



BAYOU

EXECUTIVE SUMMARY

Project Name

Bayou

Developer/Builder

TQM Group

Project Location

23 Innesdale Road,
Wolli Creek NSW 2205

Architect

Marchese Partners

Project Description

A development of 98 apartments
consisting of 1, 2 & 3 bedrooms

Apartment Breakdown

1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

Development Features

- A blend of timber floorboards and soft, natural-weave carpets
- Available in classic light or sleek dark tones
- The kitchen boasts waterfall stone benchtops over an extensive meal bar, double sinks, high cupboards for maximum storage, and integrated dishwashers and gas stoves
- Generous spaces with floor-to-ceiling windows and doors
- Views of the district, parklands, waterways, and city skyline
- The communal gardens and rooftop terraces feature al-fresco barbeques, lounges, and dining tables

Location

- Moments from bus routes
- 650m to Wolli Creek Train Station
- Train to the airport in 4 minutes, and to the city in 15 minutes
- 4-minute drive to International Airport
- 8-minute drive to IKEA Tempe
- 10-minute drive to Brighton-Le-Sands Beach
- 10-minute walk to Kogarah Golf Club
- Nearby major arterial roads for easy commuting
- Walking distance to Wolli Creek commercial hub with schools, shops, restaurants, and cafes
- Short distance to Westfield Hurstville and Inner West suburbs

THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 2.8%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Strong tax depreciation
- » Good transport access with bus and train services

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	52 - 56	12 - 35	\$680,000 - \$730,000
2 BRM	75 - 82	10 - 36	\$1,045,000 - \$1,130,000
3 BRM	95 - 135	12 - 74	\$1,270,000 - \$1,945,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$950 - \$1000 / Quarter	\$400 / Quarter	\$200 / Quarter
2 BRM	\$1200 - \$1650 / Quarter		
3 BRM	\$1700 - \$1900 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	COMPLETION
Residential	Off Plan	Q4 2026



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