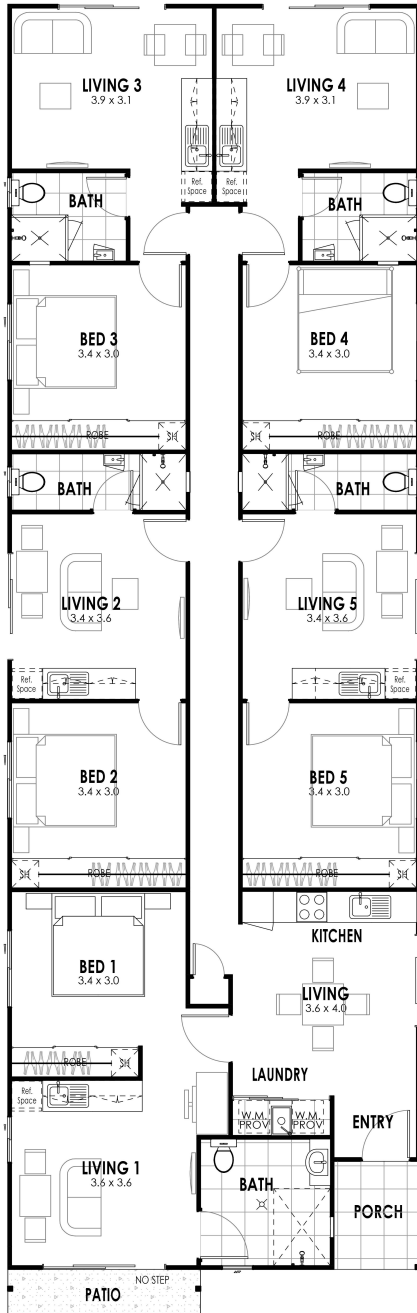


ROOMING HOUSE SMSF PACKAGE

\$1,364,564

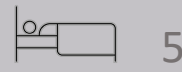
Full Turnkey including solar power.



Salisbury, Brisbane, QLD, 4107

Land Size 400m²

Build Size 197m²



5



5



5



5



3

- ✓ 5 studios per home
- ✓ 5 en-suites and kitchenette
- ✓ Communal full kitchen, Living and laundry
- ✓ 3 x off street car parks
- ✓ \$410 rent per studio x 5
- ✓ \$2,080 weekly rent for house*
- ✓ \$106,080 rent per year*
- ✓ 7.77% ROI*
- ✓ 13.3kw Solar included
- ✓ landscaping and fencing included
- ✓ 13.6km from Brisbane CBD
- ✓ Close to shops and University



**Please note: the figures outlined in this document are indicative*

INCLUSIONS

- ✓ Plans, Specifications, Soil Tests, All Relevant Permits, Insurances and Building Agreements included
- ✓ 12 Month maintenance period following completion
- ✓ 6 Year structural warranty
- ✓ 6 Star Energy Efficiency Rating Report.

ELECTRICAL

- ✓ Reverse cycle split system air conditioner to all bedrooms
- ✓ Energy efficient LED lights to all areas & ceiling fans to all bedrooms.
- ✓ TV point to each studio
- ✓ Phone and data point for WIFI modem installation in common area IT hub.
- ✓ External lights to front porch and external wall of laundry area
- ✓ Hard wired smoke alarms to comply with legislation.

SHARED LAUNDRY

- ✓ Stand-alone laundry cabinet with stainless steel tub
- ✓ Chrome mixer
- ✓ Ceramic tile splash back
- ✓ Provisions for washing machine/s as per plans.

WINDOW TREATMENTS

- ✓ Roller blinds to all windows and vertical blinds to sliding doors (excludes wet areas)
- ✓ Barrier screens to windows and sliding glass doors.

FLOOR COVERINGS

- ✓ All floor coverings included as noted on plans.

BATHROOMS/ENSUITES

- ✓ Laminate cabinets and benchtops
- ✓ Chrome shower head
- ✓ Ceramic close-coupled toilet suite
- ✓ Chrome double towel rail and toilet roll holder
- ✓ Glass shower screen with pivot door
- ✓ Ceramic tile splashback, skirting, & shower recesses
- ✓ 2 in 1 exhaust fan light.

PLUMBING

- ✓ 2 x 250l electric hot water system



EXTERNAL FINISHES

- ✓ 920 Hume Newington XN5 Clear Glass Front Entrance Door (or similar)
- ✓ Smart Wi-Fi Door Lock, featuring keyless entry
- ✓ Driveway, entry porch and outdoor living areas in broom finish concrete
- ✓ Front & rear external taps
- ✓ Feature 20mm gravel to sides and rear as required
- ✓ Metal letterbox
- ✓ 2 x wall mounted clotheslines

ACOUSTIC TRANSFER REDUCTION

- ✓ Insulation batts between bedrooms for noise separation
- ✓ Solid core bedroom doors for added noise reduction with digital pin coded locks for secure entry.

OPTIONAL EXTRAS

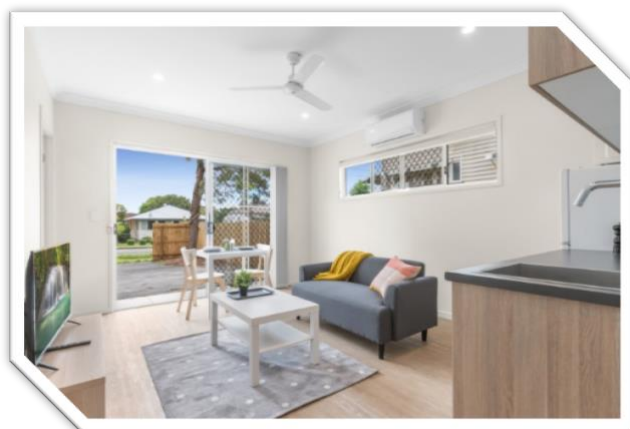
- ✓ Furniture
- ✓ Depreciation schedule

CABINETRY: KITCHEN AND BEDROOMS

- ✓ Laminate cabinets and benchtops
- ✓ Overhead cupboards as per plans
- ✓ Stainless steel sink and Chrome sink mixer
- ✓ Tiled splash back.

APPLIANCES TO COMMUNAL KITCHEN ONLY

- ✓ Ceramic 60cm cook top
- ✓ 60cm oven



**This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The builder gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.*

Calculations based on \$410 rent per studio per week and 51-week rental period, \$10 per week per car park and 3 car parks for this package. Price correct at time of publication. Package price is based on expected market value of the land at time of issue. Package code. Salisbury-LEAH0001