

Parklands Denman North

\$30k
landscape
package
included on
all blocks



Denman
Prospect



Artist's impression. Image is indicative only.

Parklands

A new release of residential blocks is for sale by expression of interest in Parklands, Denman North, where the beauty of nature meets the promise of a vibrant community.

Located just off Holborow Avenue in Denman North, you'll enjoy easy access to the Denman Village precinct which features a playground, supermarket, GP, dentist, café and Community Centre.

With a selection of block sizes available, you'll have the freedom to design a haven that reflects your unique vision. Embrace a lifestyle that blends the tranquility of nature with the convenience of modern living.

Blocks are anticipated to be build ready in late 2024.



Within walking distance of Denman Village Shops.



Denman Village Playground. Artist's impressions. Image is indicative only.

How to buy in the Parklands Land Release

➤ Research and speak with the Denman Prospect sales team

Research

Review all sales documentation for the Parklands release, including the [Contract for Sale, Block Details, Contour Plans and Sales Conditions](#).

Speak with the Denman Prospect sales team

We strongly recommend you meet with our sales team before completing your expression of interest. You can use this time to discuss details about the blocks for sale and the purchasing process, and to ask any questions you may have prior to submitting your block preferences which are required as part of your Expression of Interest (EOI).

Please send an email to sales@denmanprospect.com.au to request a meeting.

➤ Submit an expression of interest (EOI) from Wednesday 20 March

Submit your expression of interest

Expressions of interest open 10am Wednesday, 20 March and close 2pm, Wednesday, 3 April. Take the time to meet with our team and seek independent advice, just make sure you submit your EOI by the closing time and date.

You must [submit an expression of interest](#) using the EOI form online. You will be required to provide your block preferences, purchaser details, and solicitor details.

You must specify a minimum of one (1) and a maximum of five (5) block preferences. Your order of preference will determine how your EOI submission is assessed. If you are only interested in one block, please do not show additional preferences.

Please take care when filling out your submission by ensuring all information provided is accurate. The details you provide will be used for the contract for sale if you are successful.

➤ If your EOI submission is successful

Once your EOI has been submitted, you'll receive an email confirmation that your submission has been received.

Notification

If your submission is successful, our sales team will contact you by 5.30pm Thursday, 4 April to discuss your allocated block and the purchasing process. You must confirm if you wish to proceed by 4pm Tuesday, 9 April.

Our team will explain what to bring along to your contract exchange appointment on Wednesday, 10 April. **We recommend you seek independent legal advice prior to exchanging contracts.**

Exchanging contracts

You will be required to exchange contracts in person (or appoint an agent to act on your behalf) at the Denman Prospect Sales Suite on Wednesday, 10 April.

You must pay 5% of the block purchase price at the time of exchange by electronic transfer or bank cheque. Credit cards, cash, and personal cheques will not be accepted.

Settlement

Settlement is anticipated in late 2024. We will provide regular updates during the civil construction and when settlement is likely to occur. The balance of the purchase price is payable at Settlement.

More information

For more information contact our sales team or send an email to sales@denmanprospect.com.au

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Disclaimer: all care has been taken for errors or omissions, details may be subject to change without notice. Intending purchasers should not rely on statements or representations in this document and are advised to make their own enquiries to satisfy themselves in all respects. Capital Estate Developments will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these documents. Maps are indicative only and are not to scale.

Parklands land release

Block number	Section number	Listing Price	Block size
1	101	\$928,000	464m ²
2	101	\$785,000	375m ²
3	101	\$785,000	375m ²
4	101	\$785,000	375m ²
5	101	\$846,000	423m ²
6	101	\$846,000	423m ²
7	101	\$946,000	473m ²
8	101	\$1,032,000	516m ²
9	101	\$858,000	429m ²
10	101	\$1,100,000	550m ²
11	101	\$846,000	423m ²
12	101	\$588,000	249m ²
13	101	\$588,000	249m ²
14	101	\$785,000	375m ²
15	101	\$588,000	248m ²
16	101	\$785,000	375m ²
17	101	\$846,000	423m ²
18	101	\$928,000	464m ²

Anticipated settlement: late 2024

Map Legend

- Blocks for sale by EOI
- Sold blocks
- Apartments/Townhouses
- Future release

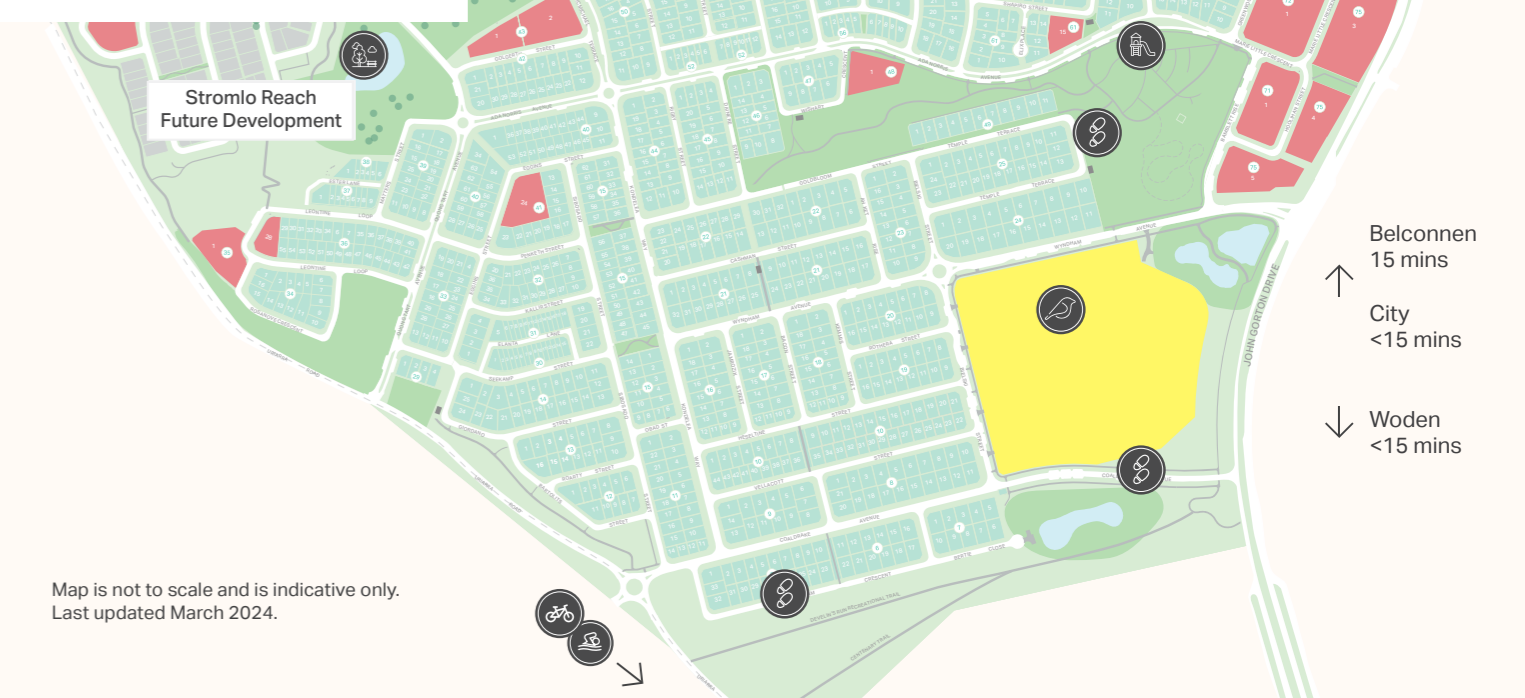
Map is not to scale and is indicative only. Last updated March 2024.



Estate Map

Map Legend

- Blocks For Sale By EOI
- Future Release
- Apartments/Townhouses
- Mixed Use Site
- Community Site
- Denman Village Shops
- Future Display Village
- Sold Blocks
- Molonglo River Corridor
- Future ACT Government School
- Denman Village Community and Early Learning Centre
- Denman Village Shops
- Walking Trails
- Future Community Garden
- Future Denman Village Playground
- Heritage Trail
- Ridgeline Park
- Basketball Court
- Evelyn Scott P-10 School
- Stromlo Leisure Centre
- Stromlo Forest Park
- Future Park
- Future Molonglo Group Centre



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