



Property Select Advisory is pleased to present

ORCHARD SQUARE

BACCHUS MARSH-DARLEY

YOUR NEW

Orchard Square Facade

One Part Contract/
SMSF Friendly

29 Valda Crescent Darley



Estate: Orchard square

Land Size: 450m2

House Size: 186.74m2

\$735,000



Facade: Blackman - Single Storey

Hillcrest

A rare opportunity to secure a fully turnkey House & Land Package
Display with 6% lease back in the sought-after Orchard Square estate.

*Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict features, finishes, features, furnishings and landscaping not included. This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change.
VIC Builder's Licence: CBD-U 58278.

Visit our website at:
www.propertyselectadvisory.com/

 **PROPERTY SELECT
ADVISORY**

YOUR NEW Orchard Square FloorPlan

Turnkey Inclusions

- Ducted Refrigerated Heating & Cooling
- Tiled Flooring & Carpet throughout
- 20mm Stone Benchtops Throughout (zero silica)
- Kitchen Appliance Package including Dishwasher
- LED Downlights
- Holland Blinds & Flyscreens
- Coloured Concrete Driveway
- Front & Rear landscaping
- Full Share Fencing
- Letterbox and Clothesline





Guaranteed 6% Rental Return Enjoy a secure, high-yield income with a fixed 6% return on your purchase price

Professionally Maintained

The builder remains as the tenant, meaning:

- The home is immaculately maintained
- Regular upkeep at the builder's expense

Tax Benefits

Take advantage of depreciation benefits on a brand-new, high-spec property to potentially reduce your taxable income (consult your accountant for advice).

Ideal Long-Term Investment or Future Home

Once the lease ends, you can:

- Rent it out as a traditional investment
- Move in yourself with no additional work needed
- Sell it as a tenanted, proven investment

No Property Management Fees During Leaseback

Because the builder is your tenant, there are usually no agent or management fees during the leaseback period.

Specifications + Inclusions

Structure & Interior

- Engineered steel Structural with LGS Frame
- Sub-floor All Footing Solution
- Colorbond roofing, gutters & fascia
- External cladding from standard builder's range (weatherboard, Colorbond, or similar)
- Double glazed or thermally efficient windows & sliding doors
- External paint / finish from standard range

Insulation & Energy Compliance

- R2.0-R2.5 wall insulation
- R3.5-R4.0 ceiling insulation
- Vapour permeable wall wrap
- Compliance with minimum NatHERS rating as required in Victoria

Internal Linings & Fit-out

- Plasterboard walls & ceilings, square set or coved cornices
- Moisture-resistant board (e.g. Villaboard) in wet areas
- Standard skirting boards & architraves
- Flush internal doors with quality handles
- Built-in robes with shelf, drawers & hanging rail in bedrooms (Refer Plan)
- Linen cupboard shelving

Kitchen

- Laminate cabinetry with overhead cupboards (standard colours/range)
- 20 m White Quartz stone benchtop
- Stainless steel sink (Double bowl) with mixer tap
- 900 mm Electric oven & cooktop, recirculating rangehood
- Microwave Provision cupboard
- Free Standing Dishwasher

Bathroom & Laundry

- Semi-frameless shower screen, tiled shower base
- Vanity with mixer tap, mirror above
- Dual flush toilet suite
- Ceramic basin with mixer
- Tiling to floor & shower walls (1.2m high around wet areas, full height in shower)
- Laundry trough with cabinet
- Waterproofing to all wet areas

Flooring & Finishes

- Carpet to bedrooms (standard range)
- Laminate/vinyl flooring to living, kitchen, dining
- Ceramic tiles to bathrooms, laundry, WC
- Internal paint (3 coat system, low VOC)
- External paint from standard range

Electrical & Plumbing

- LED downlights throughout (builder's standard spacing)
- Double power points in all rooms
- Smoke detectors (hard-wired, compliant with AS 3786)
- TV point in living room
- Hot water unit (electric storage/instantaneous)
- External garden tap (x2)

Heating & Cooling

- Provision for split system heating/cooling (minimum 1 unit to living area & all bedrooms)

Site Works & Services

- Soil test & engineering as required
- Standard footing/foundation system (piers, stumps, or slab depending on design/site)
- Connection to services (power, water, sewer within standard setback)
- Delivery & crane installation of modules on site
- Compliance with local council & planning permits

Warranty & Handover

- 7 year structural warranty (as per Victorian Building Authority requirements)
- 3 month maintenance/defects liability period
- Building insurance (domestic building insurance, where required)



**PROPERTY SELECT
ADVISORY**

Visit our website at:
www.propertyselectadvisory.com/

*Purchase must carefully review the plans and specifications, with the contract of sale prior to purchase. The information, images, plans and architectural impressions used in the brochure are indicative only and may differ from the actual product. The information included in this brochure does not constitute an offer of any financial product. The design and construction of the project is the responsibility of the purchaser. The development, design and timing are subject to change. VIC Builder's Licence CB2-U-58218.



With increasing demand for affordable family living and ongoing infrastructure investment in the region, house and land packages in Darley represent a strategic entry point for investors. The area's strong rental yields, excellent transport connections, and access to quality schools, parks, and shopping precincts make it an ideal choice for long-term capital growth and stable tenancy.

Offering modern, turnkey homes with low maintenance and high appeal. Investors can benefit from stamp duty savings, depreciation advantages, and low vacancy rates in one of Victoria's fastest-growing peri-urban corridors.



Statistical Data for Bacchus Marsh



CURRENT VACANCY RATE

0.58%



RENTAL STOCK AVAILABLE

22



POPULATION

6,395



RENTAL POPULATION

24.76%



Lerderberg park, near Bacchus Marsh



Key Investment Highlights:

- Affordable entry point compared to Melbourne metro suburbs
- Strong population growth driven by regional migration
- Access to Western Freeway and Bacchus Marsh train station
- Proximity to established amenities and education hubs
- Ongoing infrastructure upgrades supporting long-term value growth

Darley is more than a place to live it's a community on the rise, offering investors the chance to secure a quality asset in a high-demand growth corridor.



Bacchus Marsh

Melbourne Airport

Melbourne CBD

Port Phillip Bay

As a major town on the Western Freeway, Bacchus Marsh and its surrounds have long been known as a source of employment and lifestyle living. With extremely fertile soil and natural resources on its fringes, the area has a strong connection to agriculture and extraction industries.

Victoria



Bacchus Marsh

50 mins to CBD
55 mins to Geelong
40 mins to Melbourne Airport
40 mins to Melbourne CBD
(via express rail)

Shopping Centres

Just minute's drive from the site, the recently refurbished Village Shopping Centre in the heart of Bacchus Marsh offers locals a 'one-stopshop' venue anchored by Coles, Aldi, Target, Liqourland and over 45 specialty stores



The Village, Bacchus Marsh

A 10 minute drive up the Western Freeway, you'll find the Woodgrove Shopping Centre. Includes over 160 specialty stores such as Big W, Kmart, JB Hi-fi and Reading Cinemas.

Parks & Reserves

Boasting everything from plunging gorges and glacial valleys to lush forests and wildflowers in bloom, the state parks surrounding Bacchus Marsh are ideal destinations for nature lovers. Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve,



Avenue of Honour, Bacchus Marsh

and the tall timbers of the Wombat State Forest are all in easy reach. Bottle mineral water right from the spring by the Lerderderg River or venture further afield to be overwhelmed by springtime colour in the Brisbane Ranges.

Education

The area is well serviced by kindergartens, primary & secondary schools, offering residents of the municipality a multitude of options for their P-12 education.



Bacchus Marsh Grammar

Additionally, the Bacchus Marsh Community College and Western Institute of Technology provide vocational education to the immediate area.

Transport

Orchard Square benefits from its location on the Western Freeway with easy access eastbound to the Melbourne CBD (50 mins) via several large towns and employment districts including Melton, Caroline Springs,



PTV

Derrimut and Sunshine. Alternatively, residents may travel westbound to Ballarat (42 Mins) or southbound via the Geelong-Bacchus Marsh road to Victoria's second largest city, Geelong (56 mins).

Local Amenities.

The property benefits from its proximity to a wide range of amenities including:

Education

Pre-School / Kindergarten

1. Aussie Kindies Early Learning Bacchus Marsh
2. Kindergarten Pentland Childcare & Genius Childcare
3. Maddingley Darley Kindergarten
4. Bacchus Marsh Childcare & Kindergarten Centre
5. Bacchus Marsh Kindertown Preschool

Primary

7. Darley Primary School
8. Pentland Primary School
9. Bacchus Marsh primary School
10. St Bernards Parish Primary School
11. Bacchus Marsh Grammar
12. Proposed Primary School

Secondary

13. Bacchus Marsh Grammar
14. Bacchus Marsh College
15. Indie School

Tertiary

16. Bacchus Marsh Community College

Medical

17. Grant Street Medical Centre
18. Lake Imaging Bacchus Marsh Hospital
19. Bacchus Marsh Medical Centre
20. The Elms Family Medical Centre
21. Darley Medical Centre
22. Rapha Bulk Billing Medical Centre

Retail & Restaurants

23. The Village Shopping Centre
24. 7-Eleven
25. IGA
26. Pet Stock
27. Home Timber & Hardware
28. Back to Bacchus Restaurant
29. Sopranos Pizza Bar
30. Fannigan's
31. Bacchus Thai Restaurant

Park Reserves

32. Bacchus Marsh Recreation Reserve
33. Bacchus Marsh West Golf Club
34. Maddingley Water Reserve
35. Maddingley Park
36. Lidgett Street Reserve
37. Masons Lane Reserve
38. Darley Park





PROPERTY SELECT ADVISORY

LEVEL 16, 627 CHAPEL STREET,
SOUTH YARRA, 3141

VISIT OUR WEBSITE AT:
www.propertyselectadvisory.com

No statements, representations, or warranties will be made about the accuracy or completeness of, and you should not rely on, any information contained in this publication. The information contained herein has been obtained for marketing purposes only, through sources deemed reliable, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict fixtures, finishes, features, furnishings and landscaping not included. This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change.