



\* Render is for illustrative purposes only

## Investment Product

- Land: 9 - R30 green titled lots average size 308 m2 with standard lots achieving frontages of 11.8 to 12.8 metres.  
Fully serviced with sewer, drainage, water, power, gas and telecommunications including NBN. Lots are flat with some limestone retaining walls.  
Land price from \$197, 000
- Homes: 9 - 3 bedroom 2 bathroom double brick and tiled homes with double garages fully turnkey ready for tenants to move into from day 1. Generous sized bedrooms and an open flowing living and dining area that will prove popular with young families and couples alike.  
Average home size : 155 m2  
Average home price : \$245,110
- Home and Land package price from : \$442, 110

## Expected rental yields

- Weekly gross rental \$380 per week times 80%, \$15,808 per annum
- Gross yield of 6.1% which is excellent in any market

## Maddington Suburb

- Number 1 suburb in Perth Western Australia for capital growth in 2015 at 4.1%
- Close to access for Albany and Roe Highways, excellent shopping facilities, schools, train station.
- Excellent site location, quiet and on the river

## Finance & Settlement

- Deposit for land from \$5,000 payable within 7 days of acceptance of contract
- Deposit for home construction - \$2,500 payable within 7 days of issue of invoice from builder ; superfund pay larger land deposit and no home construction deposit.
- Finance Approval - due within 21 days of acceptance of contract
- Settlement on house and land - on practical completion of the house

