



## Units 1-6/218 Holdsworth Road, North Bendigo

### Exceptional Value with High Yields



These 2 bed townhouses are designed to maximise investment yield in a growing market and provide maximum comfort for the occupant. Providing exceptional value, these 6 townhouses enjoy upmarket features to entice the most fastidious of tenants. Large bedrooms with wall to wall robes, square-set cornice throughout, huge S/S to heat & cool the whole home and a designer kitchen with stone benchtops & Westinghouse appliances to name a few. The location is primed for growth - the world-renowned Bendigo Hospital precinct is within 2 km's and you can expect ongoing demand from medical professionals and other excellent tenants. Lake Weeroona is also approx. 2 km's away and the property is only 3 km's from the Bendigo CBD. Achieving \$280 per week with a buy price of \$269,500 ensures a huge positive cashflow to improve your investment portfolio. Construction underway with settlements available in Feb/March.



***"High yielding, low maintenance and providing the opportunity for significant growth"***

# MARKET INFORMATION

## Population

The population of Bendigo is now sitting at over 116,000 people. It is now the second largest city outside of Melbourne. By 2036 the population is estimated to be 155,596 which is an increase of 33.48% over the next 18 years.^

^ Information from [forcast.id.com.au/Bendigo/home](http://forcast.id.com.au/Bendigo/home)

## Economy

The Gross Regional Product of an area is the equivalent of Gross Domestic Product, but for a smaller area. It is the amount of the nation's wealth which is generated by businesses, organisations and individuals working in the area. For Bendigo, this figure was \$7.065 billion which has been a steady increase over the past 15 years.

## Demographics

In 2016 Census data, 28.6% of households in Bendigo were single person households. Single person households is the second largest group after 2 person households at 35.2%. This highlights the need for smaller dwellings in Bendigo.

The average household size was 2.41 persons per dwelling which decreased from 2.43 in 2016 and 2.47 in 2006. It is expected that this pattern will continue..

The supply of 1 bedroom dwellings in Bendigo is 3% and 2 bedroom 17%.

The type of dwelling proposed for this development has a potential target of 63.8% of the population in Bendigo.

In 2011 there were 10,143 renters. This has now increased to 14,352 in 2016. This is 25% of the population. This represents a significantly increased demand for more affordable properties.

# PROJECT INFORMATION

## Exterior Perspective

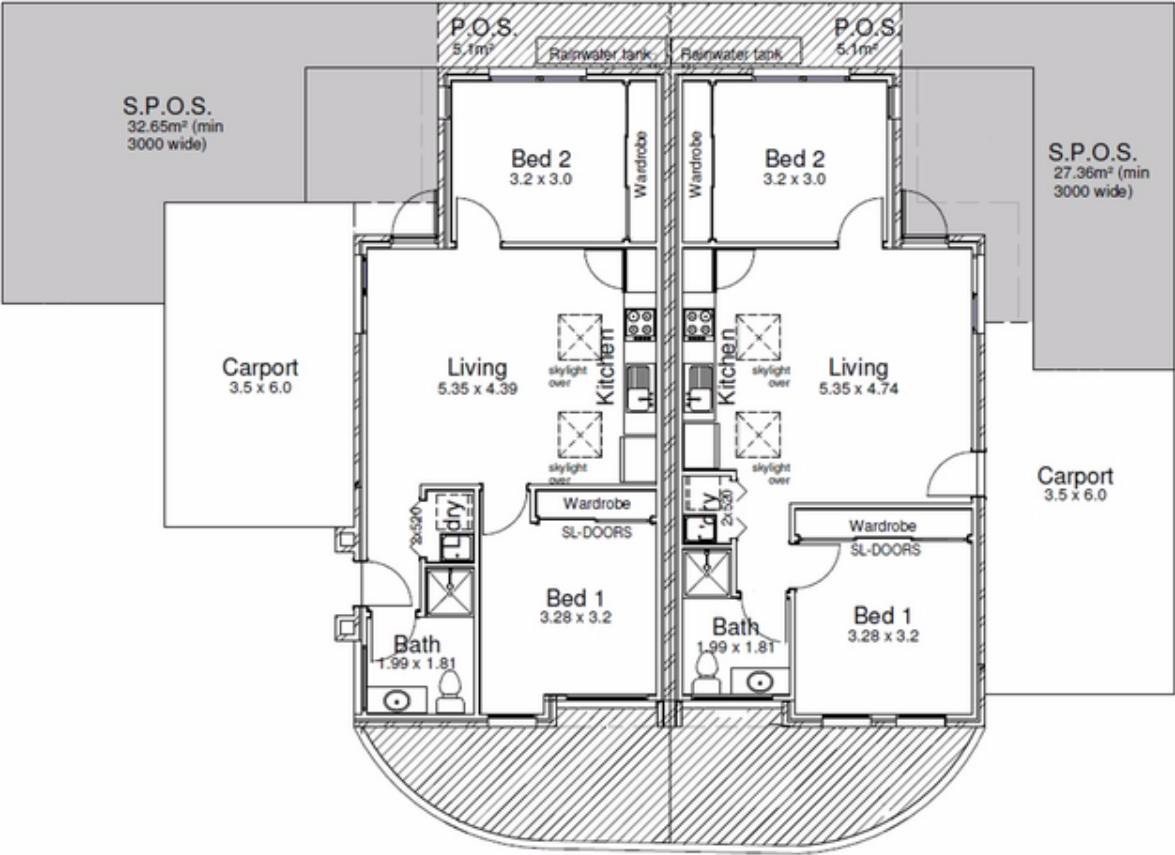
Brick veneer and composite timber cladding for the external walls. The roof is Colorbond Monument. Unit 1 features grey render around the entry area and a car port provides off street parking for each individual unit.



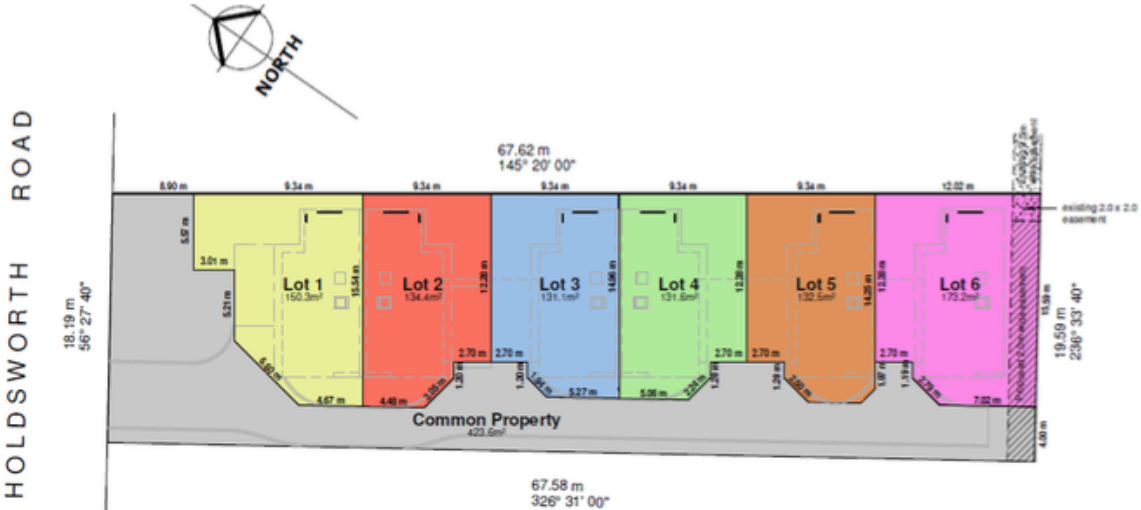
# Floor Plans

All unit floor plans will be very similar in size. They allow for larger sized bedrooms and living area and smaller in areas less used such as the bathroom and kitchen. The reason for this is so that we can create cost effective housing with higher quality finishes. It helps keep the build costs lower and therefore the purchase price.

The floor plan on the left below is unit 1 and all other units will have the same floor plan as the right, however some will be flipped over opposite.



Units 1 and 2



# Specifications

## Structure

Frame	Timber
Bricks	Boral Eaglemont
Foundations	Concrete raft slab
Timber Features	Grey
Render	Malay Grey
Roof	Colorbond Monument
Windows	Colorbond Monument
Fascia	Colorbond Monument
Downpipes	Colorbond Monument
Car Ports	Steel construction Colorbond Monument

## Internal

<u>Kitchen</u>	
Bench Top	Ceasarstone or similar
Cabinets	Laminate finish with selected handles
Splashback	600 x 300 tiles
Sink	Stainless steel single bowl
Sink tap	Caroma Carnevale Sink Mixer or similar



Oven

Westinghouse WVE613S



Cooktop

Westinghouse WHC642BA



Rangehood

Westinghouse WRH605IS



Dishwasher

Westinghouse WS6608X



Bathroom  
Vanity

900mm –with ceramic benchtop



**Basin Mixer**

**Dorf Chrome Kip Basin Mixer**



**Shower Mixer**

**Dorf Chrome Kip Shower Mixer**



**Toilet**

**Dual flush fully ceramic closed coupled**



**Shower Base**

**900 x 900 polymarble base**

**Towel Rack**

**Double towel rack 750mm chrome**

**Toilet Roll Holder**

**chrome**

**Mirror**

**750 x 900**

**Tiles**

**Porcelain - Walls 150mm x 600mm**

**Porcelain - Floor 600mm x 600mm**

Laundry

Washing machine  
Cabinet

Wall stop taps provided  
Stylus Compact Tub and Cabinet



Tap Mixer

Dorf Kip Sink Mixer



Living Room

TV Antenna  
Air-conditioning  
Telephone  
Blinds  
Light

Provided  
Toshiba inverter split system  
1 port provided  
Timber Venetian blinds  
Downlights installed

Bedrooms

Wardrobe  
Wardrobe Doors  
Blinds

Built in with shelves and hanging space  
Sliding laminate doors (white)  
Roller blind installed  
Timber Venetian for front facing windows  
Downlight installed

Lighting

Flooring

Living & Kitchen

Formica 10mm laminate flooring - Formica Rustic Oak

Bathroom

Polished Porcelain tiles – grey colour  
600mm x 600mm

Bedrooms

Godfrey Hirst Plush carpet in grey



# Colours

## External



Bricks – Boral Eaglemont Roof, windows, gutters, Downpipes, fascia & car ports

External Cladding

## Internal

### Kitchen



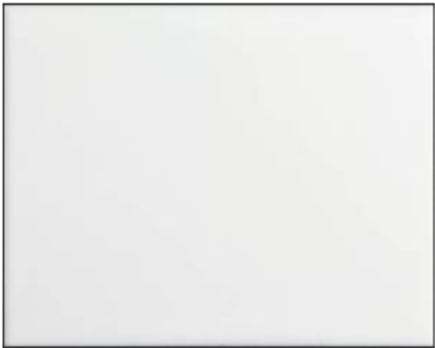
Bench top

Cabinet doors - white (lower) and timber upper

### Bathroom



Floor- Light grey



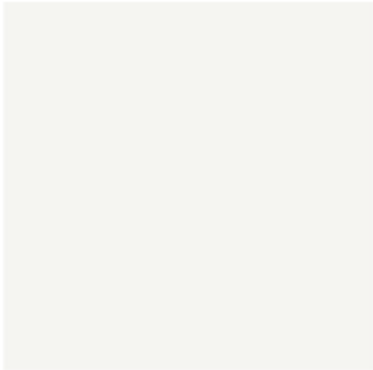
Walls - white



**Carpet**



**Timber Flooring**



Casper White Quarter

**Walls**

Note: Fittings, fixtures and colours may vary from those listed. Variations will be based on available supplies during the time of construction. No reduction in quality if substitute fittings are required.

7 November 2018

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To whom this may concern,

**Re: 218 Holdsworth Road, North Bendigo VIC 3550**

Thank you for giving Barry Plant the opportunity to provide a rental appraisal on the above property. Having learnt about the property we believe if the premises were to be offered for lease as unfurnished accommodation on a medium to long-term basis, a rental of \$280.00 – 300.00 per week should be achievable in the current rental market.

Once again, thank you for the opportunity of providing this appraisal and please do not hesitate to contact the undersigned should we be of any further assistance.

Yours sincerely,



**Tabitha Morgan**  
Rental Department Manager  
tmorgan@barryplant.com.au

PLEASE NOTE THAT THIS OPINION OF VALUE HAS BEEN PREPARED SOLELY FOR YOUR OWN INFORMATION AND NOT FOR ANY THIRD PARTY. EVERY CARE HAS BEEN TAKEN IN ARRIVING AT THE FIGURES HEREIN, HOWEVER WE STRESS THAT THIS IS AN OPINION ONLY AND CANNOT BE TAKEN AS A SWORN VALUATION.