

ULMARRA RESERVE ESTATE | CABOOLTURE

# LOT 50 ULMARRA RESERVE | DUAL

SPLIT CONTRACT



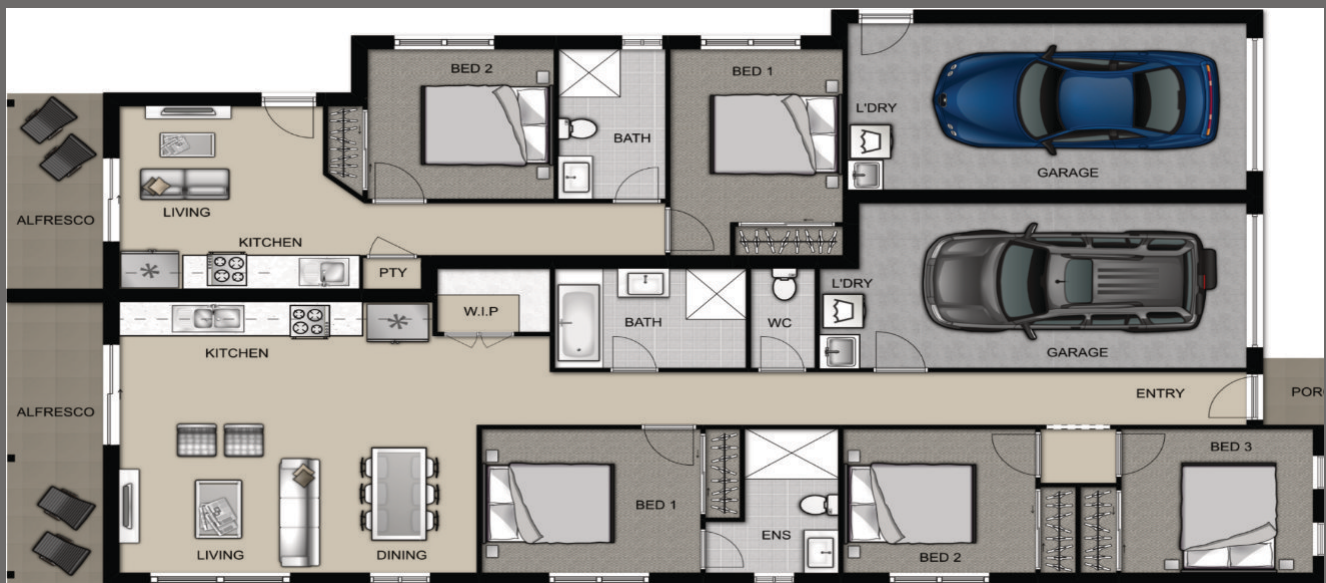
**TOTAL PRICE: \$481,000**

LAND PRICE: \$187,000  
HOUSE PRICE: \$294,000



House Plan: CABLE D204  
Indicative Rent: \$620-\$670 P/W  
Rental Yield: 7.24%

House Area: 204 m<sup>2</sup>  
Land Area: 454 m<sup>2</sup>



\*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.

**ALLEGRA**  
HOMES





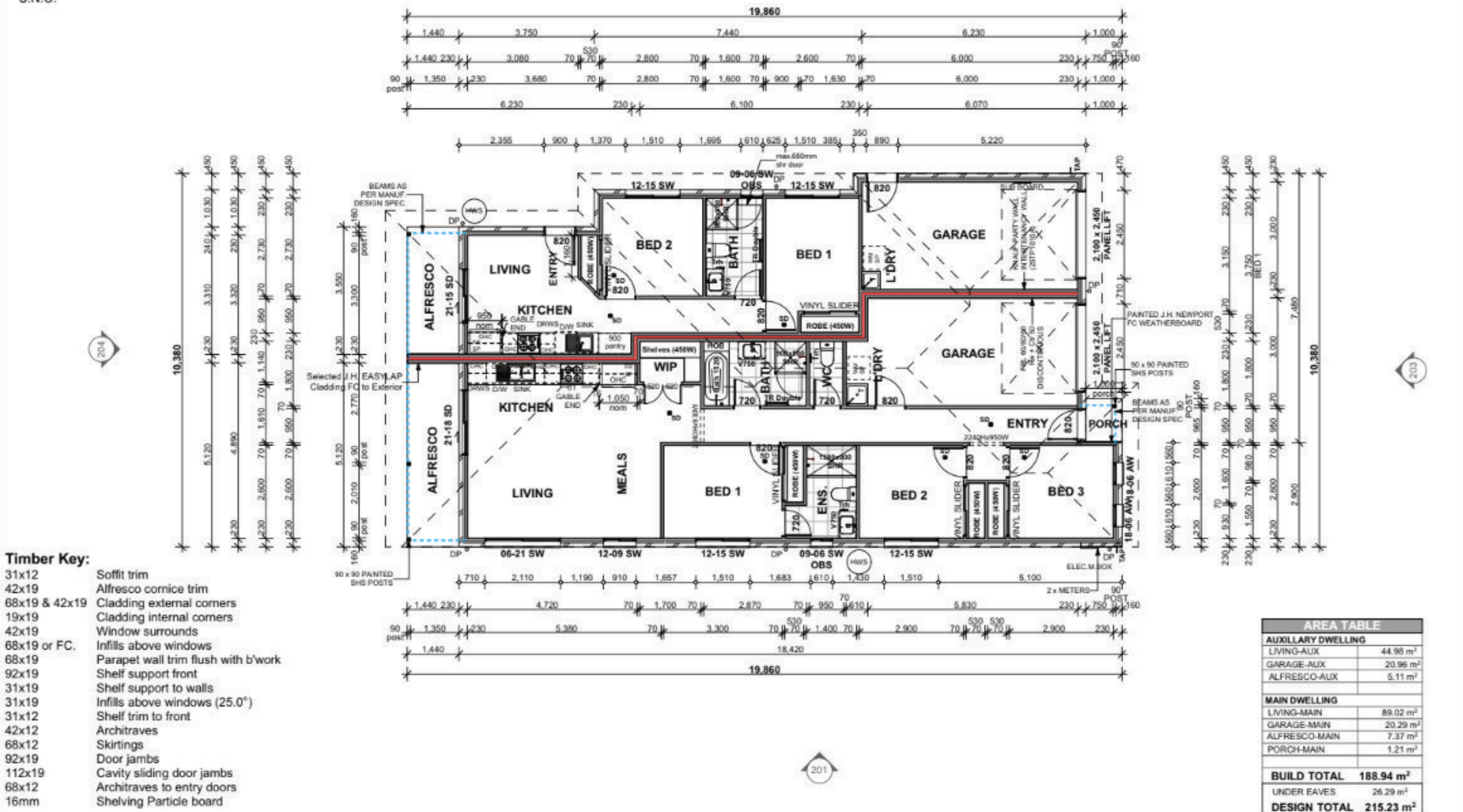


## NOTE:

- \* 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 630mm-744mm U.N.O.

## NOTE:

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







**Grow&Co**  
PROPERTY AGENTS

09 January 2020

## Lot 50 Ulmarra Reserve Estate, Upper Caboolture QLD

3 2 1

2 1 1

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**Total Rental Estimate For Both: \$620 - \$670 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.

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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 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