



## **HIGH QUALITY INVESTMENT PROPERTIES**

### **CREATED ESPECIALLY FOR HIGH CAPITAL GROWTH & RENTAL DEMAND**

We provide high quality homes in Southeast Queensland, primarily for investors and also for homeowners. These properties are purpose built, positioned and planned for high capital growth and high rental demand after extensive research.

All our plans are architect designed. Our service includes certification and supervision by structural engineers and only licensed trade's people are employed.

We pride ourselves in the quality of workmanship and the service we provide, including a unique Investor Care Program and personal assistance with research and selection.

Our aim is to ensure your satisfaction and to earn referrals from you, your family and friends. We want to build your next house and the one after that.

The benefits of buying our brand new off the plan properties include:

- Significantly reduced Stamp Duty paid only on the land portion.
- New completed housing attracts a premium rent.
- Dealing directly with the builder and land developer increases your profit.
- We develop land and access other land developers. We buy in bulk often before registration of the land, or before it is released to the general public. We are able to choose prime land that works most effectively for investors at the best price.
- We purpose build for investment and maximize taxation deductions. We supply quantity surveyors reports & depreciation schedules to support your tax claim.
- We build 'turnkey houses' that are finished and ready to occupy.
- We provide house and land packages that are available from \$250,000 to \$460,000. The average package is \$335,000. The vacant land is typically from \$130,000 to \$250,000 depending on location.
- We also offer 3 bedroom duplex houses (2 strata houses on larger sites) which have a master bedroom with ensuite bathroom and double lock up garage. Prices start at \$260,000 per side and rent for approximately \$250 per week each.
- We offer an investor care program and contract guarantees.
- We research areas for greatest potential capital growth and ongoing tenancy stream.
- The Southeast Queensland Regional Plan nominates a further 550,000 houses are required over the next 20 years and calls for higher density development. The region has the highest percentage population growth in Australia (currently 1000 per week) and the resultant demand is pushing capital growth and rental returns and

occupancy levels. Queensland has the added advantage of being the lowest taxing State in Australia

### **The Investor Care Program.**

The investor care program is optional and where fees apply quotes will be supplied prior to settlement for your consideration and review with your accountant or investment adviser. We undertake to work with you during the construction process and to liaise with property managers to ensure the best possible outcome. We want to build your next investment property and we want you to refer our services to your family and friends. We will use every endeavour to achieve this outcome.

The services covered by the Investor Care Program include:

- **Property Management by a qualified and pro-active Property Management Team**  
This includes; tenant screening, tenant management and property inspection and review programs.
- **General property insurance**  
General Insurance covers your property for fire, damage or loss.
- **Landlord protection insurance**  
Landlord Protection covers your exposure to a defaulting tenant, loss or damage to building and loss or damage to contents caused by tenants as specified in the policy. Many standard Landlord Protection insurance policies do not cover the risks often associated with rental properties such as malicious damage or theft by tenants and their guests. This policy is specifically designed for landlords and provides comprehensive cover that will fully pay for loss of rent for your property caused by the specified events including malicious damage and theft by tenants and their guests.
- **Income Protection**
- **Investment Debt Insurance**
- **Trauma Insurance**

A sample of some of our great houses are:



**The Town Traditional** is a 224 sqm family home with 4 bedrooms double garage, separate lounge and family rooms with an under roof patio off the master bedroom. Optional facades are available



**The Rhode Island** is designed for narrow & zero lot applications. The 170 sqm house comprises 3 bedrooms with a separate lounge, meals, living areas and central courtyard. It has a double garage



**The Kirra** is a 202sqm family home with 4 generous sized bedrooms, dining and family area and large media room at the front of the home.



**The Torquay** is a 186sqm family home with 4 bedrooms, double garage.



**The Sanctuary** is one of our most popular houses suitable for most blocks as well as smaller allotments. It comprises 172 sqm and has 4 bedrooms with separate lounge and family areas. Optional facades are available including the Beach Façade.



**The Mariner** is a 207-sqm family home with 4 bedrooms double garage separate lounge and family rooms with under roof al fresco dining. Optional facades are available



**The Courtyard** is designed for narrow & zero lot applications. The 225sqm house comprises 4 bedrooms with meals, large living area and central courtyard. It has a double garage.

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**The Capri** is designed for narrow & zero lot applications. The 171sqm house comprises 3 bedrooms with meals, living and study areas. It has with under roof al fresco dining and single garage

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**The Anglesea** has options for small block or narrow blocks. It is 194 sqm in size and has 4 bedrooms double garage separate lounge and family rooms with under roof al fresco dining. Optional facades are available.

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**The Portsea** is a 249 sqm family home with 4 bedrooms and a double garage .It has large living areas with separate lounge and family rooms and an under roof patio off the master bedroom. The house has a rendered finish and colorbond roof. Optional facades are available.

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**The Spinnaker** is a modern villa house built two per block on larger blocks. Each Villa has its own title and is a 172 sqm house with family, meals and dining areas. There are 3 bedrooms with optional multi purpose room or fourth bedroom with under roof al fresco dining and single garage

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## The Eco Series



### **TheAvalon**

Green Smart with solar hot water, rain water tanks etc. This 184sqm 4-bedroom house is designed for blocks with rising slope. Optional facades available.

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### **TheDaintree**

Green Smart with solar hot water, rain water tanks etc. This 231 sqm 4-bedroom 2-story house is designed for blocks with falling slope to rear. Optional facades available

