

LOT 22 REGATTA MEWS



**DUAL LIVING
TERRACE - \$671,680**

 **5**  **2.5**  **3**

**LAND REGISTRATION
MAY 2018**

LAND SIZE 169.20m²

BUILD SIZE 248m²

LAND \$260,000

BUILD \$411,680

INCLUSION LEVEL - PLATINUM

The first of its kind for the region, Regatta Mews is luxury dual living terrace homes in the heart of the Sunshine Coast.

Architecturally designed with finishes inspired by the world's most luxurious yachts, Regatta Mews offers boutique finesse with dual living convenience.



**FIRST TENANT
GUARANTEE**



TENANT READY

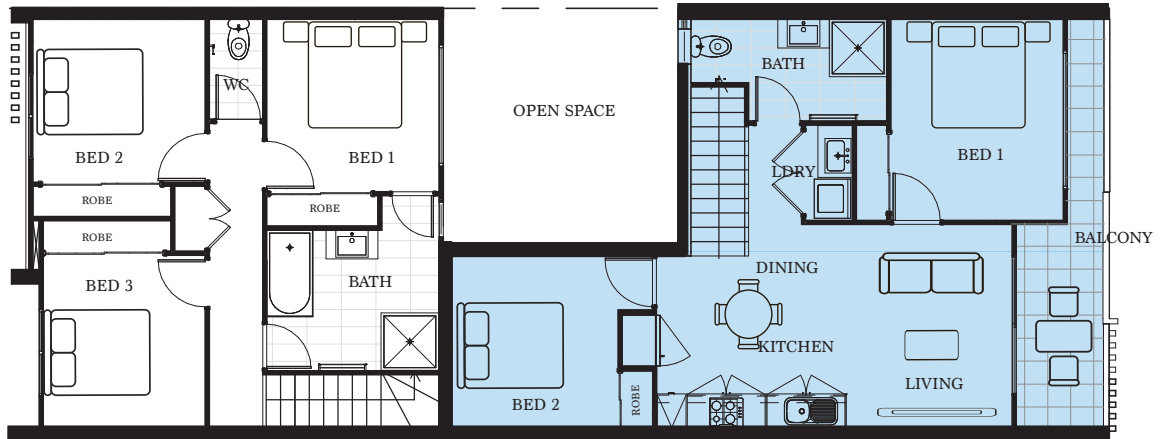


RESALE READY

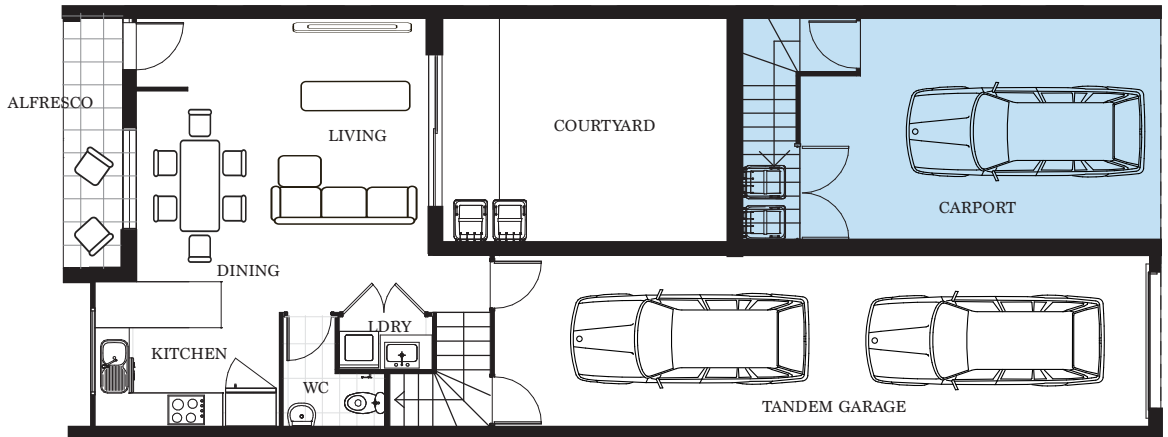
Whilst every care has been taken in the preparation of this document, it is for guidance only. The developer and its agents reserves the right to amend specifications and prices without notice and make no warranty or representation as to the accuracy, reliability, currency or completeness of the information herein contained. All Floor Plans and Facades are indicative only. Refer to contract documentation for details, terms, conditions, fees and government charges that apply. For advertising purposes only. Please enquire for exact estimate on pricing.

FLOOR PLAN

UPPER LEVEL

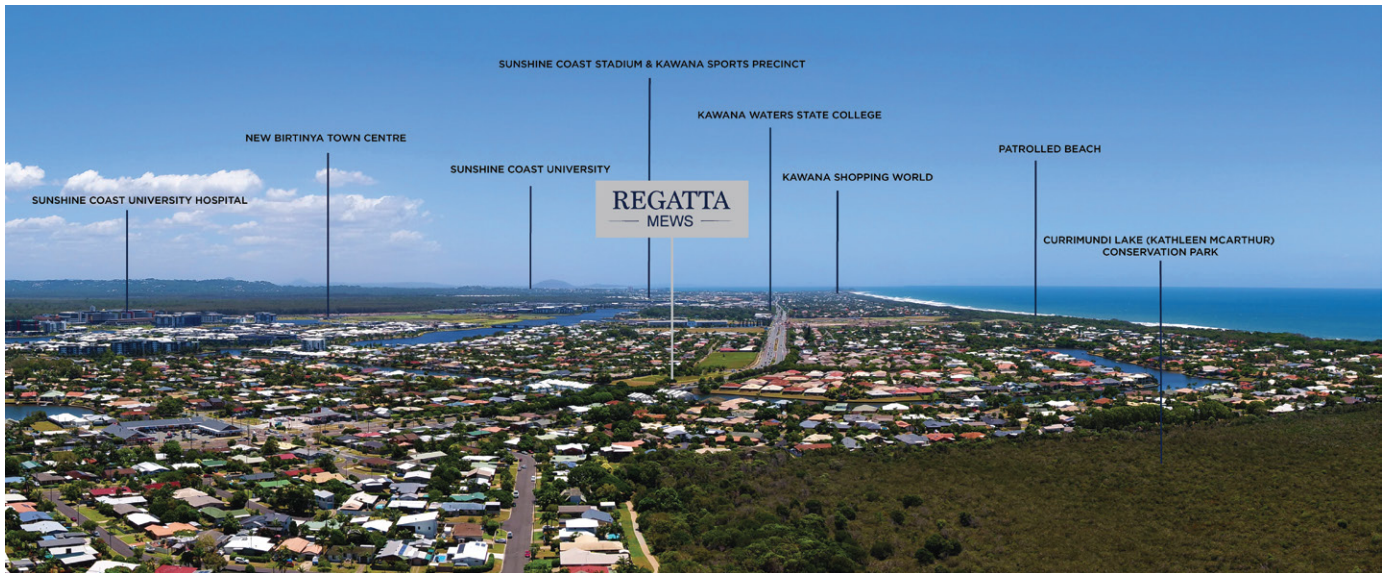
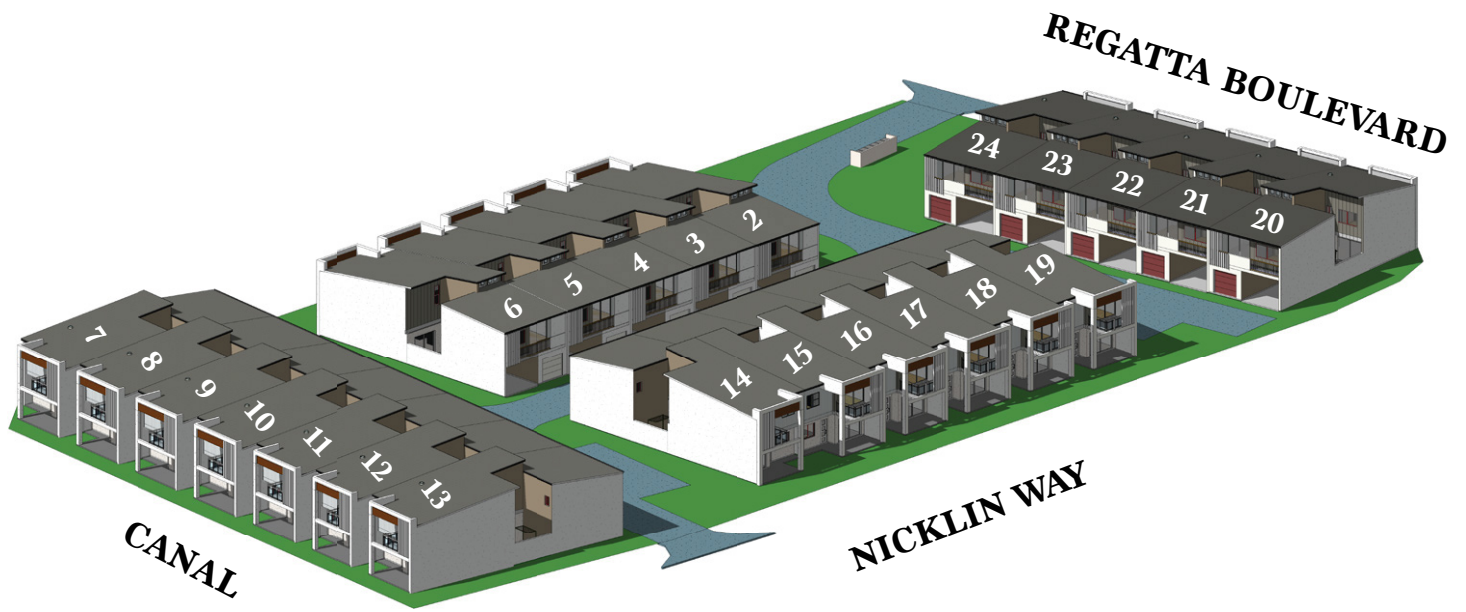


LOWER LEVEL



Drawings are artists impressions for illustration purposes only and some aspects may not be representative of the intended final product. All areas and dimensions are approximate. Floorplans are indicative only and must not be copied, reproduced, altered or revised in any manner whatsoever without the prior express written authorisation.

SITE PLAN



10 January 2018

To whom it may concern,

Rental Appraisal: Terrace Dual Key – Lot 22 and 22a “Regatta Mews”

Thank you for the opportunity to provide you with a current rental appraisal of the proposed construction for the above address.

We have been supplied with the floor plan and list of inclusions for this property to ensure we are making reasonable comparisons with similar properties in the immediate area.

In the current rental market, we estimate the 3 bedroom, 2 bathroom, powder room, tandem garage and inclusions for the Terrace Dual Key to return a rental value of between \$460 - \$465 per week.

The 2 bedroom, 1 bathroom and carport to return a value of between \$360 - \$365 per week.

A total return of between \$820 – \$830 per week.

It would be advisable to re-visit that estimate based on demand at the time of completion as supply and demand at the time of completion can impact returns.

Please feel free to contact me on 0455 990 266 or email me, sylvia@devconpm.com.au, if you would like to discuss our management services, or if I may assist you further.

Kind regards,

A handwritten signature in black ink, appearing to read "Sylvia Huisman".

Sylvia Huisman
Senior Property Manager

Disclaimer: Every care has been taken in preparing this market estimate, taking into consideration comparable properties currently being advertised as being available. Market forces such as supply and demand can impact pricing and we have therefore erred on the side of being conservative for modelling purposes. Please contact our property managers for up to date market information before advertising for tenants.