



### Specifications

|            |   |   |   |
|------------|---|---|---|
|            | 6 | 3 | 2 |
| Dwelling 1 | 4 | 2 | 1 |
| Dwelling 2 | 2 | 1 | 1 |

|                    |                    |
|--------------------|--------------------|
| Property Id        | 17765              |
| Property Type      | Dual Key           |
| Status             | Available          |
| Contract Type      | 2 Part Contract    |
| Title Type         | Torrens / Freehold |
| Titled             | No                 |
| Indicative Package | No                 |
| Estimated Date     | 2018-10-05         |
| Rent Yield         | 6.00%              |
| Market Rent        | \$860              |
| Vacancy Rate       | 1.9% Apr 2018      |
| Land Area          | 506 sqm            |
| House Area         | 235 sqm            |
| Land Price         | \$325,000          |
| House Price        | \$414,465          |
| Design             | Ferngrove 235      |
| Stage              | 1                  |
| Study              | No                 |
| Facade             | Traditional 1      |

### Overview

- Tenant Ready Home
  - 25 Year Structural Guarantee
  - Driveway
  - Path, Porch and Alfresco Base
  - 2 Split System Air Conditioners
  - Carpet & Tiles
  - Fly Screens to Windows
  - Barrier Screens to Doors
  - Vertical Blinds
  - Stone Bench Top to Kitchen
  - Stainless Steel Dishwasher
  - Front Garden Bed and Turf to Front & Rear
  - Fencing
  - Letterbox & Clothesline (Estate Specific)
  - TV Antenna
- Ceiling Fans and Energy Efficient Downlights

