



## Investor Special. Immediate rental return for next 12 months!

For Sale - \$489,000

Hurry, this is the last opportunity to purchase one of these townhomes. With the \$10,000 government grant and a developer lease back rent guaranteed of \$480/week this townhome really does represent exceptional value.

Body Corporate:

Admin Fund: \$449.37/qtr

Sinking Fund: \$192.50/qtr

This is Oxley's latest and most exciting development featuring resort quality recreational facilities on site and all in a location that achieves great rental return.

The term 'investor special' gets thrown around a lot when a developer is putting together a project, however, here you will see a truly great option for anyone looking to take advantage of the tax benefits that come with buying new.

More than just tax benefits, here you get an onsite manager, a great location, a well built townhome and more.

Features include;

- \$480 per week return
- Architecturally designed floor plans
- 3 bedrooms
- 2.5 bathrooms
- Kitchen with European stainless steel appliances
- Remote lockup garage
- Air-conditioning
- Blinds to all windows (excl wet areas)
- Outdoor patio
- Security screens to all ground floor windows and doors

## Key Features

- Pool
- Air Conditioning
- Security System
- Built-in wardrobes
- Close to Schools
- Close to Shops
- Close to Transport
- Garden

Fully fenced

Walk to all the local amenities

Located within an easy walk of the local shops, transport, primary school and parks, this is a prime location and a great investment. A full schedule of finishes is available upon request. To put a hold on your unit, there is a \$1000 holding deposit with the balance of the 10% deposit paid once the contracts are prepared. Settlement is predicted for September 2011. Call Peter May or Brad Robson today for more information on this development.