to provide residents with convenient access to public transport, major road networks, and to all of the best lifestyle attractions found in Melbourne's west.



ABOUT RIVERDALE VILLAGE

Adopting the very best in contemporary urban design, Riverdale Village is planned to provide future residents with easy access to local shopping, parks, gardens and community facilities whilst having public transport, schools and other important lifestyle and community amenities close by.

Riverdale Village is proudly developed by YourLand Developments in conjunction with APD Projects.

Leighton Hammond | Business Development Manager | Creation Homes

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LOCATION



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WETLANDS



Riverdale Village is committed to protecting, preserving and enhancing the waterways of Davis Creek not only for the benefit of the local ecology but also as a valuable natural asset to be enjoyed by the community for generations to come. Best practice storm water management techniques will be employed throughout the estate. Native trees and shrubs will be planted to enhance and regenerate the waterways and to create natural habitats that will attract the areas birdlife

TOWN CENTRE

When complete Riverdale Village will have all of your everyday shopping needs all together, right here in the one location

Whether you need to stock up on those everyday essentials, catch up with friends for a coffee, buy a newspaper, fresh food or take-away, everything you need can be found in the one handy location



creation HOMES

PARKS

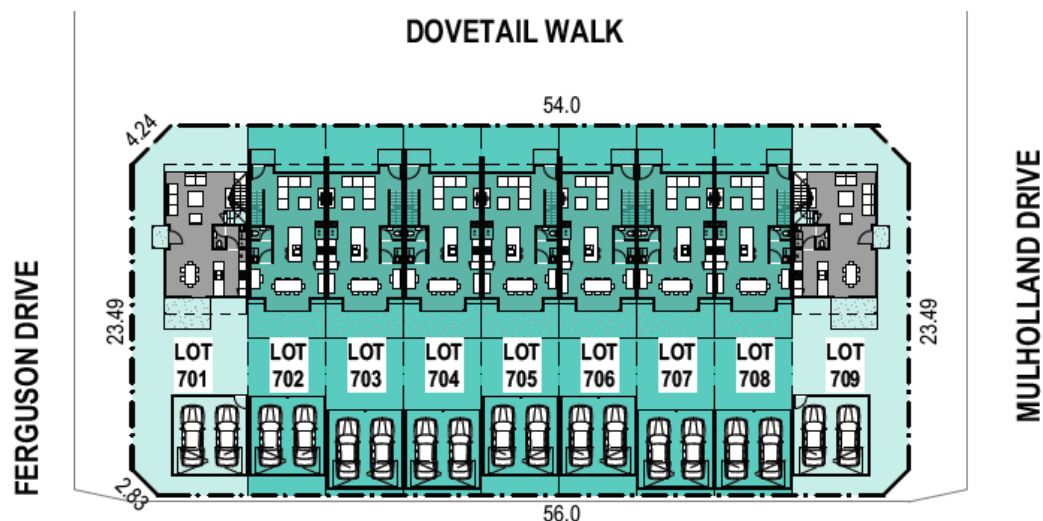


The beautifully designed parks and playgrounds are perfect for a BBQ with friends and neighbours, for health and fitness or some backyard cricket. Or take the family on a bike ride along the meandering bike paths that run through Riverdale

Riverdale Village has adopted a contemporary approach to urban design.

This means that where possible residents are living close to and are connected with open parkland spaces for healthy outdoor living

STRUCTURE PLAN

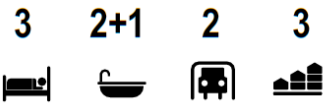


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FLOORPLANS - Size



Min. Lot Size (6.0m x 25.0m) 150.0m²
Areas

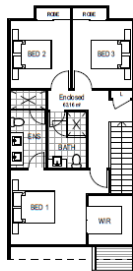
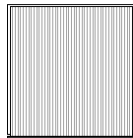
Ground

Carport	36.66
Enclosed	63.44
Porch	2.21
Terrace	14.50

First

Enclosed	63.16
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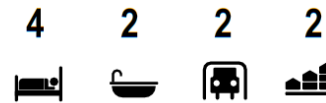
179.97 m²



FIRST FLOOR



GROUND FLOOR



Min. Lot Size (8.0m x 23.0m) 184.0m²
Areas

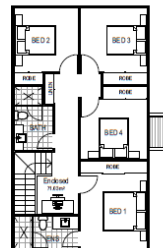
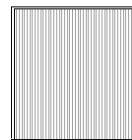
Ground

Carport	36.98
Enclosed	63.00
Porch	2.27
Terrace	8.40

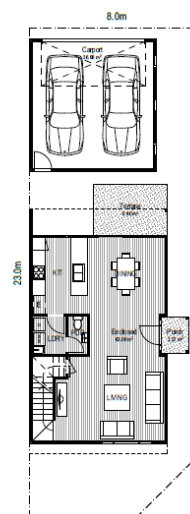
First

Enclosed	71.03
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181.68 m²



FIRST FLOOR



GROUND FLOOR



IMPORTANT INFORMATION

Purchase Requirements.

I have done some work with regards to being more flexible with our SMSF stock in regards to payment for balance of 10% Deposit's being due and have come up with the below solution.

- Reservation with EOI & \$1,000 Initial Deposit
- Unconditional Contracts

Option A – If clients are in a position to pay Balance of 10% Deposit within 14 Days from Contract Signing.

Option B – If clients are rolling over SMSF – clients signed contracts either personal names &/or Nominee or in their SMSF name and through private agreement (not specified in the contract) clients pay an additional \$4,000 (via personal funds temporarily). Balance of 10% Deposit to be paid within 45 Days of Contract Signing. Upon receipt of the 10% being received, the vendor will then reimburse the original \$5,000 so the client gets the full benefit using their SMSF.

Call me for if you need any assistance,

Kind Regards,

LEIGHTON HAMMOND

BUSINESS DEVELOPMENT MANAGER

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