

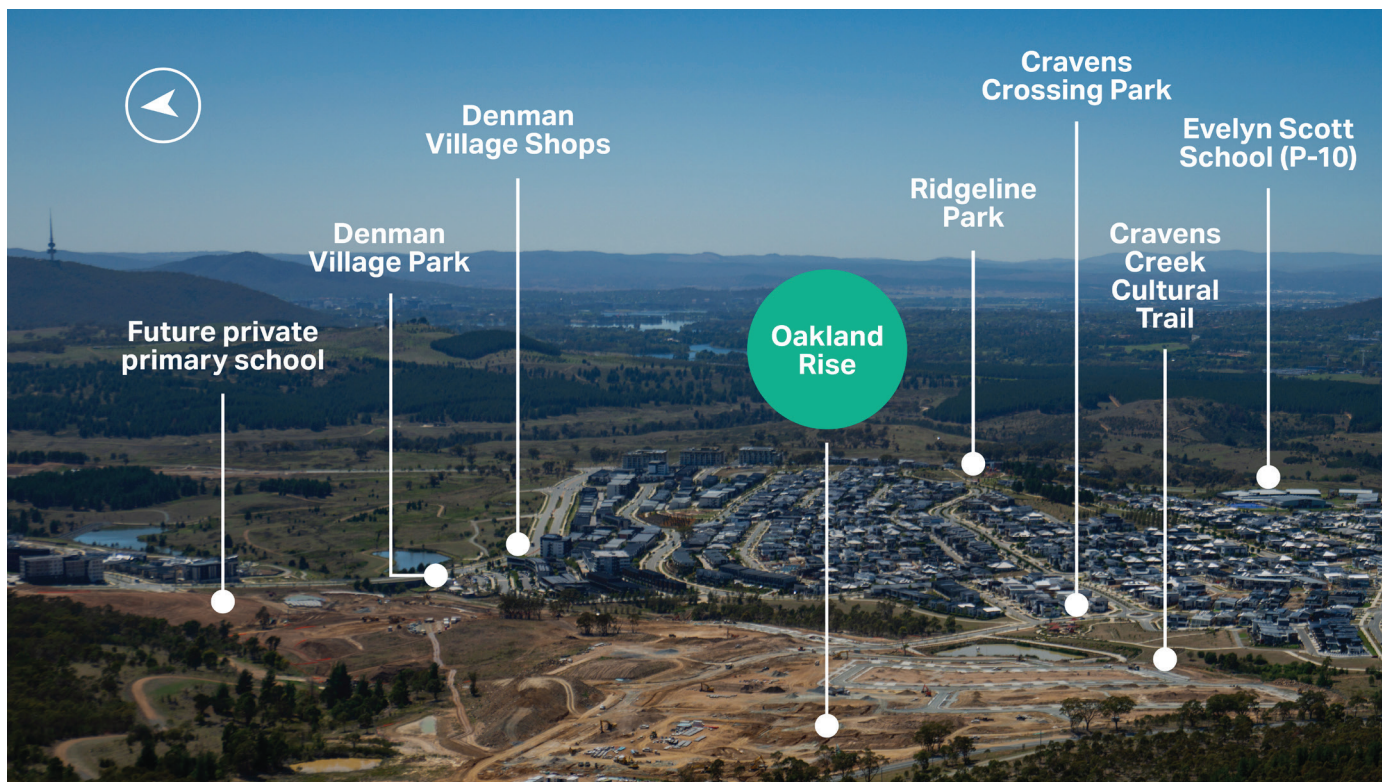


Denman
Prospect

Oakland Rise Multi-Unit Land Release

Request for Expression of Interest
Sales Document





Oakland Rise

Three multi-unit blocks are for sale by expression of interest in Oakland Rise, Stromlo Reach.

Oakland Rise is located in the newest stage of Denman Prospect, with easy access to local parks, Denman Village Shops, Denman Village Playground, schools, childcare and the community centre.

With a range of block sizes available, you'll have the freedom to design your next project that reflects your unique vision. Blocks are anticipated to be build ready in early 2027.

This Request for Expressions of Interest includes the following information:

- Block list
- Block map
- Estate map
- Returnable schedules
- Block details plan (attachment)
- Block contour plans (attachment)
- Sample contract for sale (attachment)

Expressions of Interest

Submit via email to:
sales@capitalestate.com.au
 by 2pm Friday 17 July 2026.

Expressions of Interest will be assessed on the information provided in *Returnable Schedule B - Preferred Block(s) and Prices* and *Returnable Schedule C - Team and Experience*. Parties that submit an Expression of Interest will be notified if they have been successful by **2pm Friday 24 July 2026** and will be required to exchange contracts by **31 July 2026**.

The Seller will consider and assess Expressions of Interest at it's sole discretion and may seek additional information or clarification from interested parties.

Learn more about Oakland Rise

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sales@denmanprospect.com.au



Oakland Rise



Block list

Block	Section	Block size (m ²)	Dwellings	Compliance bond
7	140	3,417	9	\$90,000
1	139	5,821	22	\$160,000
5	139	2,633	8	\$80,000

Block map

 Multi-unit site for sale



Anticipated settlement is early 2027.

Disclaimer: Whilst 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 and its agents will not be responsible for any loss or damage that may be incurred, as a result of your reliance upon these documents.

Estate map

- Single-residential block
- Apartments/Townhouses
- Mixed Use Site
- Community Site
- Denman Village Shops
- Display Village

--- Future Development

BC Section

- | | | | |
|--|--|---|-----------------------|
|  | Community Garden |  | Playground |
|  | Molonglo River Corridor | 1 | Coree Park |
|  | Future Primary School | 2 | Denman Village Park |
|  | Denman Village Shops | 3 | Cravens Crossing Park |
|  | Denman Village Community and Early Learning Centre | 4 | Ridgeline Park |
|  | Evelyn Scott School (pre-school to Year 10) | | |
|  | Stromlo Forest Park & Aquatic Centre | | |
|  | Future Park | | |
|  | Heritage Trail | | |
|  | Cyclist access | | |



↗ Belconnen
15 mins

↗ City
<15 mins

Cyclist access
to Mt Stromlo

Oakland Rise

Map is not to scale and is indicative only.





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