

## CASE STUDY

### **Residential case study: Warren at Centrale**

Buyer takes advantage of 5% deposit to secure first home after two-year wait

**Sydney – 18 August 2017** – Warren had been eager to buy into Frasers Property Australia's Centrale community ever since he first visited the site two years ago.

While he wasn't in a position to purchase then, he continued to receive email updates about the development, which is how he learned Frasers Property was offering eligible first homebuyers the chance to secure a home with just a 5 per cent deposit.

This, along with the government's recent decision to abolish stamp duty on properties up to \$650,000 to help first home buyers break into the market, led Warren to finally act.

"I was looking about two years ago and I really liked Centrale when Frasers Property first started marketing it, but I was not ready to purchase at the time," says Warren.

"When I got the emails about the 5 per cent deposit and the government announced the changes to stamp duty for first homebuyers, I went back and had another look to see if there were apartments still available, and it all just fell into place."

Warren secured a one-bedroom apartment for \$600,000, allowing him to take full advantage of the stamp duty savings. He had been saving for his first home for some time but said the purchase wouldn't have been possible if he had to come up with the usual 10 per cent deposit.

"It would have stopped me from proceeding at this time," Warren says.

Warren says the location of Centrale in the heart of North Ryde and atop the train station was a big drawcard. It will initially allow him to halve his commute time to his city office, where he works as an IT delivery manager.

Warren has researched his soon-to-be new neighbourhood and is delighted with its close proximity to Macquarie Centre shopping centre, Chatswood and Lane Cove National Park.

He has already secured a discounted one-year pass to the Lane Cove National Park, which holds fond memories for him.

"Years ago, I used to visit the National Park as a kid. My parents used to take me there. I'm looking forward to getting back to nature," says Warren.

"I like that Centrale is so close to the city, yet there is a national park just down the road."

Warren says he was impressed by the finishes in the display apartment in the Centrale sales centre, as well as plans that show the layout of the one-bedroom apartments.



“It was really nice. I liked the quality of the finishes, and the layout for the one-bedroom apartment was very functional. There is no wasted space,” says Warren.

“And Frasers Property has a good reputation.”

With Warren now counting down the days until he moves in early next year, he says he is looking forward to furnishing his new home.

“I have looked at the plan and started going shopping to see what sort of furniture will suit it,” he says.

Centrale is a new community integrated with the North Ryde train station. Located one train stop from Chatswood and 13km from Sydney CBD, it will comprise four residential buildings with 380 apartments in a mix of one, two and three-bedroom configurations.

For further information, visit [www.centraleapartments.com.au](http://www.centraleapartments.com.au) or call Frasers Property Australia on 13 38 38.

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**About Frasers Property Australia**

Frasers Property Australia Pty Limited (FPA) is one of Australia's leading diversified property groups and is the Australian division of Frasers Centrepoint Limited. The group has over 90 years' heritage in Australia with current activities covering the development of residential land, housing and apartments, commercial, retail and industrial properties, investment property ownership and management, and property management.

Being part of a global group opens up a world of opportunities for FPA's customers. FPA appreciates its customers and rewards their loyalty through Prosperity, a national loyalty program providing residential customers with generous purchase and referral rewards, plus benefits at Frasers Hospitality's serviced hotel residences and boutique lifestyle hotels around the world.

Sustainability is at the heart of FPA's operations. The group creates places where resources are re-used, recycled and restored. It fosters new ideas to support people and the planet, and undertakes tangible initiatives to help people lead happier, healthier lives. Driven by a highly experienced team of people committed to delivering *real places for real people*, the core values of the group are *passionate, authentic, dynamic* and *respectful*.

For more information about FPA, visit [www.frasersproperty.com.au](http://www.frasersproperty.com.au)

**About Frasers Centrepoint Limited**

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FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited (SGX-ST). FCL is also a sponsor and its subsidiaries are the managers of three REITs listed on the SGX-ST, Frasers Centrepoint Trust,



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For more information on FCL, please visit [www.fraserscentrepoint.com](http://www.fraserscentrepoint.com).