

Lot 1211, Brentwood Forest, Bellbird Park 4300

Package Price: \$630,555

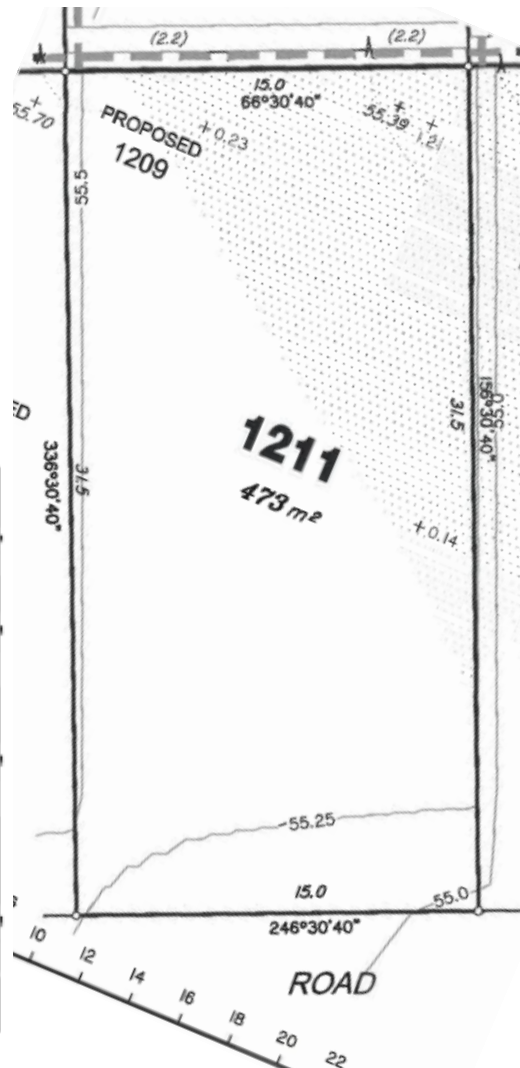
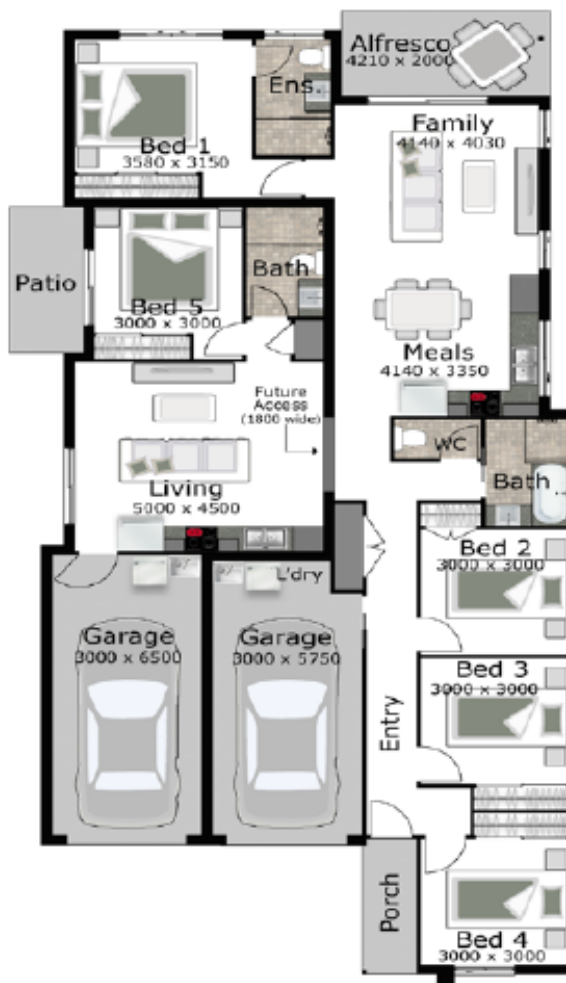
ONE PART PACKAGE PRICE- SUITABLE FOR SMSF



HOUSE DETAILS Magnetic H

PRIMARY	SECONDARY
4	1
2	1
1	1

Total Area 216.04 m²



LAND DETAILS

Stage	26
Est. Registration	REGISTERED
Land Area	472 sqm
Est. Rental	\$620-\$670/wk
Est. Rates	\$1,900/annum

TURN KEY HOUSE AND LAND PACKAGE INCLUDES

- Complete landscaping for QLD conditions
- Low maintenance exposed aggregate driveway
- Rendered Letterbox
- Stainless Steel Appliances
- 6-year structural guarantee
- Roller blinds to all windows
- Connections to all services
- NBN Connection
- Airconditioning to master bedroom and living area
- Clothesline
- Security Screens



TRUST ACCOUNT DETAILS

Trust Account

Rostron Carlyle Lawyers Trust Account Bank

Bank

Westpac

BSB

034 000

Account

226 267

SwiftCode

WPACAU2S

Lot Reference

GW Homes, Lot #, Brentwood Forest, SMSF DEPOSIT

DEPOSIT DETAILS

INITIAL DEPOSIT

\$1,000

UNCONDITIONAL

10% of full contract price



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Monday, 13th August 2018

Rental Appraisal –Dual Occupancy - Brentwood Forest Estate, Bellbird Park QLD 4300

Dear Investor,

Thank you for the opportunity to conduct a Rental Appraisal on the residential development at Brentwood Forest Estate, Bellbird Park QLD 4300.

At Running Property, we pride ourselves on our up-to-date market knowledge as well as our hands on approach to Property Management. Being the sole property manager, I am consistently and proactively managing your property and am absolutely up to date on the status of your property and your tenants at all times. With our individual and custom approach to property management, we work closely with all relevant parties to ensure we are constantly delivering the very best customer service at all times and ensuring a 100% client satisfaction rate and a very minimal vacancy period.

Please find following the Rental Appraisal. When conducting such an appraisal, we take in to account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, market trends, individual features and proximity of the property to nearby schools, shopping precincts, public transport and major arterial roads. Obtaining a realistic rental price ensures that your property is leased as quickly as possible for a better financial return on your investment.

The Rental Range is provided so that you can make a sound decision based on your personal situation. The higher figure reflects a return that may be achieved with time and is variable based on market conditions, the lower end reflecting a minimum expected price. A figure located in the middle would be considered a sound representation of current market rental rates. It important to consider that rental prices fluctuate based on a number of factors and ultimately, it is the market themselves that dictate the final return. I strongly recommend obtaining a further appraisal just before listing to have a more accurate figure that may be achieved.

Accordingly, it is of my professional opinion, that we would be able to achieve a rental return in the current market of between; (As this is an Auxiliary dwelling, the rental incomes have been divided to reflect each)

Unit One (4 Bed, 2 Bath, 1 Car): \$330.00 per week to \$360.00 per week

Unit Two (1 Bed, 1 Bath, 1 Car): \$250.00 per week to \$270.00 per week

The property, being modern with air-conditioning and car parking, appeals to a broader range of demographic of tenant. Unit One will appeal to the market of those residents with children, and statistically, over 71% of these are either single parent families or couples with children. Further Unit Two, appeals to a couple without children or sole occupants of which there are over 27% (Australian Bureau of Statistics Census 2011. Based on this, I don't believe we should have any problem achieving a higher return and without significant delay.

I welcome the opportunity to manage your investment with your individual needs in mind. Please don't ever hesitate to contact me on 0477 778 430 or via email at anthony@runningproperty.com.au

Yours faithfully



Anthony Wright
Head of Property Management
Running Property – Proactive Asset Management

Rental Appraisal & Comparative Market Analysis

Running Property – Property Management





The following statement is a rental appraisal for the property at





















Dual Occupancy - Brentwood Forest Estate, Bellbird Park QLD

Based on the market facts stated below, it is estimated that the weekly amount which may be achieved for the above mentioned property is:

Unit One: \$330.00 per week to \$360.00 per week
Unit Two: \$250.00 per week to \$270.00 per week

In accordance with Section 215 of the QLD Property Occupations Act 2014, the Property Manager has based the rental appraisal amount on the following material facts:

1/23 HILTON ST, BELLBIRD PARK 4300		4	2	1		
	Property Type: House Area: RPD: Features:	Current Rent Price: \$340 per week First Rent Price: Month Listed: March 2018				
1/25 HOLLAND ST, BELLBIRD PARK 4300		4	2	1		
	Property Type: House Area: RPD: Features:	Current Rent Price: \$345 per week First Rent Price: Month Listed: March 2018				
1/11 HILTON ST, BELLBIRD PARK 4300		4	2	1		
	Property Type: House Area: RPD: Features:	Current Rent Price: \$350 per week First Rent Price: Month Listed: February 2018				
31A TAMATEA DR, BELLBIRD PARK 4300		UBD Ref: Brisbane - 236 G2		4	2	1
	Property Type: House Area: 650 m ² RPD: L21 SP278429 Features: LOWSET, BRICK AND TILE, ENSUITE, BUILT IN/WIR, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT	Current Rent Price: \$350 First Rent Price: \$370 Month Listed: December 2017* (Rented)				

 2/23 HILTON ST, BELLBIRD PARK 4300		 1  1  1
	Property Type: Unit Area: RPD: Features:	Current Rent Price: \$260 per week First Rent Price: Month Listed: March 2018
 2/25 HOLLAND ST, BELLBIRD PARK 4300		 1  1  1
	Property Type: Unit Area: RPD: Features:	Current Rent Price: \$270 per week First Rent Price: Month Listed: March 2018
 2/20 STANICKI CCT, BELLBIRD PARK 4300		 1  1  1
	Property Type: Unit Area: RPD: Features:	Current Rent Price: \$250 per week First Rent Price: Month Listed: March 2018
 2/11 HILTON ST, BELLBIRD PARK 4300		 1  1  1
	Property Type: Unit Area: RPD: Features:	Current Rent Price: \$250 per week First Rent Price: Month Listed: February 2018

DISCLAIMER:

This appraisal has been prepared solely for the information of the client and is not intended for any third party. Although every care has been taken in arriving at the figure stated, we stress that it is an opinion and not be taken as a formal valuation. We shall not be responsible should the appraisal be incorrect or incomplete in some way or if this information is used for a purpose than that intended.

TURN KEY HOUSE PACKAGE MAGNETIC H

LOT 1211 BRENTWOOD FOREST

G.W Homes Specification (as at 1/06/2016)

CONTRACT DATED:

SIGNATURE OWNER:

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BUILDER: GW ENTERPRISES PTY LTD

PER:

Kitchens

- 600mm underbench oven, hotplates and canopy rangehood
- Dishwasher to kitchen (Unit 1 only)
- 1 ¾ bowl stainless steel sinks including basket waste
- Fully lined base cabinet with 20mm stone top
- Appliances available in stainless steel only
- Mixer tap to sinks – Irwell Pin lever
- Overhead cupboard with canopy rangehood to kitchens

Bathrooms & Ensuite

- Fully lined base cabinet with laminate postformed benchtop
- Vitreous china vanity basins (white)
- Acrylic designer bath (white)
- Dual flush vitreous china close coupled toilet suite (white) including skirting pan and enclosed trap
- Framed mirrors – above vanity benchtop
- Shower – laminated glass pivot doors and colour matched frames with tiled base
- Lever mixer tapware, universal shower rose and 220mm wall bath outlet
- Double towel rail and toilet roll holder to bathroom and ensuite

Laundries

- 2 x Freestanding 45 litre tub and cabinet
- 2 x Wall mounted washing machine taps

Ceramic tiling (from builders standard range)

- Wall tiles to bathrooms and ensuite shower recesses (refer specification for heights)
- Floor tiles to bathrooms, ensuite, WC and laundry
- 150mm high skirting tiles to bathrooms, ensuite, WC and laundry (as per working drawing)
- 600mm High splashback to Kitchen, Rumpus and laundry tub

Floor Coverings (from builder's standard range)

- Ceramic tiling to Porch, Entry, Kitchen, Family/Meals, Living and hallways as nominated on drawings with carpet from builders standard range to the balance of dwelling as on drawings (excluding garage)

Windows & External Doors

- Sliding aluminum windows including keyed window locks
- Entry door (façade specific) refer drawings
- External door furniture including deadlock
- Roller blinds to windows and sliding doors
- Security screens to opening windows and sliding doors as nominated on drawings

Garage

- Metal sectional panel lift garage doors with remote control unit including 3 handsets and cradle. (selection of colours)
- Weatherproof hinged flush panel access doors

Insulation

- R2.5 Glasswool batts to ceiling of roof space only
- Glasswool wall batts including sisalation to external brick veneer walls

Ceilings

- 2440mm (overall plates) standard ceiling height

Electric Hot Water Services

- 2 x Energy efficient electric heat pump hot water system

Roofing

- Colorbond custom orb metal roof. Selection from builders range.
- Colorbond fascia & gutter (selection of colours)

Fixing

- 42mm MDF square dressed architraves and 67mm MDF square dressed skirting
- Flush panel doors
- Lever passage sets and pull handles
- Vinyl sliding doors to wardrobes (as shown on plans)

Paint – 3 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceiling (white optional)
- Gloss finish to internal woodwork

- Gloss finish to front entry and internal doors
- NOTE: Walls, woodwork and ceiling to be one colour throughout (white ceilings optional)
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Plaster

- Cornice – 90mm plaster cove

Foundations

- Class 'H' concrete slab (No piercing included)
- Part A termite treatment to slab penetrations and part B termite treatment to slab perimeter. As required by council

External

- Bagged and painted brickwork with rendered front façade
- 2 x Wall mounted clothesline to location nominated on drawings
- Low maintenance landscaping and lawns
- Standard exposed aggregate concrete to driveway
- Plain concrete to Patio
- Letterbox
- 1800mm high wing fencing to side of the dwelling including 900mm wide gate as per drawing
- Perimeter fencing as per developer guidelines included
- 2 External taps
- Separate water meter to unit 2

Electrical

- Double power points and light points as per standard electrical layout
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to kitchen
- 1 TV antenna servicing 3 TV points
- 1 external light point outside living
- Reverse cycle split system AC unit to Family/Kitchen, Bed 1, and living
- Oyster style light fittings (60 watts globe) with matt opal glass and chrome clips as nominated on drawings
- Ceiling fans to beds 1, 2, 3, 4, 5, family family/kitchen, living (total 7)
- Two separate meters for power and hot water for 2 electricity accounts for both units
- Separate power supply and conduit for NBN

Connection Cost

- Connection of services (water, electricity, sewer, telephone, conduit and stormwater) based on 650m2 blocks with 300mm fall and 5m setback. Does not include electricity and telephone/internet consumer account opening fees

Structural

- 6 Year structural guarantee



COLOUR SELECTIONS – We do it all for you!

Our team of professionals have put together a colour selection schedule that considers the very latest in industry trends and with an emphasis on timelessness and quality.

Neutral colour schemes are recommended by GW Homes to allow for appeal that last seasons and doesn't date over a short period of time.

Buyers acknowledge that they provide irrevocable authority for GW Homes to select the new homes internal and external colour schemes on their behalf.

The cost of this service is paid for by GW Homes and is provided for all buyers.

Purchaser's Signature: _____

Date: _____

Purchaser's Signature: _____

Date: _____