

# A New Investment Opportunity

# DAWN

AT FOUNDERS LANE

Start your day at Dawn.



ARTIST'S IMPRESSION. MIN EER 6

**JWLAND**





# Why invest in Dawn?

Conveniently located next to the city centre, Founders Lane's Dawn, occupies one of the most coveted positions in all of Canberra, providing endless lifestyle opportunities. To the north is Lonsdale Street, with its endless tapestry of bars, cafes, and restaurants. To the east, beyond the cultural hub of Gorman House, lie the vast nature reserves of Mount Ainslie and to the south, a single road separates Dawn from the shopping mecca of Canberra Centre. The precinct is within walking distances to a diverse range of educational and employment opportunities including the Australian National University and Federal and Territory Government Departments.

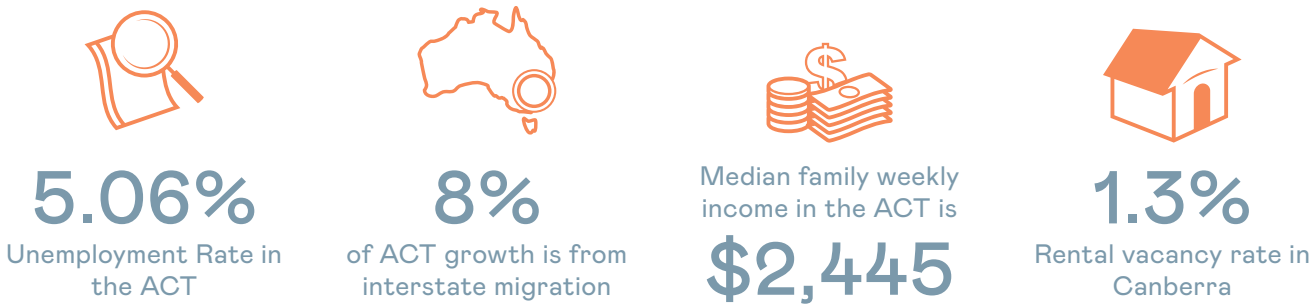
Residents of Dawn are within close proximity to all major transport nodes including the convenience of the newly constructed light rail. Supported by the broad range of onsite amenities unique to Dawn, 80% of current purchasers are owner occupiers, making the development a more attractive proposition for renters.

### FAST FACTS

- 500m** to the Canberra Centre
- 1.5km** to the Australian National University
- 1.5km** to Campbell High School
- 6.2km** to Calvary Public Hospital
- 8.4km** to Canberra International Airport



# Canberra Market Snapshot



## ESTIMATED INVESTMENT FIGURES

Type	Total	Living m <sup>2</sup>	Balcony m <sup>2</sup>	Price Range*	Rates Estimate*	Rent p/w*
1 Bedroom Apartment	72	51 – 60	8 – 13	\$395,000 – \$463,000	\$1,387 – \$1,444	\$460
2 Bedroom Apartment	135	65 – 88	9 – 37	\$480,000 – \$770,000	\$1,467 – \$1,752	\$550

\* The above figures are subject to changes in the property market.





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Soak in the stunning views of Mt. Ainslie

Your Property

	Option 1	Option 2	Option 3
Unit			
Bathrooms			
Living Size m²			
Balcony/Courtyard Size m²			
Car Spaces			
Level			
Purchase Price			
Deposit (assuming 5%)			
Stamp Duty			
Rental Estimates			
Rental Yield (Gross)			
Solicitor's Fees (approx.)			
Strat Fee p/a			
General Rates p/a (approx.)			
Land Tax p/a (approx.)			
Tax Depreciation Estimates			

A total of 207 apartments.

72

1 Bedroom Apartments

135

2 Bedroom Apartments

FEATURES

- SMEG undermount 600mm ducted range hood
- SMEG 600mm induction cooktop
- SMEG 600mm 9 functions Thermoseal oven
- Ducted reverse cycle air conditioning
- Double glazed windows and sliding doors
- Slimline reconstituted stone benchtop (20mm)
- Basement parking with remote access
- Audio visual intercom
- Lockable storage cage

DESIGN

- 2 designer interior colour palettes to choose from
- Choice of 23 apartment layouts

AMENITIES

- Rooftop garden
- BBQ facilities
- 360 degrees views
- Communal spaces



# DAWN

AT FOUNDERS LANE



- |   |                         |   |                                |   |                       |    |                              |
|---|-------------------------|---|--------------------------------|---|-----------------------|----|------------------------------|
| 1 | The Canberra Centre     | 4 | Australian National University | 7 | Gorman House          | 10 | National Convention Centre   |
| 2 | Garema Place            | 5 | New Acton Precinct             | 8 | Casino Canberra       | 11 | National Museum of Australia |
| 3 | Braddon Dining Precinct | 6 | Glebe Park                     | 9 | Canberra Olympic Pool | 12 | Regatta Point                |



# JWLand Completed Developments

## Campbell5



### Saint Germain

Provan Street, Campbell ACT



### Greenwich

Anzac Park, Campbell ACT



### Køben

Kalma Way, Campbell ACT



### Siena

Constitution Avenue, Campbell ACT



### Evergreen

Fairhall Street, Coombes ACT

## Founders Lane



### The Mark

Cooyong Street, Braddon ACT



### Provenance

Batman Street, Braddon ACT





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The figures contained in this brochure have been calculated based on available data from the ACT Government, 2016 Census (Australian Bureau of Statistics), Realestate.com.au, Domain.com.au and vacancy data as at September 2019 from sqmresearch.com.au This information is intended as a guide only and intending purchasers should seek independent professional advice.

# The Team Behind Dawn

## JWLAND

JWLand is an ACT based property developer with a mission since the company's inception to raise the bar and create exceptional developments in Canberra and Melbourne.

The company is committed to creating and delivering precincts where residents feel like they are a part of a community. To create these communities, our developments are planned and designed with a variety of needs in mind due to the diverse nature of people living within them. We proudly walk through our precincts and feel like we have enriched people's lives. This is a value we will continue to deliver.

[FoundersLane.com.au](http://FoundersLane.com.au)

VISIT THE DISPLAY GALLERY:

59 Currong Street North, Braddon ACT 2612  
1800 290 628