

BLACKSTONE ESTATE | IPSWICH

# LOT 3 GEORGE STREET | DUAL

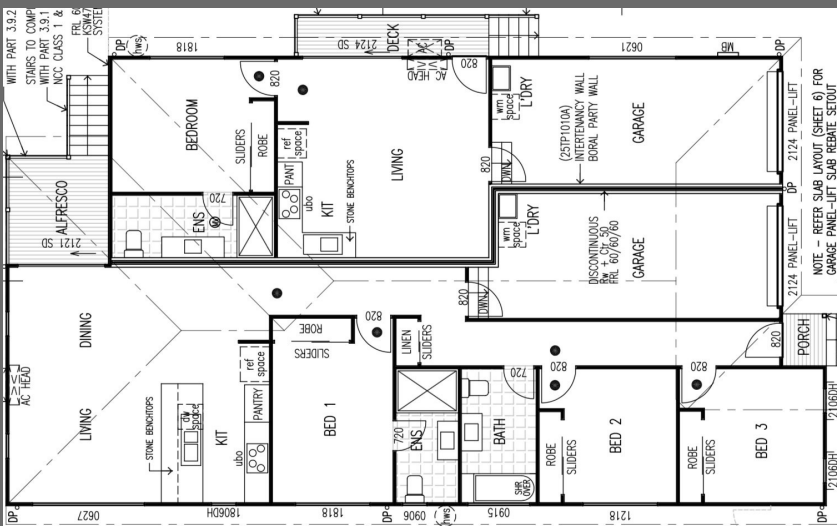
SINGLE CONTRACT



## TOTAL PRICE: \$495,000

House Plan: BELLS 200  
Indicative Rent: \$520-\$560  
Rental Yield: 5.88%

House Area: 200m<sup>2</sup>  
Land Area: 450m<sup>2</sup>



4 3 2



**SOUTHCOST BUILDING  
GROUP**

\*Illustrations for marketing purposes only.  
Materials, colours, landscaping may be  
amended or varied. Agent reserves the  
right to amend specifications and prices  
without notice. All floor plans are indicative  
only. Please check contract for inclusions.

# NOTE

ALL FRAMEWORK, LINTELS, POSTS ETC. TO BE AS PER ENGINEERS DETAILS FOR STRUCTURAL STEEL FRAMING. ALL DRAWN DETAILS ARE INDICATIVE ONLY - ENGINEERS DETAILS TO TAKE PRECEDENCE. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

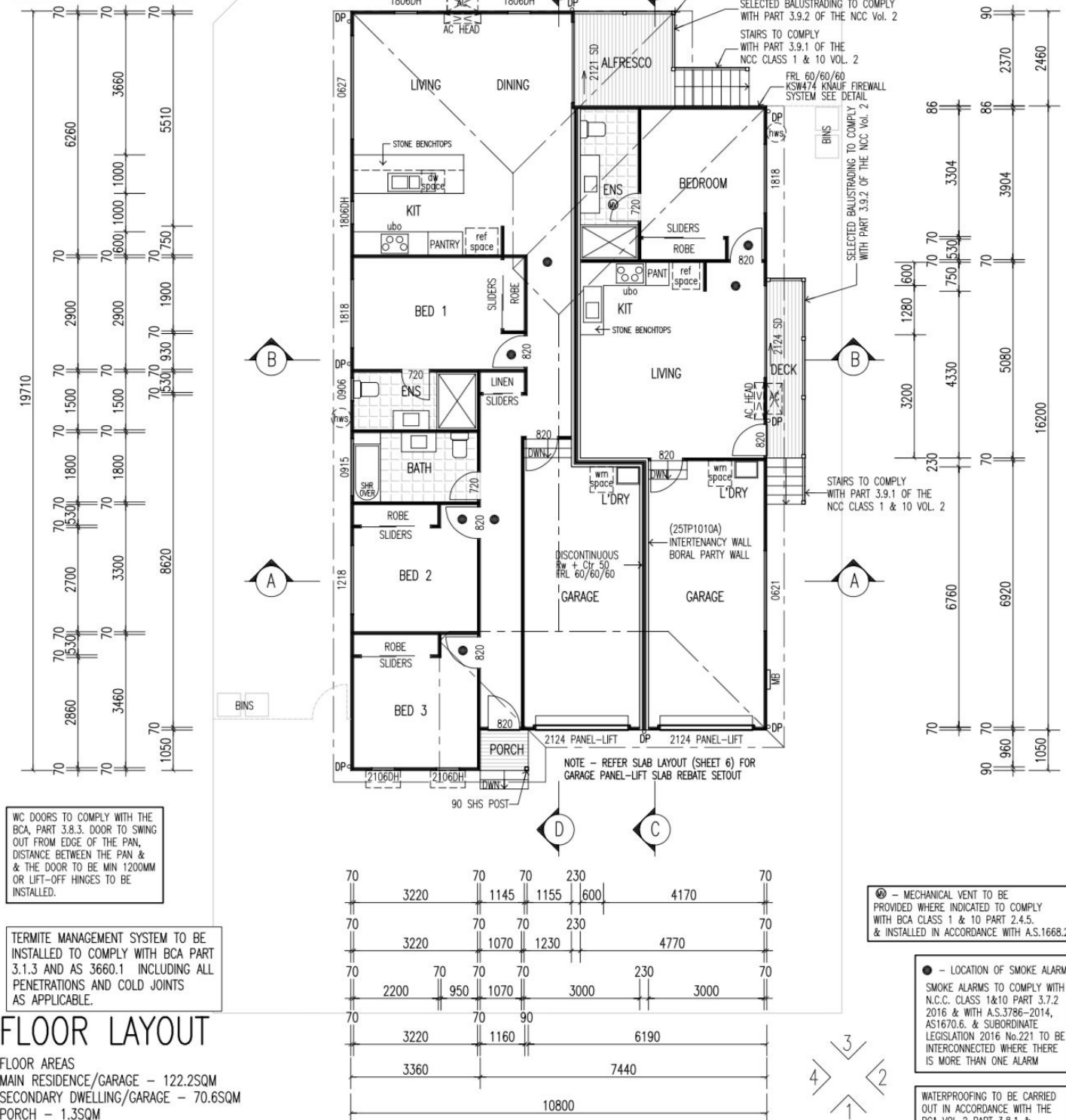
ENERGY REPORT

AUXILIARY UNIT ENERGY REPORT



**SOUTHCOAST BUILDING GROUP**  
BUILDING A VISION

N3 AS1684.2



## FLOOR LAYOUT

FLOOR AREAS  
MAIN RESIDENCE/GARAGE - 122.2SQM  
SECONDARY DWELLING/GARAGE - 70.6SQM  
PORCH - 1.3SQM  
ALFRESCO - 6.4SQM  
TOTAL AREA - 200.5SQM

ELEVATIONS



PH: (07) 5578 1622  
FAX: (07) 5596 1294  
EMAIL: ncd@nerangcreative.com.au  
ADDRESS: Suite 20, Advanture Business Centre, 39-47 Lawrence Drive, Nerang.  
POSTAL: P.O. Box 2760, Nerang, QLD, 4211.  
QBCC License number: 1032909  
ABN: 31 304 914 965

PROJECT:  
PROPOSED RESIDENCE  
& AUXILIARY UNIT

CLIENT:  
SOUTHCOAST BUILDING  
GROUP

PROJECT LOCATION:  
LOT 3 SP239991  
GEORGE STREET,  
BLACKSTONE

### REVISION TABLE

Revision	Description	Date

TITLE: FLOOR

DATE: 26/09/2018

SCALE: 1:100

DRAWN: MIS

CHECKED: J.M.

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BUILDING DESIGNERS ASSOCIATION OF QLD

JOB NUMBER: NCD168/18A

SHEET NUMBER: 3 of 12

10 May 2019

## Lot 3 George Street Blackstone, QLD

 3  2  1

Unit A: \$300 - \$340 per week

 1  1  1

Unit B: \$220 - \$240 per week

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Total Rental Estimate For Both: **\$520 - \$560 per week**

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Thank you for the opportunity to appraise the above property for the purpose of ascertaining the likely rent achievable in the current market.

When assessing the rental amount of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that your property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please don't hesitate to contact us.

**Tulio Fontes** L.R.E.A  
Director

Mobile: 0406 893 745  
Email: [tulio@growandco.net](mailto:tulio@growandco.net)

**Ben Jorgensen** L.R.E.A  
Director

Mobile: 0406 507 363  
Email: [ben@growandco.net](mailto:ben@growandco.net)



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DISCLAIMER - This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not to be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company