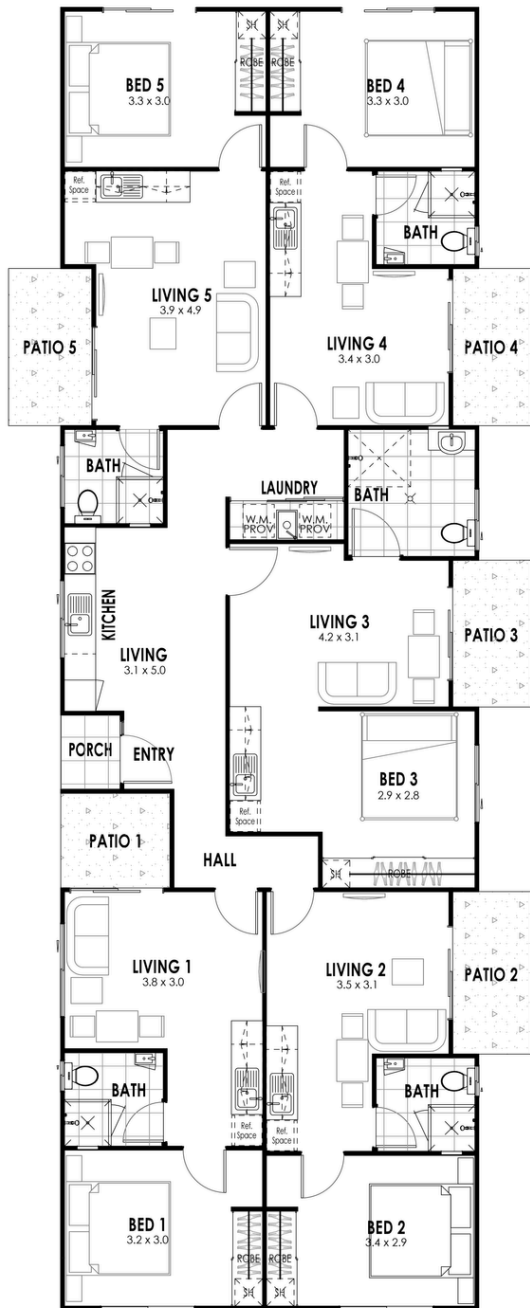
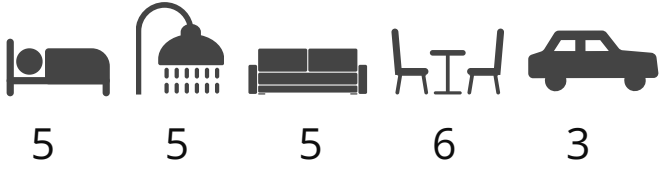


# ROOMING HOUSE PACKAGE

CODE: AH-1051

Full turnkey (inc. solar, landscaping, driveway, and fencing allowances)



Plan Name: Fitzroy

**RETURN ON INVESTMENT**

**9.6%**

PACKAGE PRICE

**\$1,123,900**

**Looking to invest with Superannuation?**

One-part contracts for **Self-Managed Super Funds (SMSF)** are available.

**SMSF**



**RENT PER STUDIO**  
\$417 weekly

**RENT ENTIRE HOUSE**  
\$2,115 weekly\*

**RENT PER YEAR**  
\$107,865 annually\*

**BUILD SIZE**  
200m<sup>2</sup>

**LAND SIZE**  
405m<sup>2</sup>

**LOCATION**  
Deagon, QLD, 4017

**LOCATION HIGHLIGHTS**  
Sandgate shopping village 2 min drive.  
Deagon Train Station 500m  
16km the CBD

# INCLUSION HIGHLIGHTS



- Fixed price inclusion list
- 4 x colour selection options
- 6-year structural guarantee
- 1 year material and workmanship from practical completion
- 120m2 of landscaping and 60 lineal meters of fencing included
- Concrete to driveway, crossover, car parking, patios, clothesline pads and paths (where applicable)
- High-density wall insulation to internal perimeter walls of each 'studio' to assist with acoustic transmission
- Flush panel solid core door as entry to each studio
- Block out roller blinds to all openable windows (excluding the bathrooms)
- Block out vertical blinds to all sliding glass doors
- Barrier safety screens to all openable windows and sliding glass doors
- Sliding mirror finish with an aluminium frame to wardrobes (including 4 x melamine bank of shelves and 2 x overhead melamine shelves with a single rail)
- Smoke detectors hard-wired with battery backup to comply with current legislation
- 1 x reverse cycle split system air-conditioner to each studio
- WELS rated chrome plated brass mixers throughout and ABS shower heads on chrome-plated rails
- 2 x ceiling fans in each studio (one to the bedroom, one to the living room)
- 1 x ceiling fan in the common area
- 2 x 250L electric hot water system
- 6 x digital door locks
- LED lights throughout
- Vitreous China toilet suites in each bathroom
- 13kw photovoltaic solar system
- Tiled shower niche for all showers
- Vanity units in each bathroom
- 2 x clotheslines
- 3-coat paint system
- Letterbox.

## **Optional furniture package for \$28,000 fully installed and tenant-ready.**

The furniture package is designed to provide everything down to knives and forks ready for the tenants to move in.

- 5 x 40 inch LED Smart TV's
- 5 x 223 Fridge /Freezer
- 2 x top-load washing machines
- 5 x studios of bedroom and living area furniture.
- 1 x common area furniture finishings and cleaning appliances.
- All appliances, cooking, crockery and cutlery.



## **DISCLAIMER**

Calculations are based on a 51-week rental period, \$10 per week per car park. Floor plans, facades, furniture dimensions, and layout illustrations are approximate and for illustrative purposes only. No guarantee, warranty, or representation is provided regarding accuracy. Contact the designated agent, vendor, or representative for inquiries. The builder reserves the right to alter home designs without notice before the contract. The land price is based on the expected market value of the land at the time of publication and does not include stamp duty or legal fees. Land dimensions are based on information from the land vendor. Buyers should conduct their inquiries, including details within the land contract regarding easements, covenants, etc. While every effort is made to provide accurate information, please refer to the building and land contracts for precise details concerning the land, house price, plans, specifications, and inclusions. The builder reserves the right to withdraw this package before entering into a contract without prior notice. Buyers should independently assess the property's suitability for their investment and returns, as the builder makes no representations in this regard.