



carseldine
gardens



Carseldine Gardens presents a unique and proven investment opportunity in one of Brisbane's most established suburbs, at a very affordable price.



Carseldine Gardens features 143 One and Two bedroom villas, with tenants in place at an average yield above 6% with a long term rental history and a vacancy rate below 2%.

Each Carseldine Gardens villa is backed by its own unique performance summary - a document which details the tenancy history and exactly how much rent the villa will return for the investor.

- 143 One and Two Bedroom Villas
- Priced from \$275,000
- Tenanted with rental history
- Professional onsite management
- Freehold Strata title with a traditional Body Corporate

Carseldine Gardens caters specifically to Brisbane's fastest growing rental market

Carseldine Gardens is a new way of looking at an accommodation problem which is looming large for seniors, South East Queensland's fastest growing population demographic.

Recent research by property economists MacroPlan Dimassi indicates that 54% – more than half – of all northern Brisbane

residents do not have sufficient superannuation for their future.

The research shows high demand for affordable rental options catering to these low risk tenants, and Carseldine Gardens is perfectly positioned to capture this growing market.

"1 in 4 residents in the Carseldine area are aged over 55 with significant growth forecast in this sector. Our analysis indicates a market opportunity to target renters in this demographic with affordable living options."

MacroPlan Dimassi

Proudly managed by Liberty Senior Living

Liberty offer a comprehensive property management service catering specifically to a seniors rental market, and are expertly positioned - with a waiting list of tenants - to achieve the highest rent for your investment property at Carseldine Gardens.



Carseldine
\$403,000

Carseldine Gardens
\$302,000

Average Unit Price

* August 2016

Carseldine
5.10%

Carseldine Gardens
6.07%

Average Rental Yield - Units

* August 2016



Cash Flow
Positive up to
\$43 per week



Freehold
Title



From
\$275,000



Proven
Rental
History



Professional
Onsite
Management



Prince Charles Hospital - 6.5km

Railway Station - 1km

Westfield Chermside - 5.5km

Aspley Hypermarket - 3km

Proposed Carseldine
Urban Village - 1km

Brisbane CBD - 12.5km


Beams Road

Ray Street

Dorville Road



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An aerial photograph of the Carseldine Gardens suburb in Brisbane, Australia. The image shows a mix of residential housing, including houses and apartment complexes, interspersed with green spaces and trees. In the distance, a line points from the text 'Carseldine Central Shopping Centre - 1.5km' to a specific area in the suburb. The sky is clear and blue.

Carseldine Central Shopping Centre - 1.5km

Carseldine Gardens is perfectly positioned in an established suburb just 12.5km to the Brisbane CBD

Nestled in a leafy suburban environment close to public transport, parks and shops, Carseldine Gardens is convenient to all the amenities you need.

Shop at nearby Carseldine Central, or head to Westfield Chermside, Queensland's largest retail centre. Local parks and walking trails connect the suburb with cafés and convenience shops, and Carseldine Rail Station is just 1km away.

Nearby Amenities:

- Carseldine Central 5 mins
- Railway station 3 mins
- Taigum Square 6 mins
- Aspley Hypermarket 9 mins
- Westfield Chermside 10 mins
- Prince Charles Hospital 13 mins



Typical 1 Bedroom

- 1 Bed 1 Bath 1 Car Park
- Average Internal 54m²
- Average External 34m²
- Average Total 88m²
- Average Rent \$355 per week
- Body Corporate Estimate \$67 per week



Typical 2 Bedroom

- 2 Bed 1 Bath 1 Car Park
- Average Internal 57m²
- Average External 31m²
- Average Total 88m²
- Average Rent \$375 per week
- Body Corporate Estimate \$67 per week

Masterplan



1 1 Bedroom

2 2 Bedroom



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carseldinegardens.com.au

144 Dorville Road, Carseldine, QLD 4034



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