

CUSTOM BUILDS ^{QLD}



QLD HOUSE & LAND PACKAGE | FIXED PRICE TURN KEY



Lot 41 Horizon Estate, Holmview

Indulge in all the best the Sunshine State has to offer - starting from your own backyard at Horizon at Holmview. Taking in the serene, natural native bushland, stunning wildlife and surrounding Beenleigh landscape is as easy as stepping outside, while enjoying the perks of the city life is mere minutes away in the heart of Logan City.

LIVING 142.92M² | GARAGE 36.47M²
ALFRESCO 10.76M² | PORTICO 4.9 0M²

THALLON

“COASTAL”

LAND PRICE \$225,000

LAND SIZE 400M²

HOUSE PRICE \$316,748

HOUSE SIZE 195.05M²

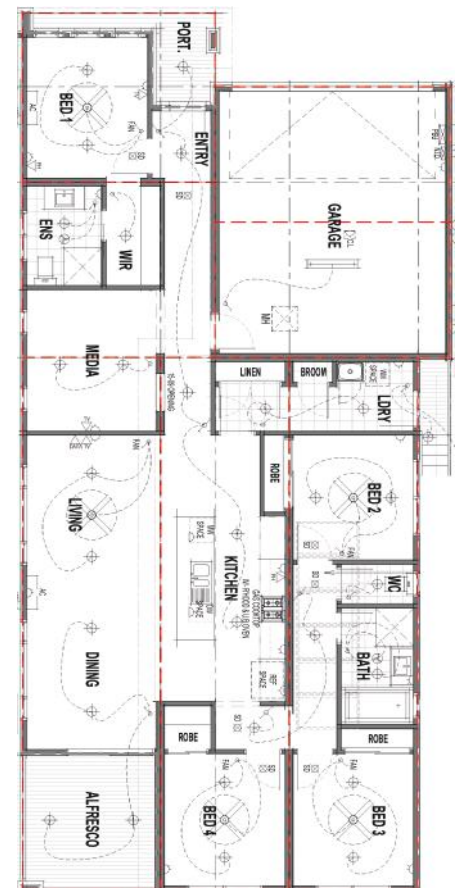
RENTAL \$420-\$450 p/w

TOTAL PACKAGE

\$541,748

INCLUSIONS

- Full turnkey finish & fixed site costs
- Engineered steel chasis / concrete slab
- Lightweight cladding
- Colourbond roof
- 2 x reverse cycle / split system air conditioners
- 20mm manufactured stone kitchen benchtop
- 600mm Stainless Steel appliances
- Carpet to bedrooms & laminate timber floor to other internal areas
- 2400mm ceiling height
- LED lights throughout
- Ceiling Fans & Vertical blinds
- Fully fenced, turfed and landscaped



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Everything you need to live a balanced lifestyle is here Logan City, one of Australia's fastest growing regions and only 30 mins from Brisbane's CBD.

Just outside the Horizon community and its picturesque surrounds, residents have quick access to a variety of city-living amenities. These include an array of retail options at the Holmview Central Shopping Centre, the Logan Hyperdome and Westfield Garden City, schools and early learning centres like Canterbury College, Edens Landing State School and The Boulevard Early Learning Centre as well as public transportation to both Brisbane and the Coast Coast via state of the art train lines.

Offering all of the city convenience but without the drawbacks of crowded city living, Horizon at Holmview is where smart investors are looking to buy next.





BRISBANE
35KM

BEENLEIGH
STATE
HIGH
SCHOOL

BEENLEIGH
TOWN
SQUARE

BEENLEIGH
STATE
PRIMARY
SCHOOL

GOLD COAST
45KM

EDENS
LANDING
STATE
SCHOOL

HOLMVIEW
CENTRAL
SHOPPING
CENTRE

HORIZON

BETHANIA
LUTHERAN
PRIMARY
SCHOOL

BUNNINGS
BETHANIA

EDUCATION

For school catchment areas, refer to map here.

1. Edens Landing Childrens Centre
2. Rainbow Corner Child Care Centre
3. Woodlands Early Education Centre
4. Cubby Care Early Learning Centre
5. Edens Landing State School
6. Bethania Lutheran Primary School
7. Canterbury College
8. Trinity College
9. St Joseph's Tobruk Memorial School
10. Beenleigh State School
11. Beenleigh State High School
12. Beenleigh Special School
13. Griffith University's Logan Campus
14. TAFE Queensland Brisbane's Loganlea Campus

SHOPPING

1. Holmview Central Shopping Centre
2. Edens Landing Shopping Centre
3. Beenleigh Town Square
4. Beenleigh Marketplace
5. Future Brookhaven Retail Centre
6. Waterford Plaza
7. Bethania Waters Shopping Centre
8. Hyperdome Shopping Centre

HEALTH

1. Logan Public Hospital
2. Sunnybank Private Hospital
3. Q Medical Centre Holmview
4. Edens Landing Medical Surgery
5. Beenleigh Family Medical Centre
6. Mount Warren Park Medical Centre
7. Beenleigh Community Health Centre

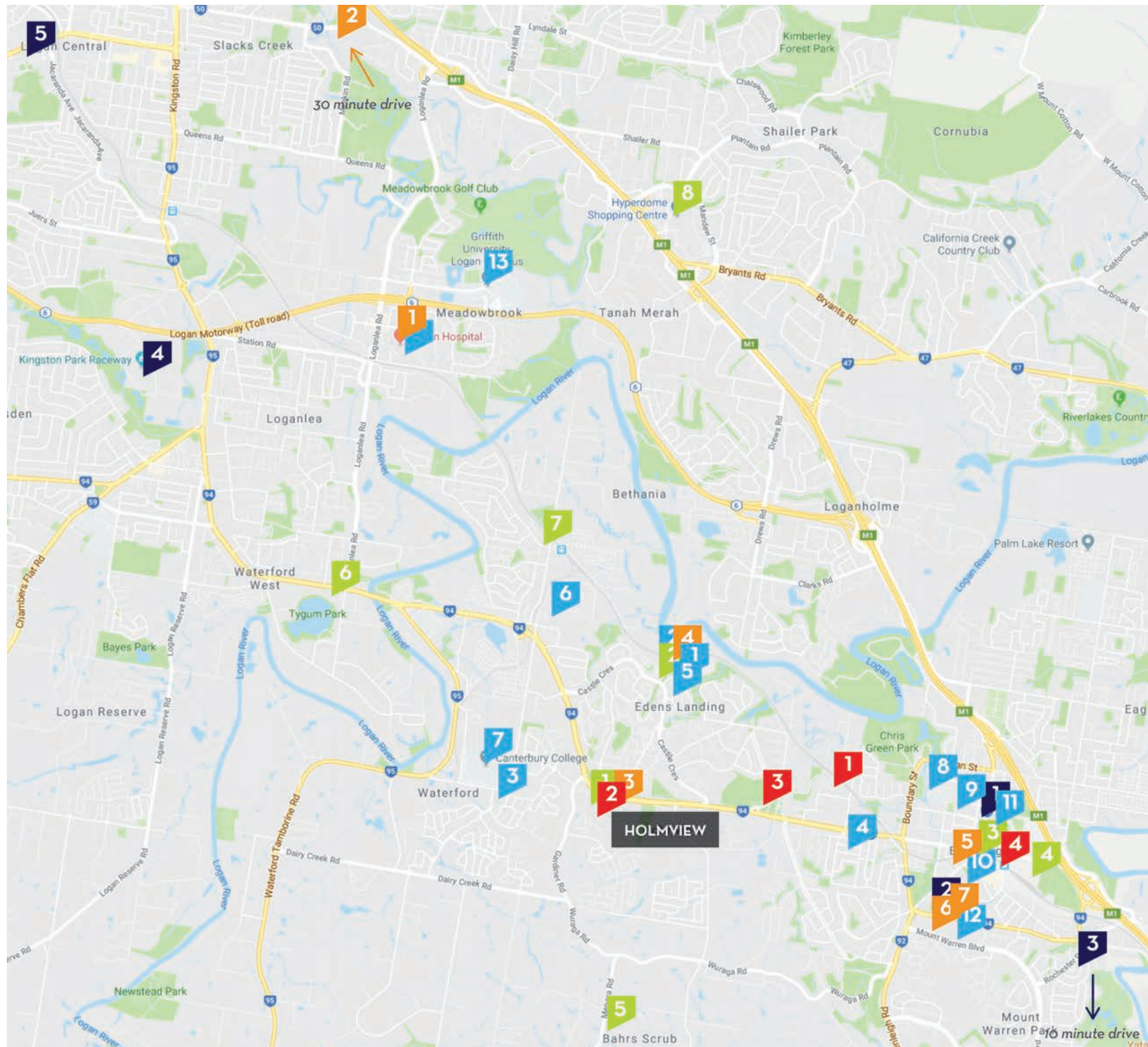
TRANSPORT

1. Holmview Train Station
2. Holmview Shops Bus Interchange
3. Holmview Rd near Logan River Rd Bus Interchange
4. Beenleigh Station Bus Interchange

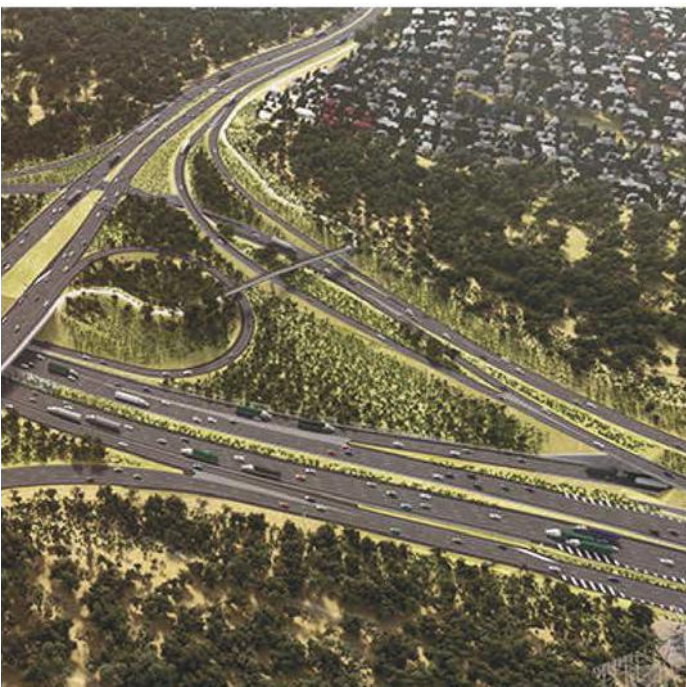
RECREATION

1. Beenleigh Aquatic Centre
2. Mount Warren Sports Centre
3. Windaroo Lakes Golf Course and Club
4. Kingston Park Raceway
5. Logan Entertainment Centre

Sources: Frasers Property 2017; Google Maps 2017; NearMap Ltd 2017; The State of Queensland 2017







REGIONAL PROFILE

UNDER CONSTRUCTION

- Cross River Rail Project
- New Generation Rollingstock Project
- Better Neighbourhoods Logan Project
- Empire Industrial Estate
- Jeta Gardens Retirement and Aged Care Resort
- Logan Enhancement Project
- The Rise at Park Ridge Development Project
- Brookhaven Development Project
- Killara Development Project
- Logan Water Infrastructure Alliance Program
- The Highlands Development Project
- Sequana Development Project
- Waterford-Tamborine Road Upgrade
- Parkside Development Project
- Aspect Development Project
- Haven Hill Development Project
- The Shed Project
- Multiple Housing Estate Development Projects

COMING SOON

APPROVED

- Integrated Living and Aged Care Village
- Pacific Motorway (M1) Upgrade: Gateway Merge
- Beenleigh Courthouse Upgrade
- Housing Development Project in Logan Reserve

PROPOSED

- Inland Rail Project
- Intra Regional Transport Corridor
- Norwell Valley City Project
- Brisbane Metro Project
- The Lakes Resort Project
- Pacific Motorway (M1) Upgrade
- Logan Public Hospital Expansion
- Marsden Park Shopping Centre Upgrade
- Loganholme Tourism Precinct
- Loves Speedway and Motorsport Complex
- Park Ridge Connector Project

Sources: ARTC 2017; Australian Yues International Developments Group Pty Ltd 2016; AVJennings 2017; Ben Wilmot and Rosanne Barrett, March 4, 2017, The Australian; Brisbane City Council 2017; Building Queensland, June 2017; Carsales.com Limited 2015; Colliers International Australia 2016; Commonwealth of Australia 2017; CPB Contractors Pty Limited 2017; Darcie Akeroyd, June 20, 2017, Quest Newspapers; Darragh O'Keefe, January 20, 2016, Australian Ageing Agenda; Empire Industrial Estate 2017; February 2017 QMCA, CSQ & IAQ; Frasers Centrepoint Limited 2016; Frasers Property 2017; Jeni Faulkner, October 3, 2017, Quest Newspapers; Logan City Council 2014; Logan City Council 2017; Logan Office of Economic Development 2016; Medland Engineering 2014; Oliver Hume 2017; Phil Bartsch, November 25, 2016, The Courier-Mail; Queensland Motorways Management Pty Ltd 2017; REA Group Ltd 2017; Reshni Ratnam, August 11, 2016, The Courier Mail; Ryder Research Resources Pty Ltd 2017; Sarah Orr, January 21, 2017, Quest Newspapers; The Highlands 2017; The State of Queensland - Department of Housing and Public Works 2017; The State of Queensland (Department of Infrastructure, Local Government and Planning) 2017; The State of Queensland (Department of the Premier and Cabinet) 2017; The State of Queensland (Department of Transport and Main Roads) 2017; The State of Queensland 2017; The Urban Developer 2016; The Urban Developer 2017; Tony Moore, June 26, 2015, Brisbane Times; Villa World 2016; Villawood Properties 2017; Logan City Council 2017; Medland Engineering 2014; Mirvac Group 2017; NearMap Ltd 2017; Oliver Hume 2017; Queensland Motorways Management Pty Ltd 2017; REA Group Ltd 2017; Reshni Ratnam, August 11, 2016, The Courier Mail; Ryder Research Resources Pty Ltd 2017; Sarah Orr, January 21, 2017, Quest Newspapers; SEQ 2017; SEQ Invest 2017; Sigma Healthcare Limited 2017; The Highlands 2017; The State of Queensland 2017; The State of Queensland - Department of Housing and Public Works 2017; The State of Queensland (Department of the Premier and Cabinet) 2016; The State of Queensland (Department of the Premier and Cabinet) 2017; The State of Queensland (Department of Transport and Main Roads) 2017; The State of Queensland (Queensland Treasury) 2017; The Urban Developer 2016; The Urban Developer 2017; Tom Snowdon, February 22, 2017, The Courier Mail; Villawood Properties 2017; Villa World 2016



HORIZON
HOLMVIEW

BUILDING APPROVALS

Logan City recorded around 3,500 residential building approvals in each of FY2018 and FY2019.

This exceeded each of the previous three years by 1,000 and brought the expenditure on both residential and commercial buildings in the last two years to over \$1 billion in each year.

Logan City's affordability is the key factor driving its property market, according to REIQ CEO Antonia Mercorella. And it's young families and first-home buyers who are seizing the

opportunity, she says, a pattern that's expected to continue.

In addition to affordable housing, investors are attracted to Logan City due to the ease of access to the third largest job market in Australia (Brisbane) and is blessed with infrastructure, says demographer Bernard Salt.

Houses priced below \$400,000 can be found readily in 13 suburbs, shows data from CoreLogic, which highlights the affordability which is a key attraction of this precinct.

POPULATION GROWTH

Logan has been often identified in recent years as one of the fastest-growing areas in Australia and its population growth is expected to continue strongly for the next 20 years or more.

The number of Logan City residents grew from 303,400 as at the 2016 Census to 313,800 in 2018, according to the Queensland Statistician's Office. By 2041, Logan City will need to cater for 586,000

people which means 89,000 new homes will be needed.

Population projections by Logan City Council indicate 500 new dwellings will be required for the Edens Landing-Holmview area by 2026.

RETAIL

The area is especially strong on retail facilities. Employing 24,000, the Logan Hyperdome is among the largest shopping centres in Australia while Swedish furniture and homewares store Ikea has a large outlet in Springwood.

The Logan Mega Centre has 28 retail stores which mostly offer household and furniture outlets, but also camping and sporting goods.

EDUCATION FACILITIES

Around 10 primary schools and 10 high schools attend to the educational needs of Logan families.



HORIZON

H O L M V I E W

Logan is one of the largest and fastest growing LGAs in Australia. The population is increasing by approximately 1.5% per year.

Source: City of Logan



BRISBANE CBD
33 MINS

EDENS LANDING
& BETHANIA
7 MINS

HOLMVIEW
SHOPPING CENTRE
5 MINS

NORTH

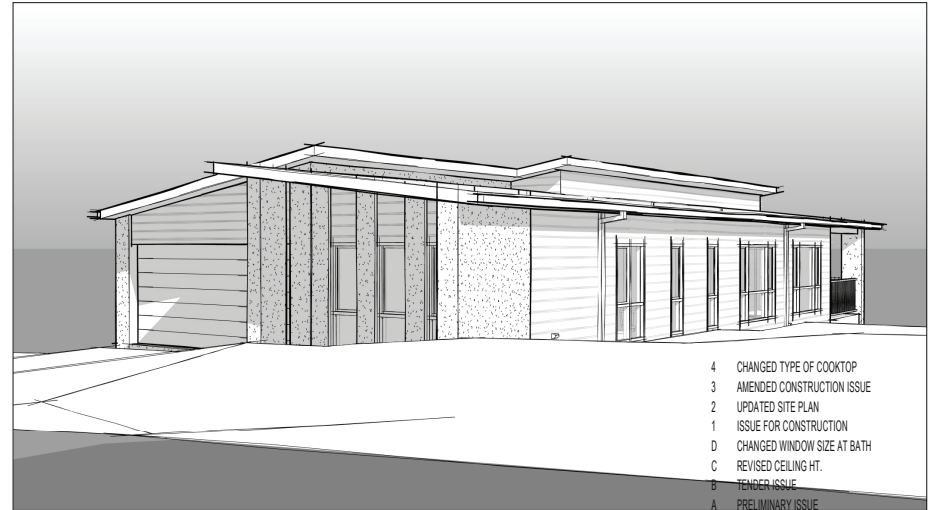
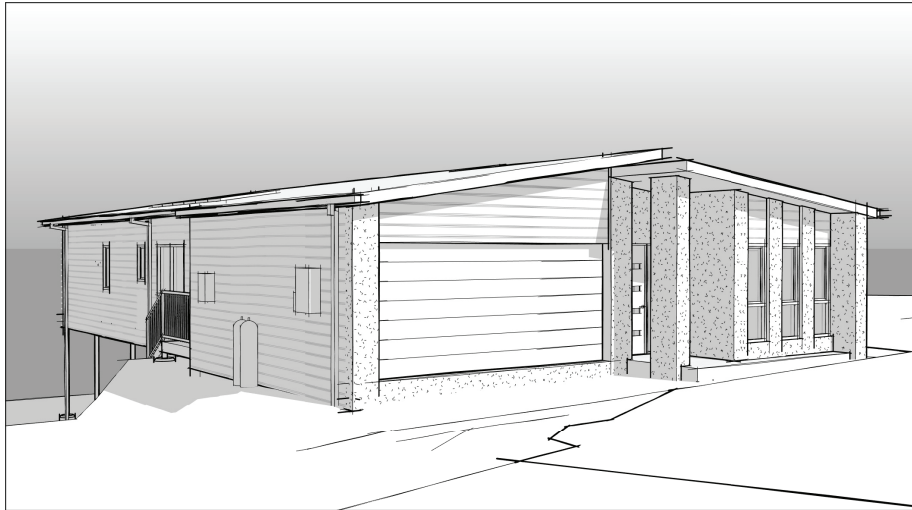
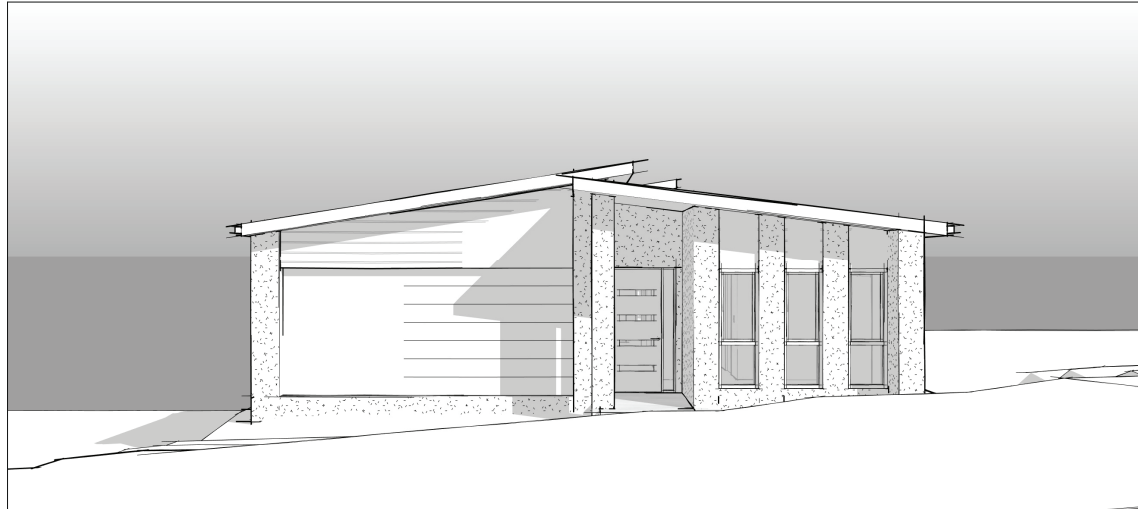
GOLD COAST
48 MINS

BEENLEIGH
10 MINS

WINDAROO &
MT WARREN PARK
12 MINS

GARDINER ROAD





| REV. | DESCRIPTION | DATE |
|------|-----------------------------|------------|
| 4 | CHANGED TYPE OF COOKTOP | 11.02.2021 |
| 3 | AMENDED CONSTRUCTION ISSUE | 09.02.2021 |
| 2 | UPDATED SITE PLAN | 25.01.2021 |
| 1 | ISSUE FOR CONSTRUCTION | 21.01.2021 |
| D | CHANGED WINDOW SIZE AT BATH | 16.12.2020 |
| C | REVISED CEILING HT. | 03.12.2020 |
| B | TENDER ISSUE | 25.11.2020 |
| A | PRELIMINARY ISSUE | 11.11.2020 |



9/13 BUSINESS ST. YATALA QLD 4207 TELEPHONE: (07) 5665 0088 ACN: 11633220 ABN: 7111633220
 PO BOX 715, BEENLEIGH QLD 4207 FAX: (07) 5665 0099 QBSA: 1086689

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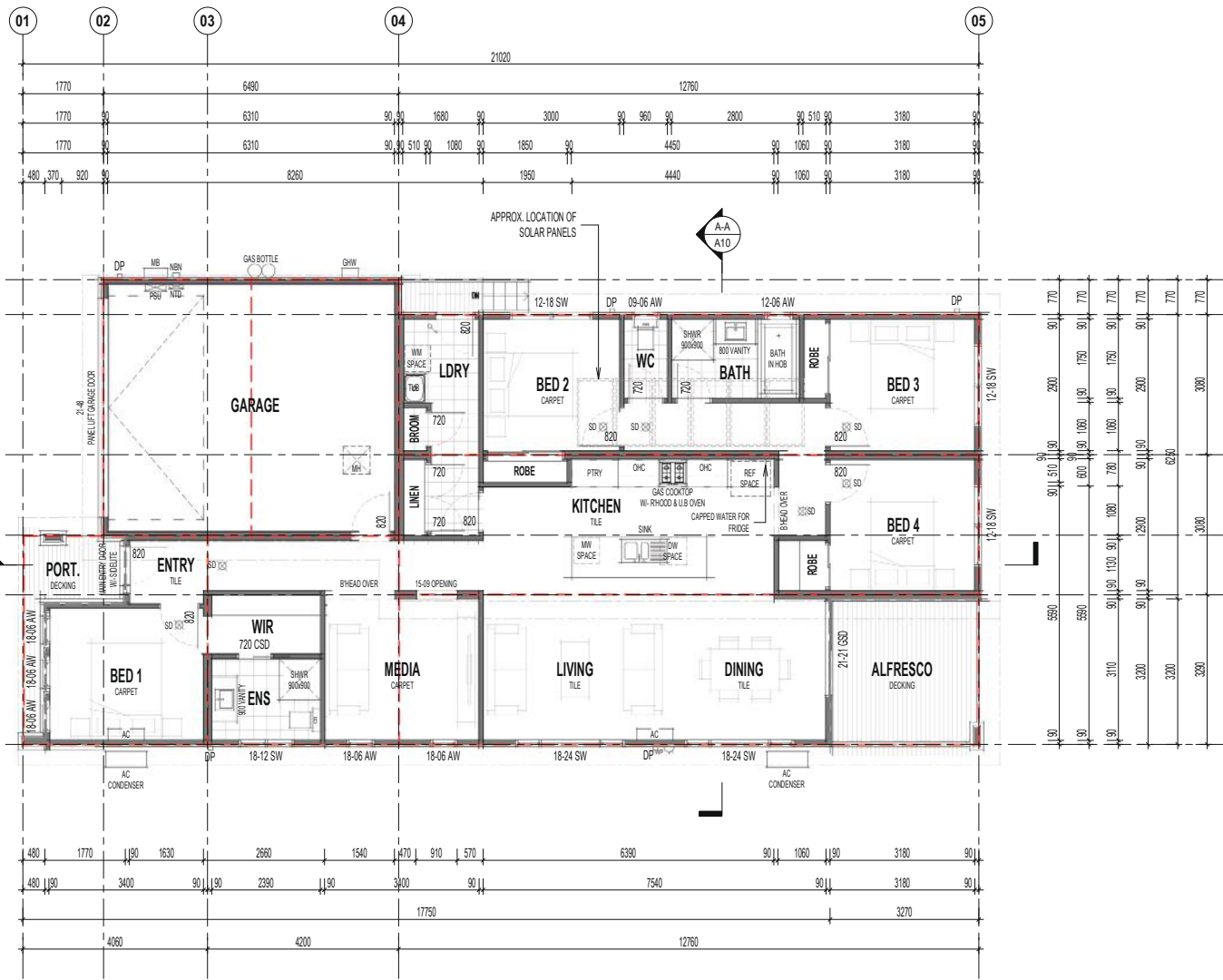
CLIENT DETAILS:
**MERCER & COOPER HOLDINGS
 PTY LTD**

PROJECT DETAILS:
THALON 21
 TRADITIONAL FACADE

"AMENDED CONSTRUCTION ISSUE"

ARCHITECTURAL VIEWS

| | | |
|--------------------------------|-------------------------|------------------|
| DRAWN BY: KKJ | DATE: 11.02.2021 | REV: 4 |
| SCALE: | CHECKED BY: | |
| PROJECT NO. VQ406265 | SHEET NO. A02 | |



| AREAS | | |
|--------------|--------|-------|
| LOCATION | SQM | SQ |
| GROUND FLOOR | 142.92 | 15.38 |
| GARAGE | 36.47 | 3.93 |
| ALFRESCO | 10.76 | 1.16 |
| PORTICO | 4.90 | 0.53 |
| | 195.05 | 21.00 |

NOTE / TERMITE MANAGEMENT SYSTEM
 TERMITE RISK MANAGEMENT IS TO COMPLY WITH AS3660.1-2014 & NCC-BCA 2019 (VOL 2) - PART 3.1.4.2 WHERE ALL PRIMARY BUILDING ELEMENTS (AS PER DEFINITION - QLD VARIATIONS SCHEDULE 3) WILL CONSIST ENTIRELY OF MATERIALS NOT SUBJECT TO TERMITE ATTACK.

NOTE / SUB-FLOOR VENTILATION
 SUB-FLOOR VENTILATION TO COMPLY WITH NCC-BCA 2019 (VOL 2) - PART 3.4.1 - CLIMATIC ZONE C.

NOTE / BUSHFIRE PRONE ZONE - BAL 12.5
 BUSHFIRE HAZARD REQUIREMENT TO COMPLY WITH AS3959-2009 SECTION 5 CONSTRUCTION FOR BAL 12.5

NOTE / WIND CATEGORY = "N3"

NOTE / BALUSTRADE
 ALL BALUSTRADE MIN. 1000MM ABOVE F.F.L.

NOTE / WINDOWS
 ALL WINDOWS WITH A SILL HEIGHT OF 2M OR MORE ABOVE THE GROUND LEVEL SHALL BE RESTRICTED TO BE UNOPENABLE BEYOND 125MM, TO COMPLY WITH NCC 3.9.2.6

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| A | PRELIMINARY ISSUE | 11.11.2020 |

| "AMENDED CONSTRUCTION ISSUE" | | | |
|------------------------------|----------|-------------|------------|
| FLOOR PLAN | | | |
| DRAWN BY: | KKI | DATE: | 11.02.2021 |
| SCALE: | 1:100 | CHECKED BY: | |
| PROJECT NO.: | VQ406265 | SHEET NO.: | A04 |
| | | REV: | 4 |

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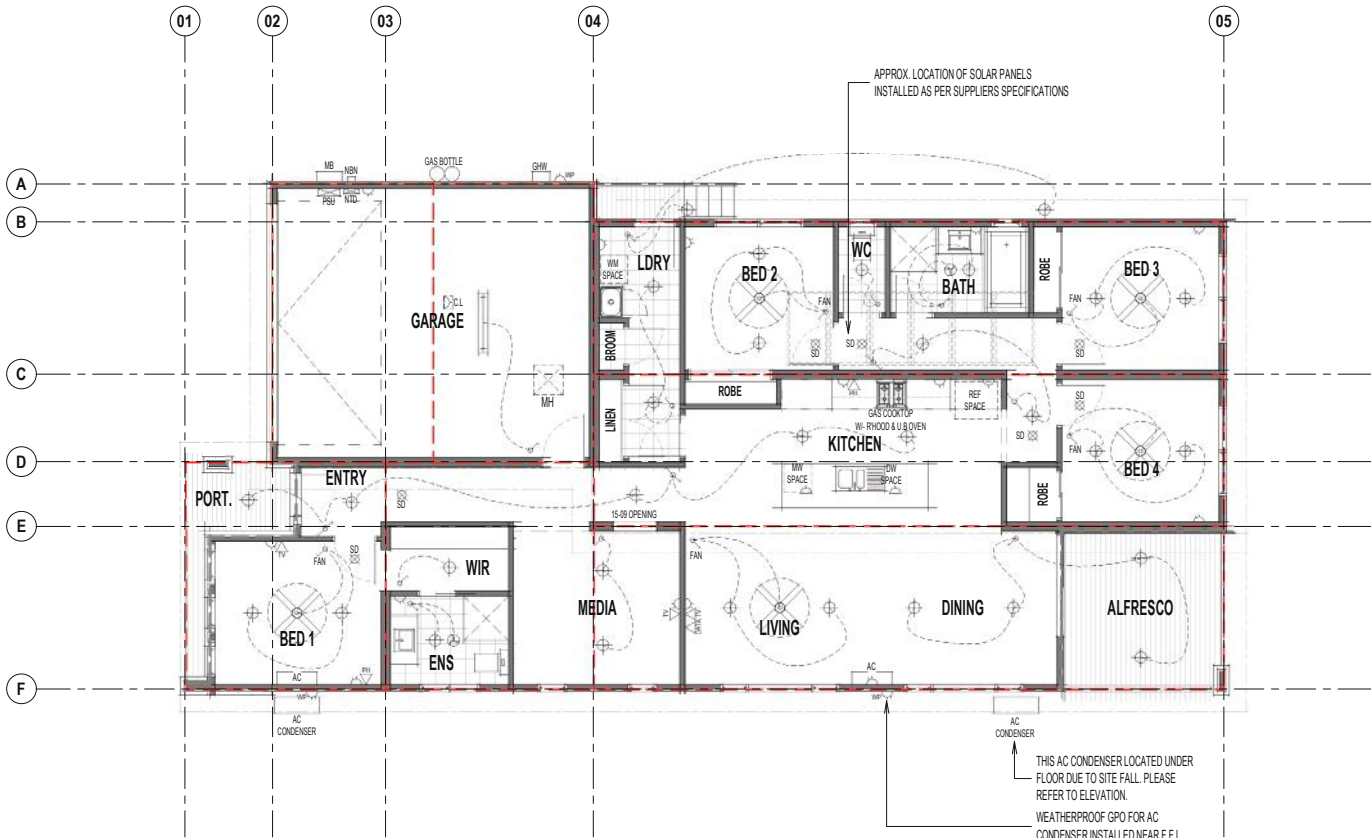
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CLIENT DETAILS:
MERCER & COOPER HOLDINGS PTY LTD

PROJECT DETAILS:
THALON 21 TRADITIONAL FACADE



LIGHT SWITCHES AT 1900mm ABOVE AFL
 WALL MOUNTED LIGHTS AT 2000mm AFL
NOTE / GENERAL ELECTRIC
 GENERAL POWER OUTLETS AT 300mm AFL, EXCEPT FOLLOWING LOCATIONS:
 KITCHEN BENCHTOP 1000mm AFL
 RANGEHOOD 1800mm AFL
 MICROWAVE 750mm AFL
 REFRIGERATOR 1500mm AFL
 DISHWASHER 750mm AFL
 WASHING MACHINE 1500mm AFL
 LAUNDRY BENCH 1000mm AFL
 VANITY 1000mm AFL

LOCATION OF ELECTRICAL POINTS ARE SUBJECT TO CONSTRUCTION CONSTRAINTS.

NOTE / SMOKE DETECTOR
 LOCATIONS SHOWN ARE INDICATIVE ONLY. SHALL BE INSTALLED AS PER NCC & AS 3786.

NOTE / EXHAUST FAN
 SHALL BE INSTALLED AS PER NCC & AS 1688.2

| ELECTRICAL LEGEND | | | | | |
|-------------------|---------------------------------|--|-----------------------------|--|-------------------------------|
| | ELECTRIC MAIN BOARD | | WALL MOUNTED LIGHT | | SMOKE DETECTOR |
| | POWER SUPPLY UNIT | | FLUORESCENT LIGHT | | LIGHT SWITCH - SINGLE - 1 WAY |
| | NETWORK TERMINAL DEVICE | | CEILING MOUNTED EXHAUST FAN | | LIGHT SWITCH - SINGLE - 2 WAY |
| | NBN JUNCTION BOX | | GPO - SINGLE | | LIGHT SWITCH - DOUBLE |
| | WALL MOUNTED GAS HOT WATER UNIT | | GPO - DOUBLE | | LIGHT SWITCH - TRIPLE |
| | DOWNLIGHT | | GPO - CEILING MOUNTED | | LIGHT SWITCH WITH FAN CONTROL |
| | TV AERIAL POINT | | DATA POINT | | TV AERIAL POINT |
| | TELEPHONE POINT | | DATA POINT | | TELEPHONE POINT |

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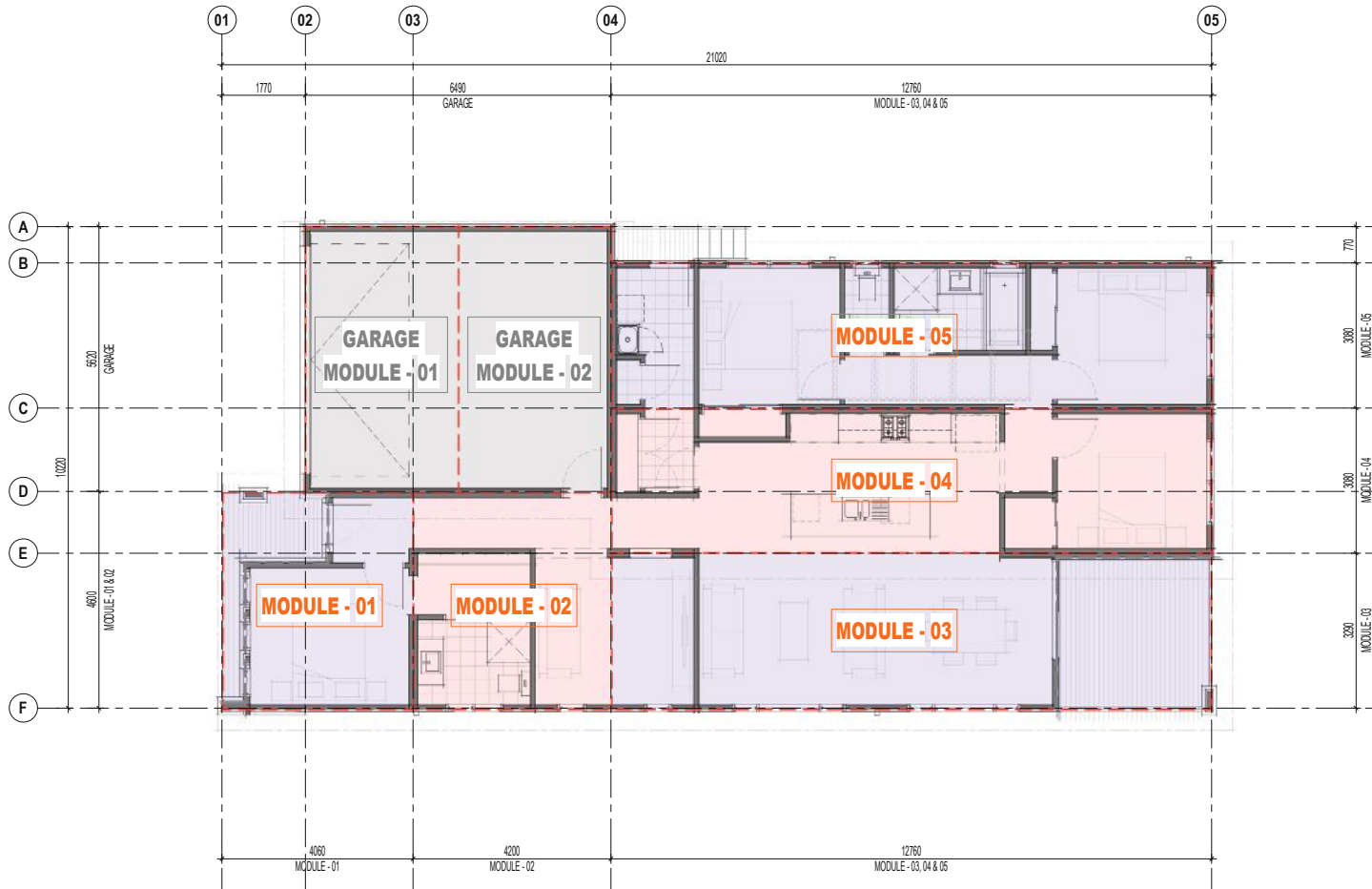
PROJECT DETAILS
**THALLON 21
 TRADITIONAL FACADE**

"AMENDED CONSTRUCTION ISSUE"

ELECTRICAL PLAN

| | | |
|-----------------------|------------------|---------------|
| DRAWN BY: KKI | DATE: 11.02.2021 | REV: 4 |
| SCALE: 1:100 | CHECKED BY: - | |
| PROJECT NO: VQ0406265 | SHEET NO: A11 | |

SCALED AS INDICATED ON A3 PAPER. PUBLISHED 11.02.2021



| REV. | DESCRIPTION | DATE |
|------|-----------------------------|------------|
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 NOTES: _____

CLIENT DETAILS:
**MERCER & COOPER HOLDINGS
 PT**

PROJECT DETAILS:
**THALLON 21
 TRADITIONAL FACADE**

"AMENDED CONSTRUCTION ISSUE"

MODULE MARKUP PLAN

| | | |
|-----------------------------|----------------------|---------------|
| DRAWN BY: KKI | DATE: 11.02.2021 | REV: 4 |
| SCALE: 1:100 | CHECKED BY: - | |
| PROJECT NO: VQ406265 | SHEET NO: A12 | |

VOLO means value



VOLO • MODULAR

HOUSE SPECIFICATIONS

PLATINUM INCLUSIONS

volomodular.com.au

House Specifications

PLATINUM INCLUSIONS

PRE-CONSTRUCTION

- Fixed price contract.
- Plans - Specifications.
- Engineers soil report & structured design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed steel chassis/concrete slab including concrete footings to be confirmed in contract.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N3" wind rating conditions (W41).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- External wall batts insulation.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles).
- 500 KPA water pressure limiting device.
- LED down-lights

CLADDING, WINDOWS, ROOFING AND GARAGE

- Colorbond roof (pitch as per plans).
- Colorbond fascia & gutter from the standard builders' range of colours.
- Selected light weight cladding to ground level.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

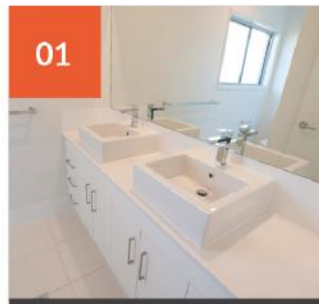
- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- 600mm gas cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.



QUALITY

All products are high quality and sourced from reputable Australian suppliers.



FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek, practical and tactile.

Quality Specifications

V O L O • MODULAR

01. Vitreous China vanity basins
02. Stainless Steel Kitchen Sink
03. Under-Bench Oven, Gas Cook Top
04. Chrome shower on rail & mixer
05. White Bath & Double Towel Rail



House Specifications

PLATINUM INCLUSIONS

BATHROOM ENSUITE AND TOILETS

- Vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback:
 - 600mm high off bench.
- Toilet & Laundry floors:
 - 400mm splash back over tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (2) LED downlight points to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.

- Provide (1) white ceiling fan to each bedroom and living room.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint: Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
- Two (2) coats to ceiling to Paint Manufacturers standard specifications,
- Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.
- Provide treated pine decking where applicable.

TURN KEY PACKAGE

PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation.
- kerb cut-out and removal when non mountable.

WINDOWS

- Aluminium flyscreens.

LANDSCAPING

- Provide up to 50 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 50 m2 of plain concrete driveway, front path and porch.
- Provide up to 200 m2 of A-Grade turf. Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide laminate timber look floating floor to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range where applicable.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide roller blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) split system A/C from builders' standard range to main living room.
- Provide (1) split system A/C from builders' standard range to master bedroom.
- Provide internal & external builders house clean.




Rental Appraisal

RayWhite

APPRAISAL DATE: 09/03/2021

PROPERTY ADDRESS: Lot 41 Horizon Estate Holmview QLD

RENTAL: \$420.00 - \$450.00 per week

PROPERTY FEATURES: 4  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details.

Warm regards,



Leanne Brown

National Operations Manager
Ray White (IMS) Investment Management Services
E: leanne.brown@raywhite.com
P: +61 431 581 319
W: rwims.com.au



Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.

PROPERTY
SALE DATE

AGENT DETAILS

Selling Agent:
Address:
Mobile: Work Phone:
Email: Fax:

VENDORS DETAILS

Vendor:
Address:
Phone: Fax:
Solicitor: Contact:
Address:
Phone: Fax:
Email: Ref:

PURCHASERS DETAILS

Purchaser 1:
Purchaser 2:
Address:
Email 1: Email 2:
Mobile 1: Mobile 2:
Solicitor: Contact:
Address:
Phone:
Email: Fax:
Owner Occupier: Investor:

HOUSE DETAILS

House Price: Site Costs:
TOTAL BUILD:
Deposit:
House Design: Façade:
Inclusions: Internal Scheme:
External Scheme:

LAND DETAILS

Land Status: Land Price:
Deposit:
TOTAL PACKAGE:

LENDERS DETAILS

Institution: Branch:
Contact: Mobile:
Phone: Fax:
Address:
Email:

SPECIAL CONDITIONS

1.
2.