

Rainbow Place / Hillside Crescent, Beaudesert QLD 4285

House and Land Package



DESCRIPTION

An opportunity to invest in a premium residential housing estate with significant land holding.

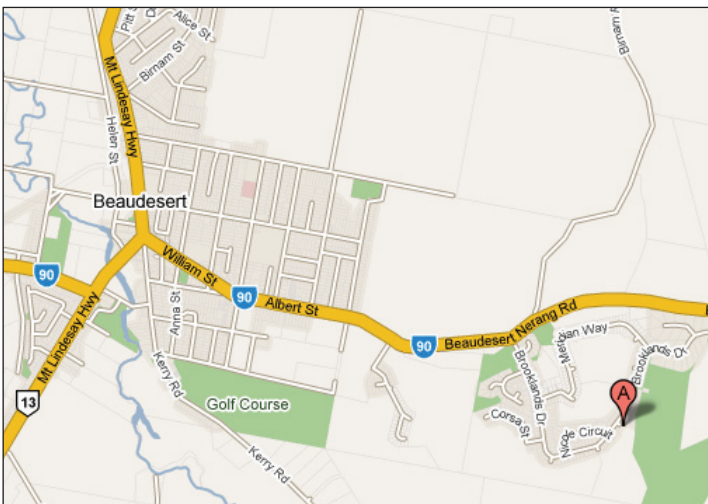
Quality built 4 bedroom homes in a boutique estate of only 68 lots set among parklands on an exceptional elevated site.

KEY INVESTMENT FUNDAMENTALS

Capital Growth 10.5% | Yield 4.6%* | Vacancy Rate <2%

- > Capital Growth 10.5% pa for residential property in Beaudesert over last 3 years
- > Situated less than 2kms to Beaudesert Fair Shopping Centre; 45mins to Brisbane and Gold Coast airports
- > 3.7% population growth per annum
- > Plans for the rapidly expanding industrial/residential corridor and State Development area at Bromelton, west of Beaudesert, expected to attract 260,000 people over the next 30 years.
- > Beaudesert expected to become home to more than 30,000 residents, driven by jobs growth at nearby Bromelton.

AREA SNAPSHOT



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PROJECT SUMMARY

Property address:	Rainbow Place / Hillside Crescent Scenic Rim Estate Beaudesert QLD 4285
Developer	Oracle Group
Construction	House and Land Package
Proposed Settlement:	March 2009
Deposit Terms:	\$1,000 initial 5% of building price on settlement of land
Title:	Freehold land
Total Number of Lots:	68
Total Number of Lots Available:	10
Size Range:	801-1355sqm lot 198-220sqm dwelling
Floor Plans:	4 bedroom; ensuite; open plan dining/living/kitchen; main bathroom; laundry
Car Park/s Per Unit:	2
Market Price Range:	\$390,402 - \$403,666
Security:	Security screens, keylock windows
Council/Municipality:	Beaudesert Shire
Rates:	\$1,800 p.a. estimate
Amenities:	Ceiling fans; RC split system aircon; covered patio; landscaping; sealed driveway