



# 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 Dimasi 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.

## 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.

"I 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

Carseldine \$403,000

Carseldine Gardens \$302,000

#### **Average Unit Price**

\* August 2016



Cash Flow Positive up to \$43 per week



Freehold Title



From \$275,000

## Carseldine 5.10%

Carseldine Gardens 6.07%

#### Average Rental Yield - Units

\* August 2016



Proven Rental History



Professional Onsite Management





#### 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**

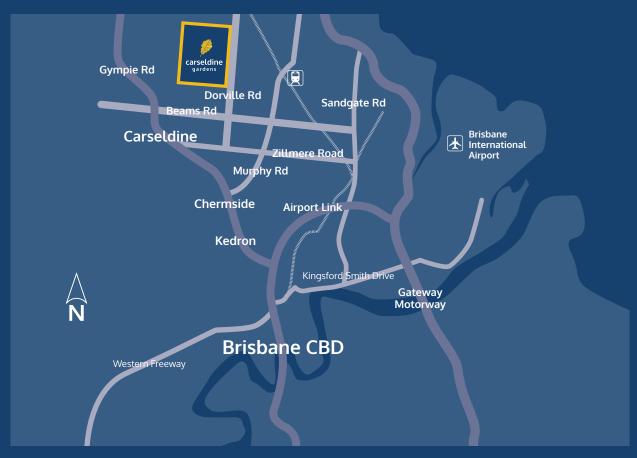
- 2 Bed 1 Bath 1 Car Park
- Average Internal 57m²
- Average External 31m²
- Average Total 88m²
- Average Rent \$375 per week
- Body Corporate Estimate \$67 per week

### Masterplan









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carseldinegardens.com.au

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