



# DISPLAY HOME FOR SALE

30 SOUL CRESCENT, SOUTH RIPLEY  
PROVIDENCE



**7%**  
LEASEBACK

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PROVIDENCE  
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SOUTH RIPLEY

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# 30 SOUL CRESCENT, SOUTH RIPLEY

## PROVIDENCE

**\$499,745** VOLAR

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  2
  2
  2

The Volar can well and truly adapt to your needs. Designed with a deeper block in mind, its flexible floorplan offers extra space for a study or second living area for a parents' retreat, home theatre or kids play area. The choice is yours. With all the comforts of a modern home, you'll love the space and flexibility to make it your own.

The suburb of South Ripley is thriving with energy. Nestled in the heart of Ripley Valley, Providence is a community of authentic, welcoming neighbourhoods, each fostering a genuine sense of belonging. This stunning home has high end features and exudes a feeling of relaxation, ease and vibrant lifestyle.

Owning this magnificent display home comes with a host of benefits:

- Guaranteed rental payments
- No vacancy days
- 1 year leaseback term plus 1 x 6 month extension options
- No property management or maintenance fees
- Rent paid one month in advance
- Tax savings possible by utilising capital allowance and tax depreciation schedule.

With an estimated monthly yield of \$2,969.16\*\*, this could be the smart investment you've been waiting for.

WIDTH 10.90M	DEPTH 20.85M
AREA	MEASUREMENT (M <sup>2</sup> )
LIVING	140.29
PORCH	4.59
ALFRESCO	12.66
GARAGE	37.15
TOTAL AREA	194.69
LAND SIZE	576.00

