

Sneydes Road, Point Cook VIC 3030

Modern Homes



DESCRIPTION

At Point Cook, the existence of so much undeveloped land close to the city and Port Phillip has given Wyndham Council, developers, architects and the business community a rare opportunity to create a model living environment from scratch.

Point Cook has the advantage of an excellent location. The only thing between it and the coast is the magnificent Point Cook Coastal Park and the plains and paddocks of Werribee South, an important food growing area.

Even here there is change, with the construction of Wyndham Harbour starting soon.

As elsewhere in the new west, there is strong buyer interest here, with house prices ranging from \$380,000 to \$420,000 for the best properties at Sanctuary Lakes. Estates such as Innisfail, Alamanda and Featherbrook offer plenty of open public space, wetlands and walking tracks.

Point Cook is 20 minutes from Melbourne and close to the established retail, educational and sports facilities of Werribee and Hoppers Crossing.

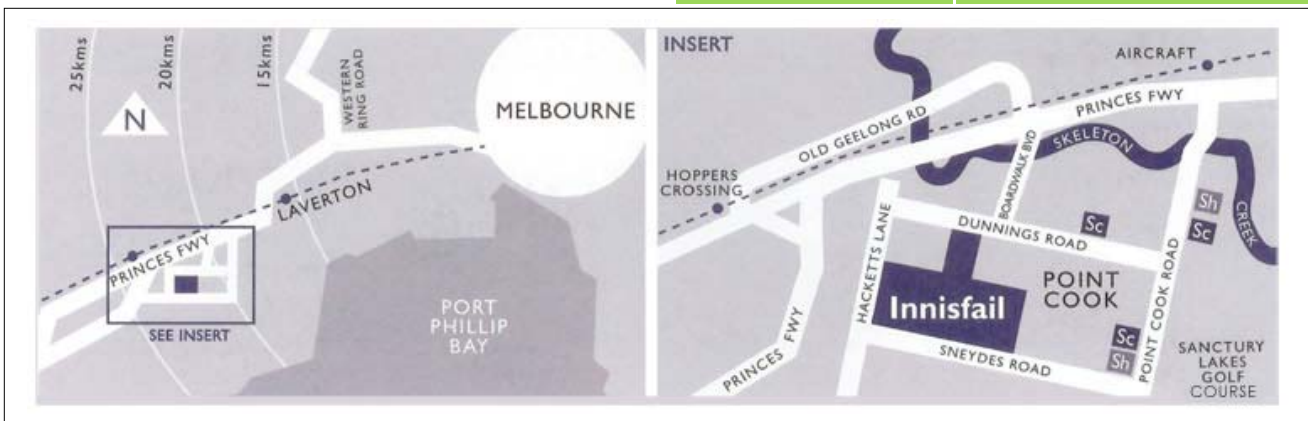
AREA SNAPSHOT

KEY INVESTMENT FUNDAMENTALS

Capital Growth 8-10% | Yield 4% | Vacancy Rate >2%

PROJECT SUMMARY

Property Address:	Sneydes Road, Point Cook VIC 3030
Developer:	Abey Homes, Mode 3 Constructions
Construction:	March - August 2009
Proposed Settlement:	February 2009
Price:	\$380,000 to \$420,000
No. of Bedrooms:	4 bedrooms
No. of Bathrooms:	2 bathrooms
No. of car parks:	2 car garage
Approximate size of house:	20 - 25 squares
Approximate size of land:	448 - 557 sqm
Capital Growth:	8% - 10%
Municipality:	Wyndham (Vic)
Distance to G.P.O:	20km
Amenities:	Close proximity to Bus, Rail, Schools and Shopping Facilities



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