

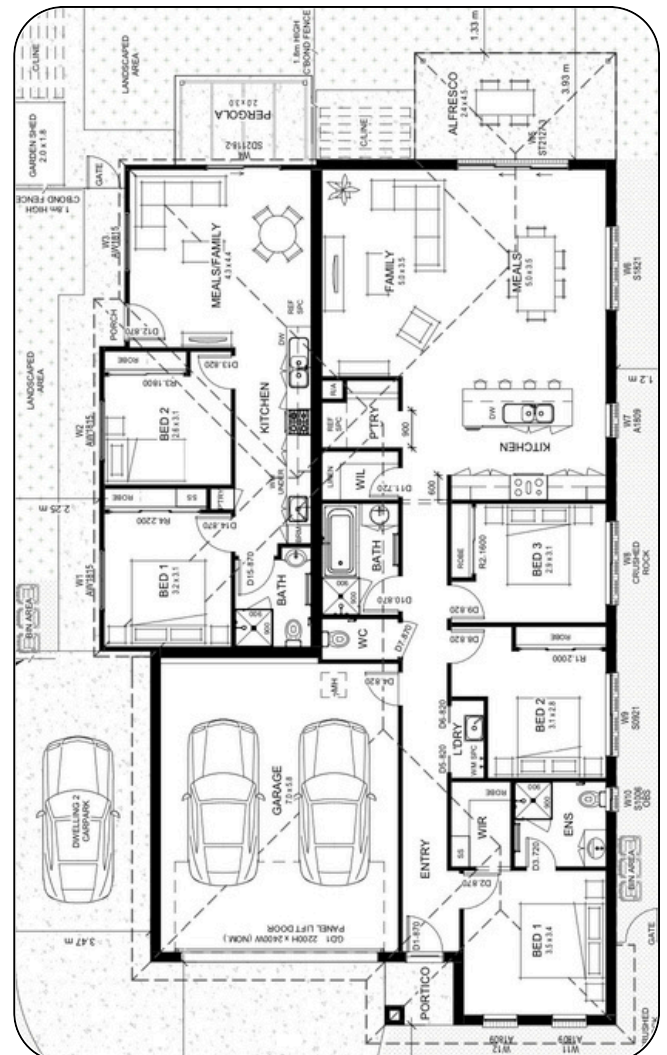


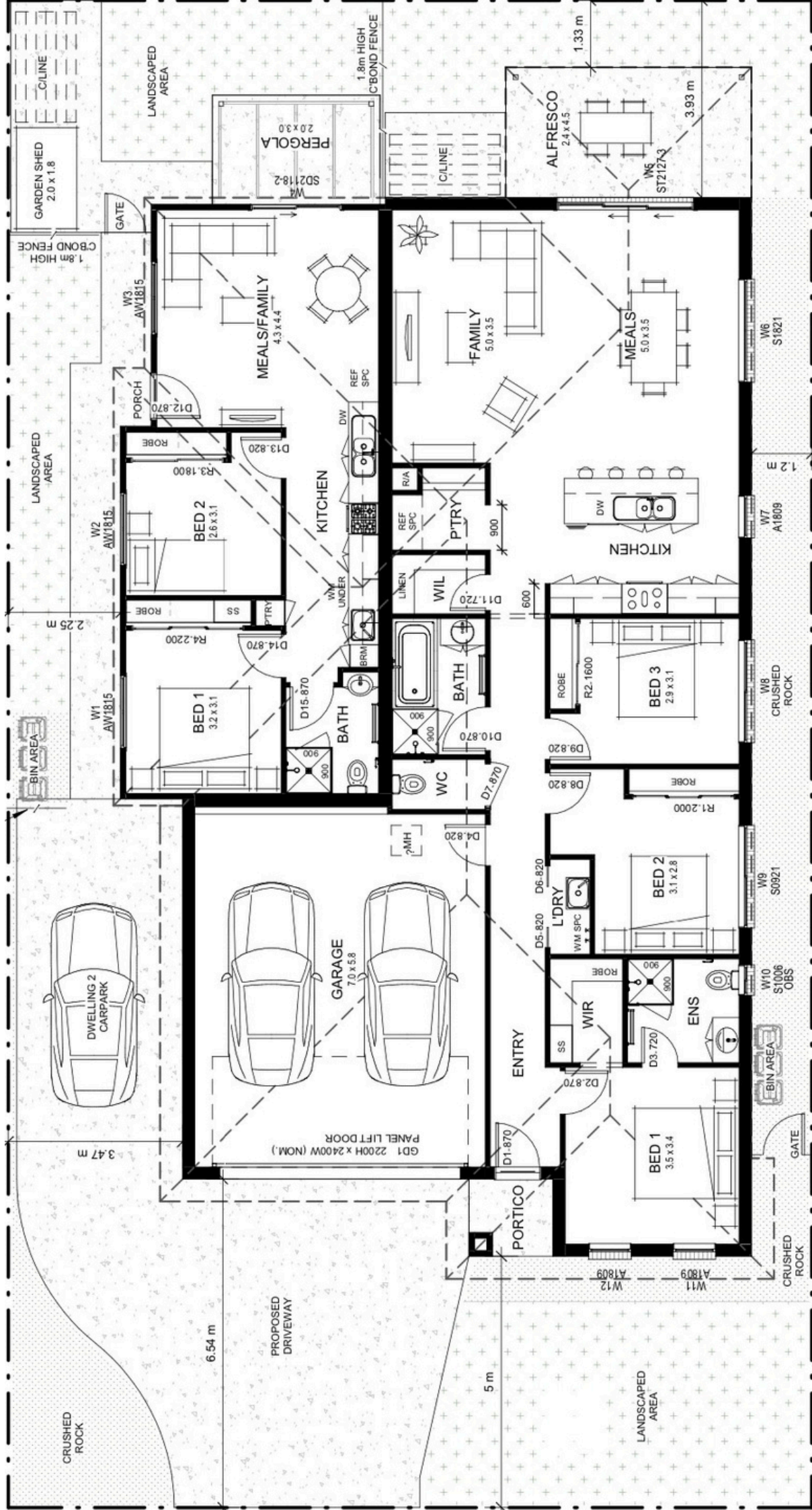
Lot 1023 Cardiff Drive, Wodonga 3690

House & Land \$759,614

Land Size	720m ²
Land Cost	\$240,000
House Size	254m ²
Dual Key	\$519,614
House & Land Price	\$759,614

- Fully Landscaped and Fenced
- Natural Finish Concrete Crossover Driveway, Portico, Alfresco and paths
- 2400mm Ceiling Height
- Mizu Taps and Fittings
- Tiled Shower Base
- Sectional Garage Door
- 600mm Appliances
- LED Down-lights Throughout
- Window Coverings
- Clothesline & Letterbox





Key Information

PROJECT BUDGET

Land - \$240,000
House - \$519,614
Stamp Duty - \$8,370**
Furnishing - \$19,000 approx.

**May Fluctuate due to Circumstances

RENTAL YIELD

E.R.R. \$950 P.W
GROSS YIELD OF 6.5%

VACANCY RATES

CURRENTLY SIT AT 0.3%

Research considers 3% to be the level of equilibrium, therefore a vacancy rate beneath this would allude a strong demand for rentals

MEDIAN RENT PRICE

	12 MONTH % CHANGE	10 YEAR %(PA) CHANGE
ALL HOUSES	0.0% ↓	5.6% ↑
3 BR HOUSES	5.4% ↑	6.0% ↑
ALL UNITS	1.0% ↑	6.8% ↑
2 BR UNITS	-1.0% ↓	6.4% ↑
COMBINED	0.0% ↓	5.6% ↑

For Wangaratta // Source - SQM Research

Standard Inclusions

INTERNAL FIXINGS

- Vaucluse entry door with flush panel internal doors
- Lockwood 63mm Vicinity lever set door handles
- Privacy set to bathroom, WC and ensuite
- Aluminium framed vinyl sliding wardrobe doors
- 1 x 4 shirt shelves to bedroom robes
- Linen cupboard with 4 full length shelves
- Panty to have 4 full length shelves
- 67mm x 18mm architraves and skirtings
- 3 coats low sheen paint

FLOOR COVERING

- Dry Tiling to Entry, Kitchen, WIP, Dining, Meals and Hallway areas with Wet area Tiles to Bathroom, WC & Laundry
- Carpet in bedrooms & wardrobes

LAUNDRY

- Prefab Metal cabinet with stainless steel insert tub
- Posh bristol sink mixer
- Ceramic tile splashback



KITCHEN

- Laminate overhead cupboards
- 600mm Dishwasher
- 900 & 600mm Oven and Cooktop
- 900mm Rangehood (3 bedder side)
- 600mm Slideout Rangehood (2 bedder side)
- Posh bristol sink mixer
- 1200mm Stainless steel 1 & ¾ bowl sink (3 Bedder side)
- 600mm Sink (2 bedder side)
- Ceramic tile splashback

BATHROOMS, ENSUITES & WATER CLOSETS

- Cabinetry built vanity unit as per plan
- Polished edge mirror over vanity
- Posh Bristol shower, bath and basin mixers
- Chrome shower rail and bath spout
- Ceramic close-coupled toilet suite
- Gen X double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door
- Acrylic moulded bath 1.675m
- Tiled shower base



Standard Inclusions

EXTERNAL FINISHES

- Face brick veneer external walls
- Galvanised lintels and bricks above windows
- Pine frame with max 450mm stud spacing
- Colorbond Roof, fascia and gutter
- 2,400mm internal ceiling height
- Sliding windows with insect screens & key locks
- Sectional garage door with two remotes
- Smartfilm termite barrier
- Clothesline and letterbox
- Front and back garden taps
- Electric hot water systems

HEATING & COOLING

- Reverse Cycle Split System to main living area (2 bedder side)
- Evaporative ducted heating/cooling (3 bedder side)
- Ceiling fans In bedrooms (2 bedder side)

ELECTRICAL

- LED downlights throughout house
- Double power point throughout including alfresco
- Future proof Clipsal Iconic switches & power points
- TV antenna connected up to 3 TV points (plan specific)
- Pre-wiring for data point including NBN ready

TERMITE PROTECTION NOTE:

A physical barrier is provided for protection against subterranean termites. Part A termite treatment is a physical barrier around slab penetrations (Termimesh) and part B will be a chemically treated physical barrier (Smartfilm)

LANDSCAPING, CONCRETE & FENCING

- Natural Finish concrete driveway and portico
- Concrete to alfresco and path to clothesline
- Turf & Landscaping to Front, Side & Rear. (Exact design determined on site)
- 1/2 share of boundary fencing sufficient to complete property with access gates as indicated on plans.

WINDOW TREATMENTS

- Roller blinds to all windows and sliding doors excluding wet areas
- Fly screens to all opening windows

ENERGY EFFICIENCY

- R2.0 insulation to all external walls & internal walls of garage
- R4.0 insulation batts to the ceiling of all living areas
- Energy efficiency rating to Australian building standards



Plan Placed On Block



Full drawings completed upon payment of plan deposit (\$5000)



**PROJECT
DELIVERY.co**

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