

LOT 105 FLINDERS POCKET | DUAL

SPLIT CONTRACT



TOTAL PRICE: \$515,000

LAND PRICE: \$225,000
HOUSE PRICE: \$290,000

4 3 2

House Plan: NOOSA D.200i
Indicative Rent: \$540-\$570
Rental Yield: 6.54%

House Area: 200m²
Land Area: 480m²



*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.

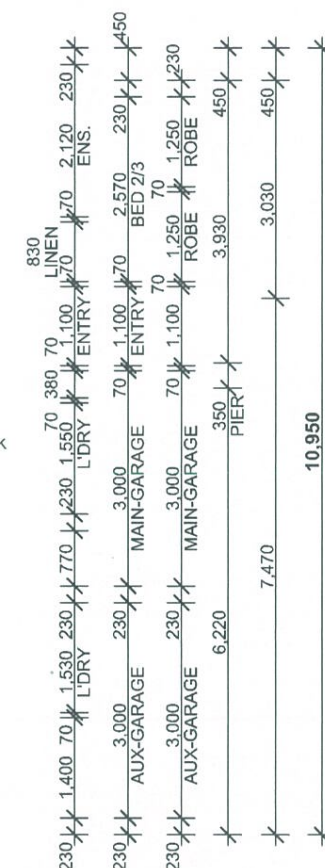
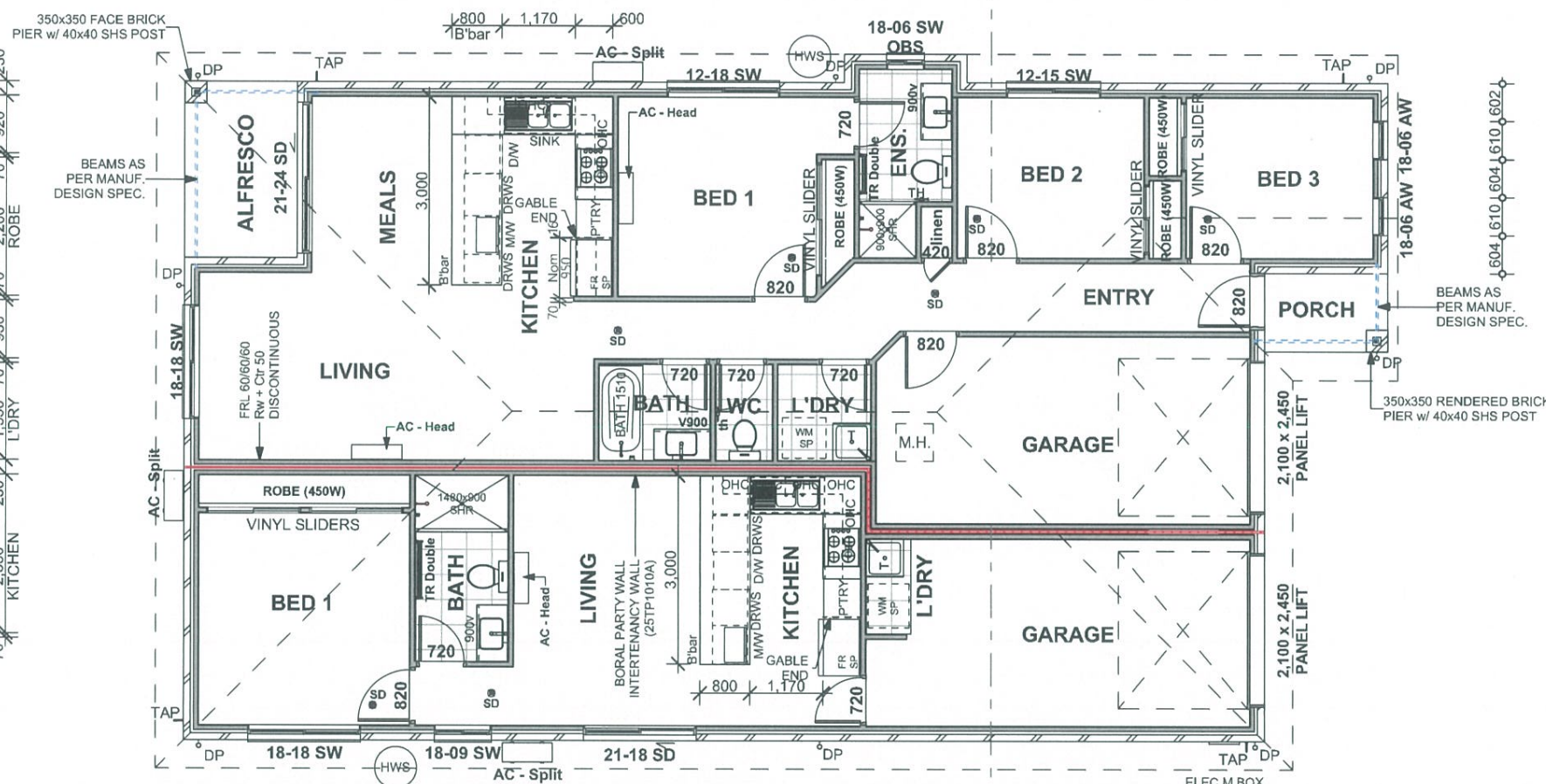




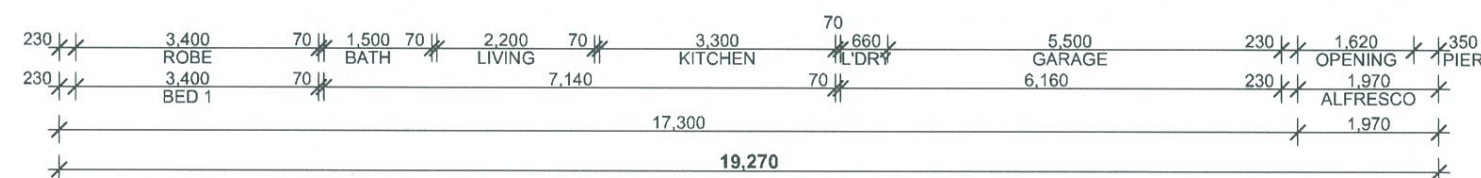
FLOOR PLAN

- * INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR POWER TO KITCHEN BAR
- * METER BOX & HWS POSITIONS TO BE DETERMINED BY SUPERVISOR.
- * L.O.H. DOORS TO W.C.
- * STD SHOWER DOOR SIZE 744mm U.N.O.

* Smoke alarms to comply with the Building Regs 06 Part 3A, Fire & Emergency Services Bill 2016 & the NCC.



31x12	Soffit trim
42x19	Alfresco cornice trim
68x19 & 42x19	Cladding external corners
19x19	Cladding internal corners
42x19	Window surrounds
68x19 or FC.	Infills above windows
68x19	Parapet wall trim flush with b'work
92x19	Shelf support front
31x19	Shelf support to walls
31x19	Infills above windows (25.0°)
31x12	Shelf trim to front
42x12	Architraves
68x12	Skirtings
92x19	Door jambs
112x19	Cavity sliding door jambs
68x12	Architraves to entry doors
16mm	Shelving Particle board



We reserve the right to alter designs, colours and specifications without notice. Whilst every care has been taken in the preparation of this document, the particulars contained herein are not to be construed as any representation of fact. All information provided to us is from reputable sources and no responsibility is accepted by the vendor, it's servants or agents for any errors or omissions. All interested parties should make their own enquiries to satisfy themselves in relation to all matters.

© Southcoast Building Group. The copyright of these plans are owned by Southcoast. The plans may not be reproduced, copied or dealt with in any manner which infringes the exclusive rights of the Southcoast Building Group.

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS
PER CONTRACT
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

Issue	Date	Drawn	Amendments
E	.	.	.
D	.	.	.
C	.	.	.
B	.	.	.
A	01.02.19	KJ	Preliminary Drawings

AT: LOT ###

RANGE / SERIES	

Design Name:

104 GROUND FLOOR PLAN

Issue:	Scale: As Shown
A	Plot Date: 1/02/2019
Wind Rating:	Drawn By: KJ
N2	Checked By: JC

PRELIMINARY ONLY



Grow&Co
PROPERTY AGENTS

M. 0406 893 745
P. 07 5661 1782
E tulio@growandco.net
www.growandco.net

29 January 2019

Lot 105 Flinders Pocket Estate Ipswich QLD

4  3  2 

Rental Estimate

Total Rental Estimate \$540 - \$570per week

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 I can answer any further questions, please don't hesitate to contact me.

Yours faithfully,

New Client Manager

Tulio Fontes

M 0406 893 745

E tulio@growandco.net

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