



FULL TURN KEY FIXED PRICE PACKAGE

BEDROOM	3+2
BATHROOM	2+1
CAR	2+1

LAND SIZE	431M2
HOUSE SIZE	209M2

LAND PRICE	\$240,000
HOUSE PRICE	\$295,000

TOTAL PRICE	\$535,000
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EXPECTED RENTAL	\$720 - \$780 p/w
GROSS YIELD APPROX	7.3% averaged
OUTGOINGS APPROX	\$8,000 p/a

(Rates, Insurance, Property Management etc.)

POSITIVE CASH FLOW APPROX \$150 p/w
With 100% financing using equity in other property

Description: 2 Part contract. Land is registered and ready to settle.

This 6 star energy rated dual occupancy is situated in a prime growth area approximately 35km south of the Brisbane CBD.

Each dwelling features internal open-plan living, with fully landscaped gardens and covered alfresco entertainment areas to the rear.

Kitchens feature stainless steel appliances, including dishwasher, stone benchtops. Ceramic floor tiles to kitchen living and wet areas, with quality carpet to the bedrooms.

Split system air-conditioning is provisioned to the living area and master bedroom, and also ceiling fans throughout.

All sliders and windows feature either verticals or rollers, and security screens are provided to external doors, and flyscreens to windows.

Each dwelling contains a separate laundry, built in robes, and stone benchtops to the bathroom. The main dwelling also features an ensuite.

Electricity is provided via 2x single-phase power supplies, with 2 meters installed in 1 shared meter box.

The water supply includes one meter service to the main dwelling, and another meter for the auxilliary.

An individual phone line is installed in each dwelling.

