

LOT 48 ULMARRA RESERVE | DUAL

SPLIT CONTRACT



TOTAL PRICE: \$481,000

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

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



House Area: 204 m²
 Land Area: 454 m²



*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.



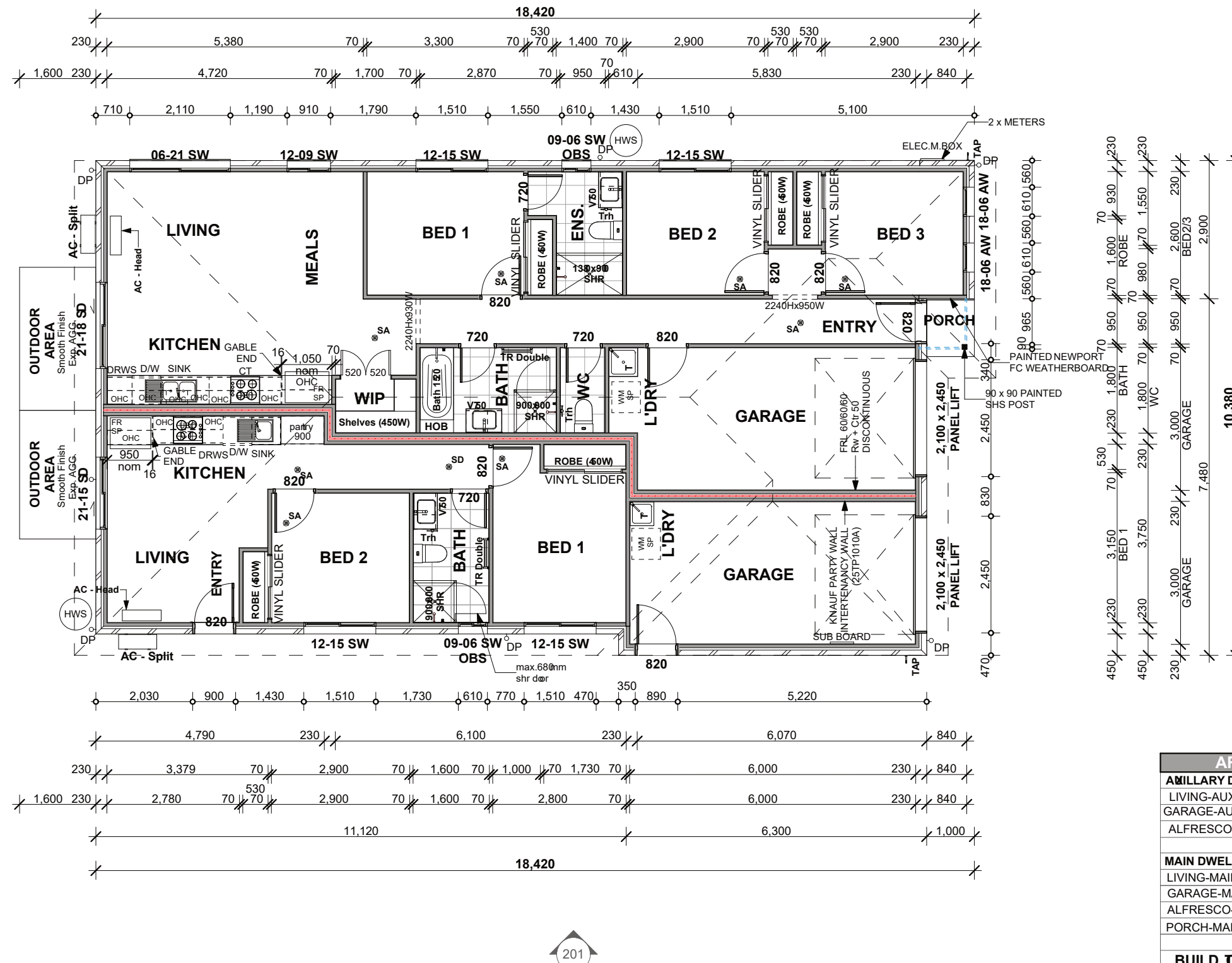


NOTE:

- * 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.



Timber Key:

- 31x12 Soffit trim
- 42x19 Alfresco cornice trim
- 68x19 & 2x19 Cladding external corners
- 19x19 Cladding internal corners
- 42x19 Window surrounds
- 68x19 or FC. Infills above windows
- 68x19 Parapet wall triflush 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

AREA TABLE	
AMILLARY DWELLING	
LIVING-AUX	44.94 m ²
GARAGE-AUX	21.21 m ²
ALFRESCO-AUX	4.03 m ²
MAIN DWELLING	
LIVING-MAIN	91.81 m ²
GARAGE-MAIN	20.29 m ²
ALFRESCO-MAIN	4.51 m ²
PORCH-MAIN	1.21 m ²
BUILD DTAL	18000 m²
UNDER EAVES	13.75 m ²
DESIGN TOTAL	193.75 m²
OUTDOOR AREA-AUX	4.33 m ²
OUTDOOR AREA-MAIN	4.80 m ²

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, its servants or agents for any errors or omissions. All interested parties should make their own enquiries to satisfy themselves in relation to all matters.

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT		Issue	Date	Drawn	Amendments
SIGNATURE	DATE	E	.	.	.
SIGNATURE	DATE	D	.	.	.
		C	.	.	.
		B	.	.	.
		A	08.01.20	KJ	Preliminary Drawings

Facade:	Title:	Issue:	Scale: As Shown
Design Name:	104_GROUND FLOOR PLAN	A	Plot Date: 8/01/2020
D.193i (BV)		Wind Rating:	Drawn By: KJ
		N2	Checked By: JC

09 January 2020

Lot 48 Ulmarra Reserve Estate, Upper Caboolture QLD

 3  2  1

 2  1  1

Total Rental Estimate For Both: **\$620 - \$670 per 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 we can answer any further questions, please don't hesitate to contact us.

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