

AUGUST 2017

INVESTOR PORTFOLIO OPPORTUNITIES



PRICE: \$410,000 - \$430,000

FLAGSTAFF HILL

BUILT: 1998 BED: 3 BATH: 1

Immaculate courtyard home, lovingly maintained gardens, master bed with 2 way en-suite & walk in robe, elegant living room. 2 additional good sized bedrooms, modern galley kitchen with dishwasher, casual dining & family room with combustion heater. Ducted reverse cycle a/c, carpet to bedrooms & living area, floating floors to kitchen, hall & family room. Leafy private rear garden contains a shaded gazebo with decked area. Secure car-parking with carport under main roof.

Previously tenanted at \$375.00 p/w. Estimated 4.53% Gross Rental Yield.



PRICE: \$350,000

ABERFOYLE PARK

BUILT: 1986 BED: 3 BATH: 2

3 carpeted bedrooms (main with ceiling fan & built-in robe, 2nd with ceiling fan), polished slate floors to entry, family, dining area & kitchen, 2 updated bathrooms, updated separate toilet, open plan living areas & an updated kitchen. Reverse cycle wall mounted air-conditioning, rear verandah, covered entertaining area, stone/brick bbq, single carport with roller door, huge backyard and a large powered shed complete this package. The landscaped front garden/lawn provide an attractive first impression.

Rental Range \$355.00 - \$375.00 p/w. Rental Estimate \$365.00. Estimated 5.42% Gross Rental Yield.



PRICE: \$459,000

COROMANDEL VALLEY

BUILT: 1970 BED: 3 BATH: 2

This solid brick, three bedroom colonial style residence offers a traditional floor plan with formal lounge, dining room, kitchen with electric cooking & dishwasher and a second living area / sun room. The original bathroom has a tub, shower & vanity, with separate toilet. The master has floor to ceiling robes plus ensuite. Situated on a large allotment of 1365 sq. metres, there's plenty of room for the young family, whilst also providing separate carparking ideal for a caravan, boat or trailer. RLA 44686

Previously tenanted at \$430.00 p/w. Estimated 4.87% Gross Rental Yield.



PRICE: \$395,000 - \$410,000

COROMANDEL VALLEY

BUILT: 1973 BED: 4 BATH: 1

1973 built home offering 4 bedrooms, with built in robes to bed 1 & 2, polished floorboards, separate lounge, family/dining room, kitchen with walk in pantry & dishwasher, 2 split system, air conditioners, 2 wall mounted units & 2 ceiling fans. Bath with tub, vanity, shower & separate toilet, laundry with outside access, dual carport, large decked verandah outside kitchen / family rooms. Other features include: 2 large rainwater tanks & private rear garden.

Currently tenanted at \$395.00 p/w. Estimated 5.01% Gross Rental Yield.



PRICE: \$648,000 - \$658,000

BLACKWOOD

BUILT: 1971 BED: 4 BATH: 3

On a 2009 sqm block this architecturally styled home has raked ceilings designed to maximise views through large windows in the living areas. The main home has 3 bedrooms with robes, 2 bathrooms, double garage with storage & retreat. 2 living areas, updated kitchen with dishwasher, pantry & double oven. Extensive storage includes workshop & cellar / store room. Japanese inspired tea-house in the rear garden provides an ambiance of peace, serenity & tranquility. Executive apartment with private entry & parking is open plan, single bed with en-suite, separate laundry & large living area. RLA44686

Rental Range \$700.00 - \$730.00 p/w. Rental Estimate \$715.00 p/w. Estimated 5.65% Gross Rental Yield

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& SOLD



PRICE: \$495,000

WOODCROFT

BUILT: 1994 BED: 5 BATH: 2

Well presented large family home. 5 bedrooms (main with walk-in robe & ensuite, built-in robes to beds 4 & 5), 2 bath & 3 living areas. Formal lounge & dining room, large family / games room with built-in bar & fridge. Kitchen with dishwasher & gas cooking, 3 way bath adjacent bedrooms 3, 4 & 5. Outdoor entertaining area with pergola, lawn & garden sheds. Recently painted & new carpet throughout. Triple width driveway, long carport with roller door. The home has ducted evaporative cooling & gas heat. Located close to bus routes, shops, schools & doctors surgery. RLA 44686

Rental Range \$450.00 - \$480.00 p/w. Rental Estimate \$465.00. Estimated 4.88% Gross Rental Yield.

& SOLD



PRICE: \$395,000 - \$425,000

HAWTHORNDENE

BUILT: 1952 BED: 3 BATH: 1

Situated on 1375 sq.m of near level land, this character cottage exudes warmth & charm. Three beds, main with floor to ceiling robe, spacious lounge, updated kitchen, renovated bathroom with attractive vanity, bath & wc. The laundry, study / office & third bedroom plus 2nd wc are on the lower level. Polished floors throughout & timber venetian blinds add to the ambiance, whilst ducted cooling provides summer relief. May suit redevelopment STCC. Fantastic yard that's great for kids, with fruit trees, garage and shed. Close to Apex Park, Hawthorndene oval, Belair National Park & golf course, easy travel to Flinders Uni, Marion & Mitcham shopping centres, the city & beaches. RLA 44686
Rental Range \$335.00 - \$355.00 p/w. Previous Rental \$345.00. Estimated 4.22% Gross Rental Yield.

PRICE: \$298,000

BLACKWOOD

BUILT: 1973

BED: 2 BATH: 1

With a recent kitchen upgrade, this two bedroom unit with lock up garage is within walking distance of the Blackwood shopping precinct, bus and train.

Split system air conditioner to the lounge, separate laundry and full size bathroom are added features.

Currently leased until February 2018 @ \$270 per week. RLA44686

Rental Range \$260.00 - \$280.00 p/w. Current Rent \$270.00. Estimated 4.71% Gross Rental Yield.

& SOLD



PRICE: \$275,000 - \$285,000

BLACKWOOD

BUILT: 1974 BED: 2 BATH: 1

Light, airy & inviting unit in the heart of Blackwood. Features include: Spacious lounge with bay window & gas heating, updated kitchen with electric cooking, split system reverse cycle air conditioning, dining area, updated bathroom (separate bath & shower), built in linen cupboard, large master and comfortable 2nd bedroom. A generous laundry provides external access to the private rear yard. Under cover car parking, front & rear security screen doors and keyed window locks. Currently tenanted at \$275.00 per week. Located walking distance to schools & transport, just minutes to Belair National Park & Blackwood shopping precinct. RLA 44686

Rental Range \$275.00 - \$300.00 p/w. Current Rent \$275.00. Estimated 5.02% Gross Rental Yield.

PRICE: \$285,000 - \$300,000

BURNSIDE

BUILT: 1965 BED: 2 BATH: 1

Conveniently located within easy walking distance of local shops, cafes, transport & other facilities, this upstairs unit has two good sized bedrooms both with built-ins, spacious kitchen, lounge & dining room & reverse cycle air conditioning plus additional storage in the hallway. Access to the building is via key entry & you can control visitor access via the push of a button, secure undercover car park with remote control access. Located only 7km from the City centre and less than 3km to the beautiful Waterfall Gully what a wonderful place to live. Current tenanted until Feb 2018 this 2-bedroom apartment is the ideal investment for the discerning buyer. RLA 44686

Rental Range \$270.00 - \$290.00 p/w. Current Rent \$280.00 p/w. Estimated 4.85% Gross Rental Yield.



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& SOLD



PRICE: \$349,000 - \$354,000

WOODCROFT

BUILT: 1991 BED: 3 BATH: 1

115 sqm, brick veneer home on a 629 sqm allotment. Features include 3 good size bedrooms all with ceiling fans (master has built in & walk in robe with built in robes to bedrooms 2 & 3), updated 3 way bathroom, open plan lounge & dining with reverse cycle air-conditioner, kitchen with a walk-in pantry & ducted evaporative cooling throughout. Outside has a pergola covered outdoor entertainment area & garden shed. Carport plus 2nd parking space for car, caravan, trailer or boat. Landscaped gardens & lawn front & rear complete the quality presentation of this home. RLA 44686

Rental Range \$330.00 - \$350.00 p/w. Rental Estimate \$340.00. Estimated 4.99% Gross Rental Yield.



PRICE: \$650,000 - \$695,000

CRAIGBURN FARM

BUILT: 2008 BED: 4 BATH: 3

Through the grand entrance, past the feature wall on the left & guest suite with walk in robe & en-suite on the right, you find the converted double garage / office. Continue to open plan kitchen / family & dining areas. The kitchen boasts stainless steel appliances, dishwasher, & raised cook-top on dual purpose island bench / breakfast bar. This whole area opens up to the outside alfresco area under main roof. Upstairs the family retreat, generous master bedroom with en-suite & decadent walk in robe, in addition, two good sized secondary bedrooms both with built in robes plus the main bath

Rental Range \$570.00 - \$600.00 p/w. Previous Rent \$585.00. Estimated 4.38% Gross Rental Yield.

& SOLD



PRICE: \$417,000

FLAGSTAFF HILL

BUILT: 1992 BED: 3 BATH: 2

This courtyard home of 179sqm has three bedrooms plus study with ducted heating & cooling. Freshly painted with new carpet to lounge, study & main bed. The main bed, which opens to a covered pergola, has an ensuite bathroom & walk in robe, bedrooms two & three each have built in robes. The study could be converted to a fourth bedroom or formal dining room. The kitchen is equipped with new electric oven, gas hot plates, dishwasher, sink, & adjoins a good size meals/family area. There is a double garage with remote roller doors, & outside areas are paved for low maintenance. RLA 44686

Rental Range \$400.00 - \$430.00 p/w. Previous Rent \$415.00. Estimated 5.18% Gross Rental Yield.



PRICE: \$287,000 - \$291,000

PLYMPTON

BUILT: 1969 BED: 2 BATH: 1

Extremely well presented upstairs unit includes large lounge & meals area with split system reverse cycle air-conditioner, LED downlights, new blinds & ceiling fan. The updated kitchen boasts new oven, gas cooktop, dishwasher & instant gas hot water. Woodgrain flooring to lounge, meals & kitchen areas compliment carpeted bedrooms, main featuring built in robe. The bathroom contains a large shower, high quality vanity & fittings plus an IXL Tastic. The laundry has been refreshed with trough & room for washing machine & dryer. Dual access toilet & a carspace round out the list of features. RLA 44686

Rental Range \$270.00 - \$290.00 p/w. Rental Estimate \$280.00. Estimated 5.00% Gross Rental Yield.



EXPRESSIONS OF INTEREST

COROMANDEL VALLEY

BUILT: 1962 BED: 3 BATH: 2

1962 built contemporary home ready for renovation. Three bedrooms, main with built in robes, L shaped lounge & dine with air conditioner, slate floored kitchen with electric oven, dishwasher & plenty of cupboards. Upgraded bathroom, second shower & toilet. Third bedroom with separate entrance. Laundry needs a new trough! Painting required & some minor structural repairs. Huge 1517 sq. metre allotment. No through road, valley outlook & only 5 minutes to Blackwood.

Expressions of interest close Tuesday 19th September at 5pm. RLA44686

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Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.