

LIFESTYLE VILLA

4 bedrooms + 2 bathrooms Villas

18 Weston street, Maddington



Artist Impression .



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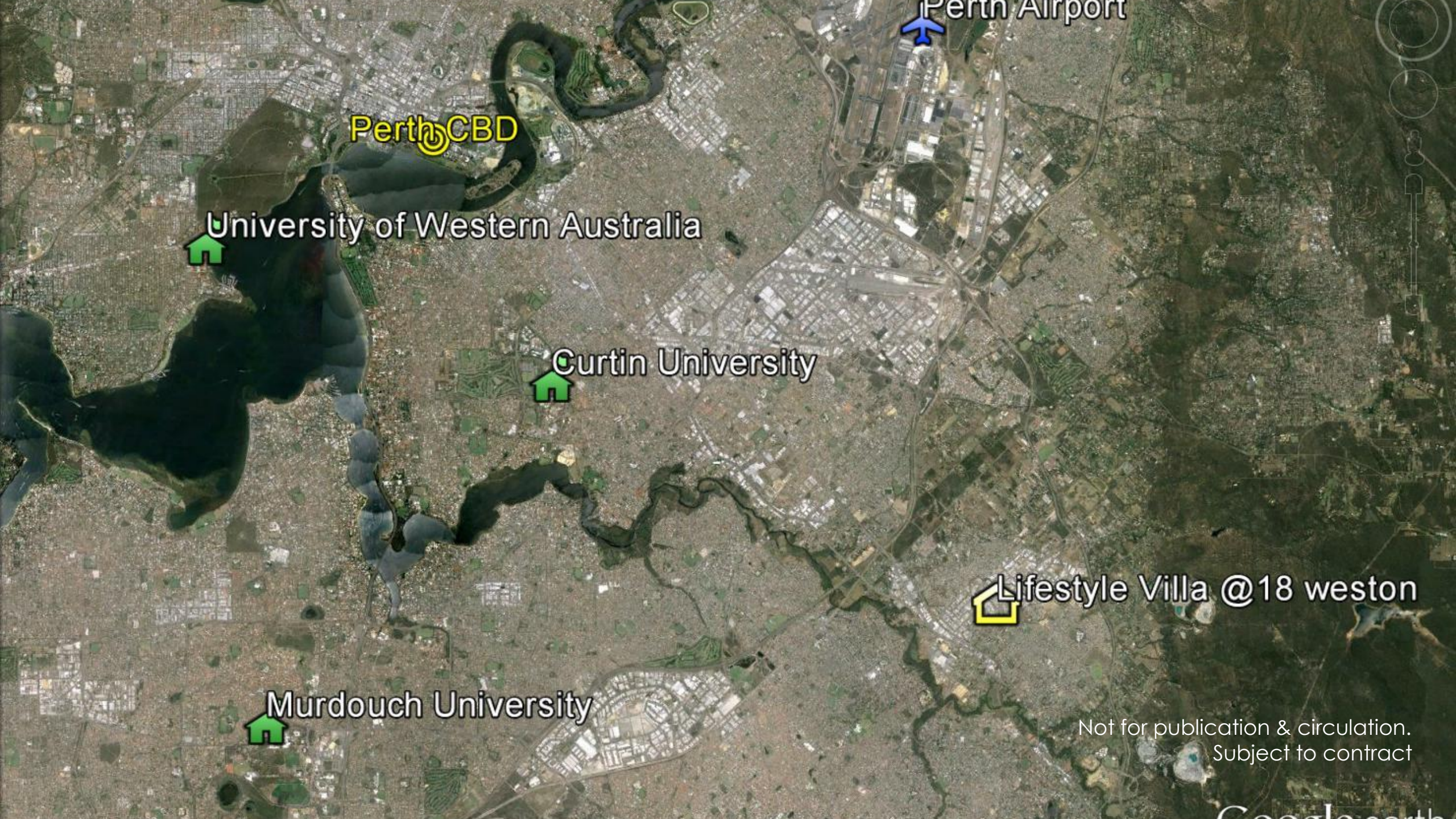


Artist Impression

- ▶ Brand new modern villas with 170 ~183qm house on 276sqm ~360sqm land
- ▶ Rent income: A\$380 – A\$430 per week (A\$1647 - A\$1863 per month)

Location proximity

- ▶ 800m walk to Maddington Train Station
- ▶ 1.3km walk to Centro Shopping Centre
- ▶ 12km to Curtin University
- ▶ 14km to Perth airport
- ▶ 18km to Perth CBD
- ▶ Completion approximately 1st or 2nd Quarter of 2017



Perth CBD

Perth Airport

University of Western Australia

Curtin University

Murdough University

Lifestyle Villa @18 weston

Not for publication & circulation.
Subject to contract

Maddington Train Station

Centro Shopping Center

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An aerial satellite view of a residential neighborhood. A yellow house icon is placed on a property, with the text "Lifestyle Villa @18 weston" next to it. The area shows various houses, trees, and a road intersection.

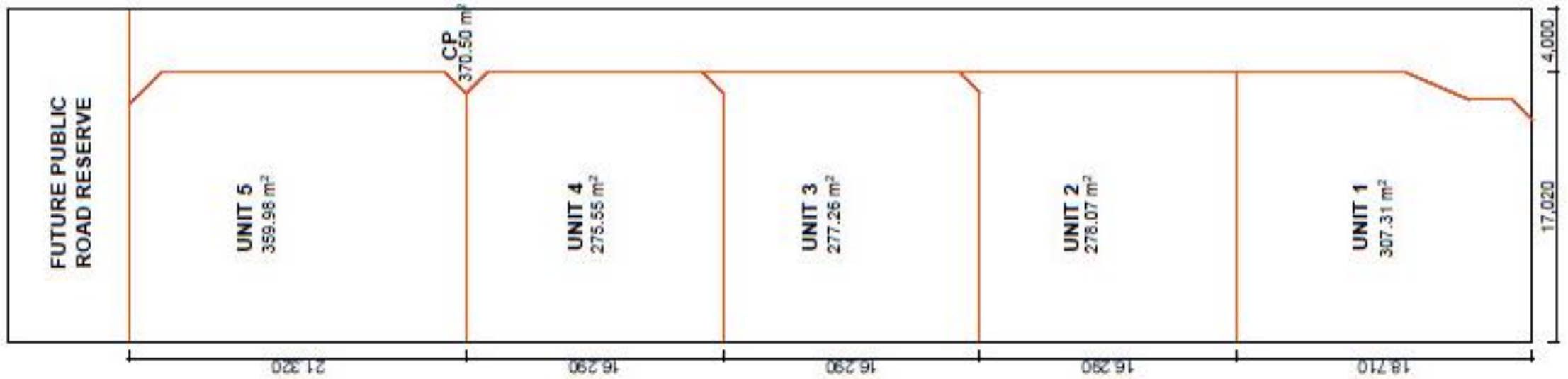
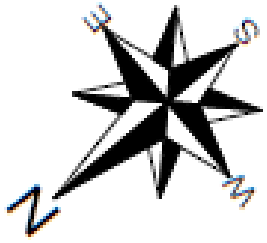
Lifestyle Villa @18 weston

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Google earth

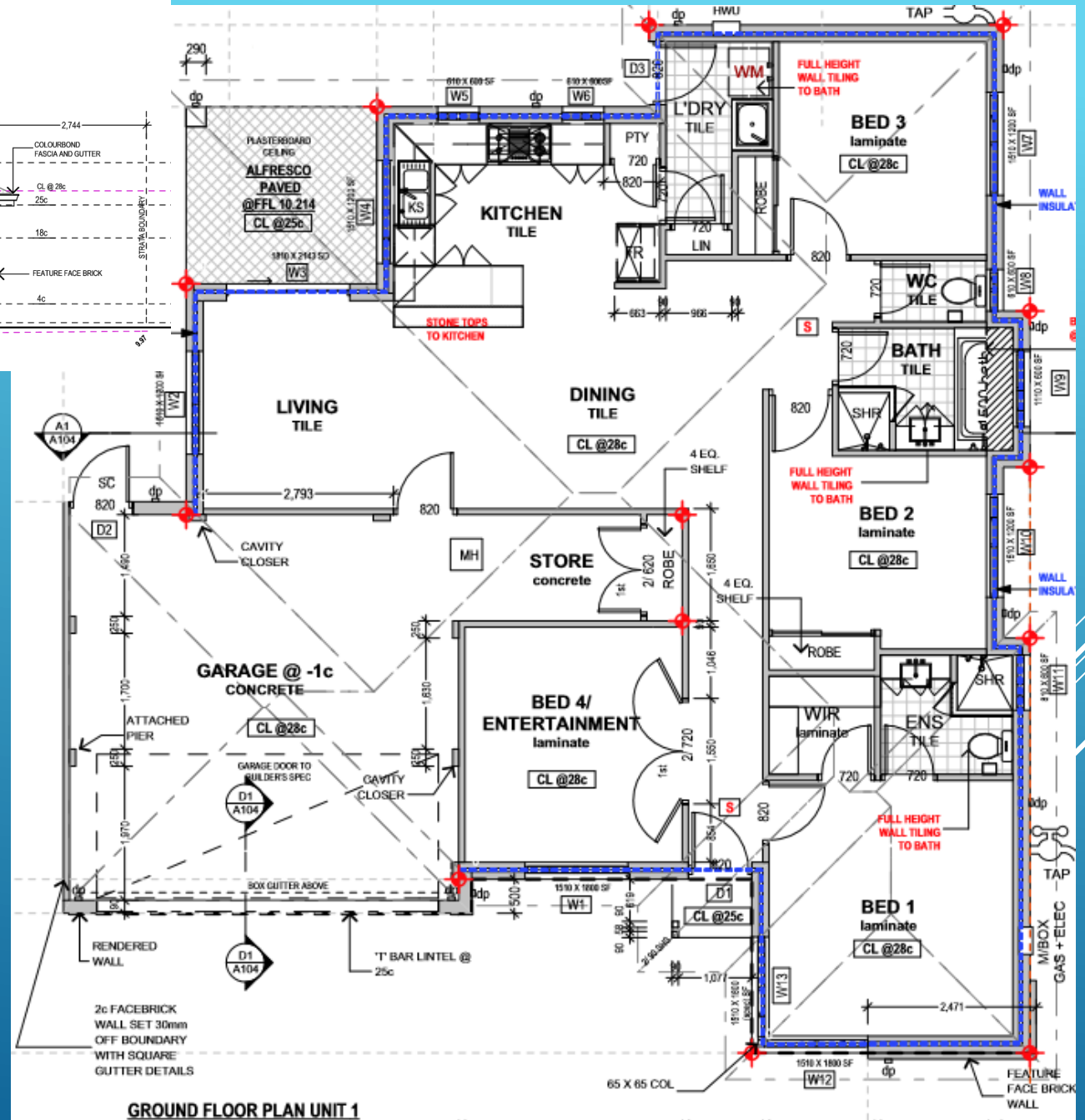
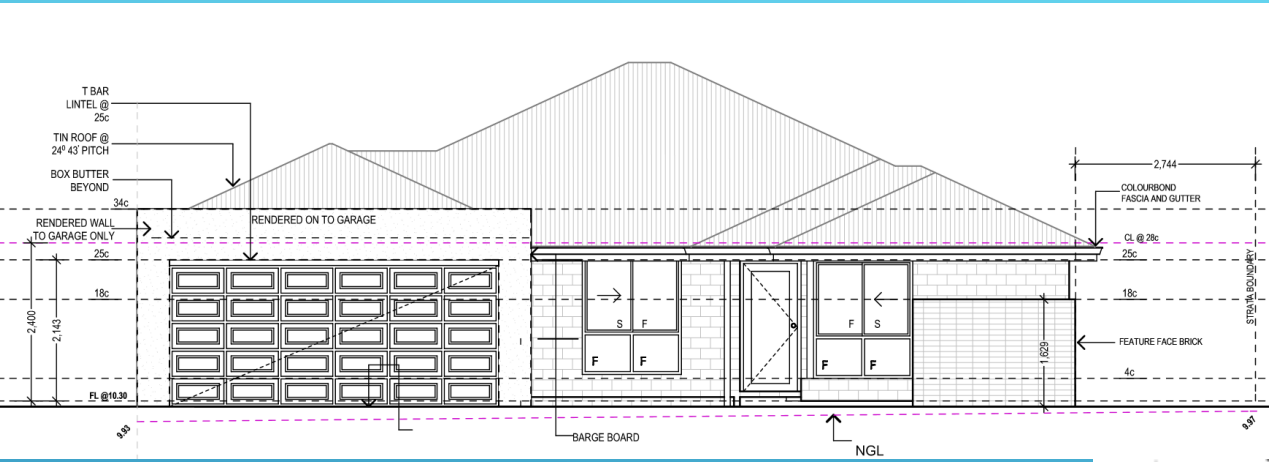
2002

Imagery Date: 11/15/2015 32°02'49.22" S 115°59'23.29" E elev 11 m eye alt 377 m



WESTON STREET

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Unit 1 Area (sqm)

House = 122.02

Garage + Store = 38.53

Alfresco = 7.25

Porch = 1.5

Overall Total = 169.3

Unit 2-3-4 Area (sqm)

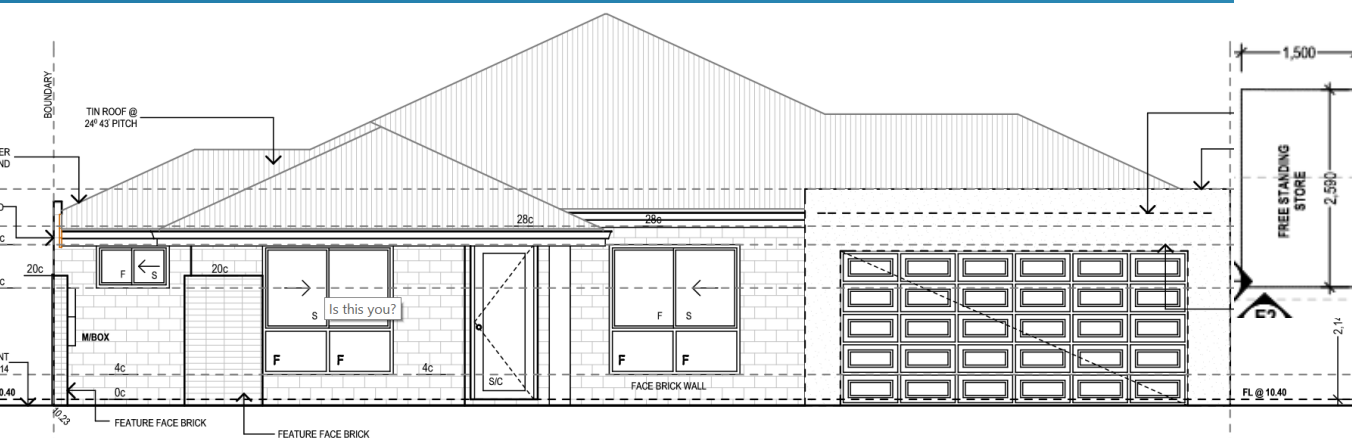
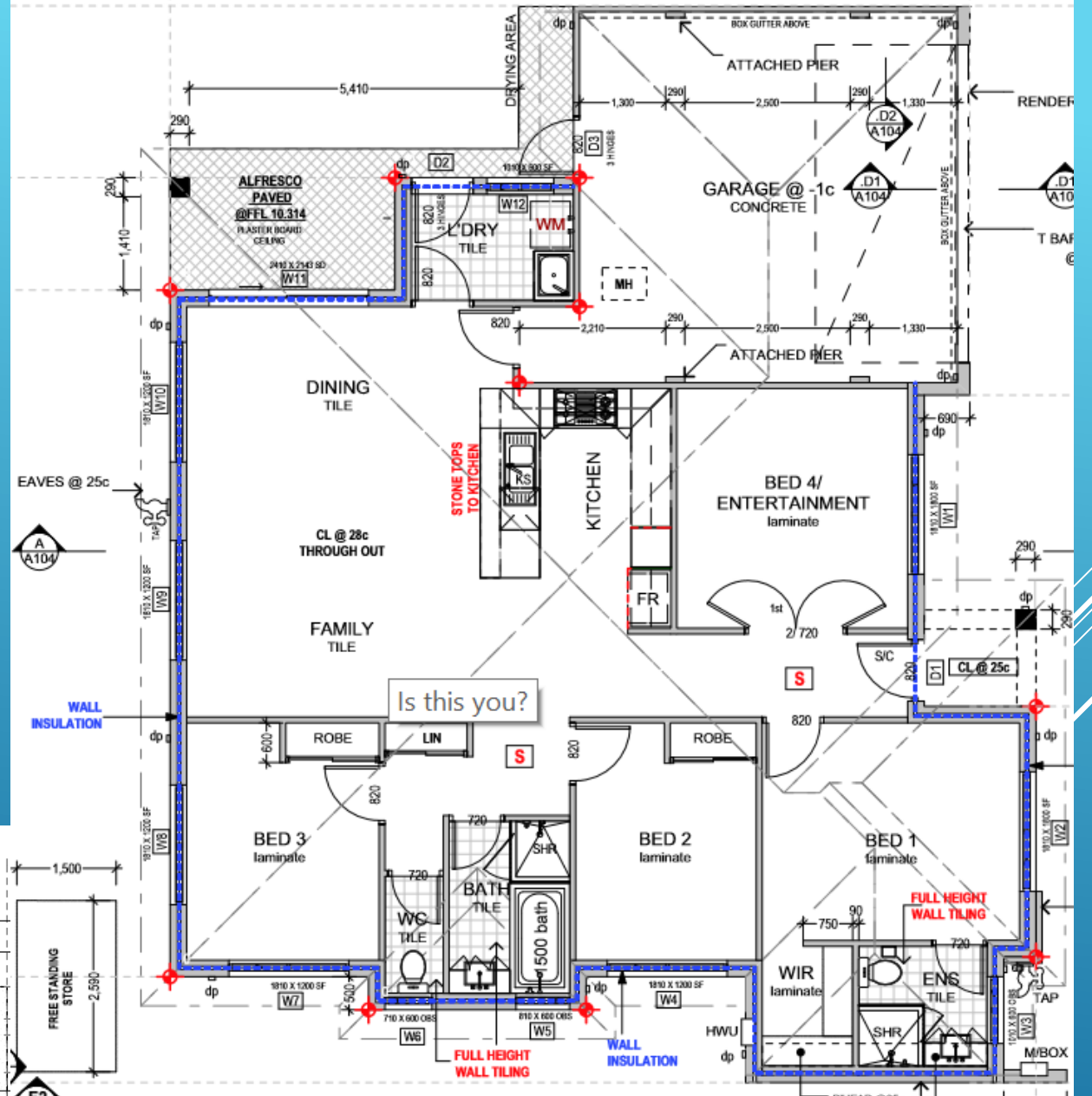
House = 129.49

Garage + Store = 39.04

Alfresco = 9.0

Porch = 2.45

Overall Total = 179.98



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Unit 5 Area (sqm)

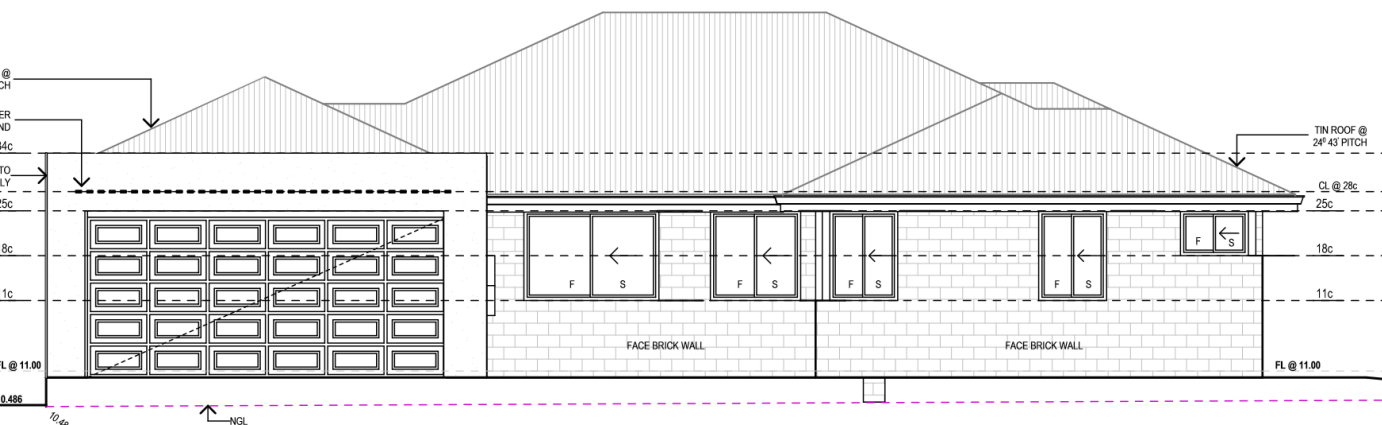
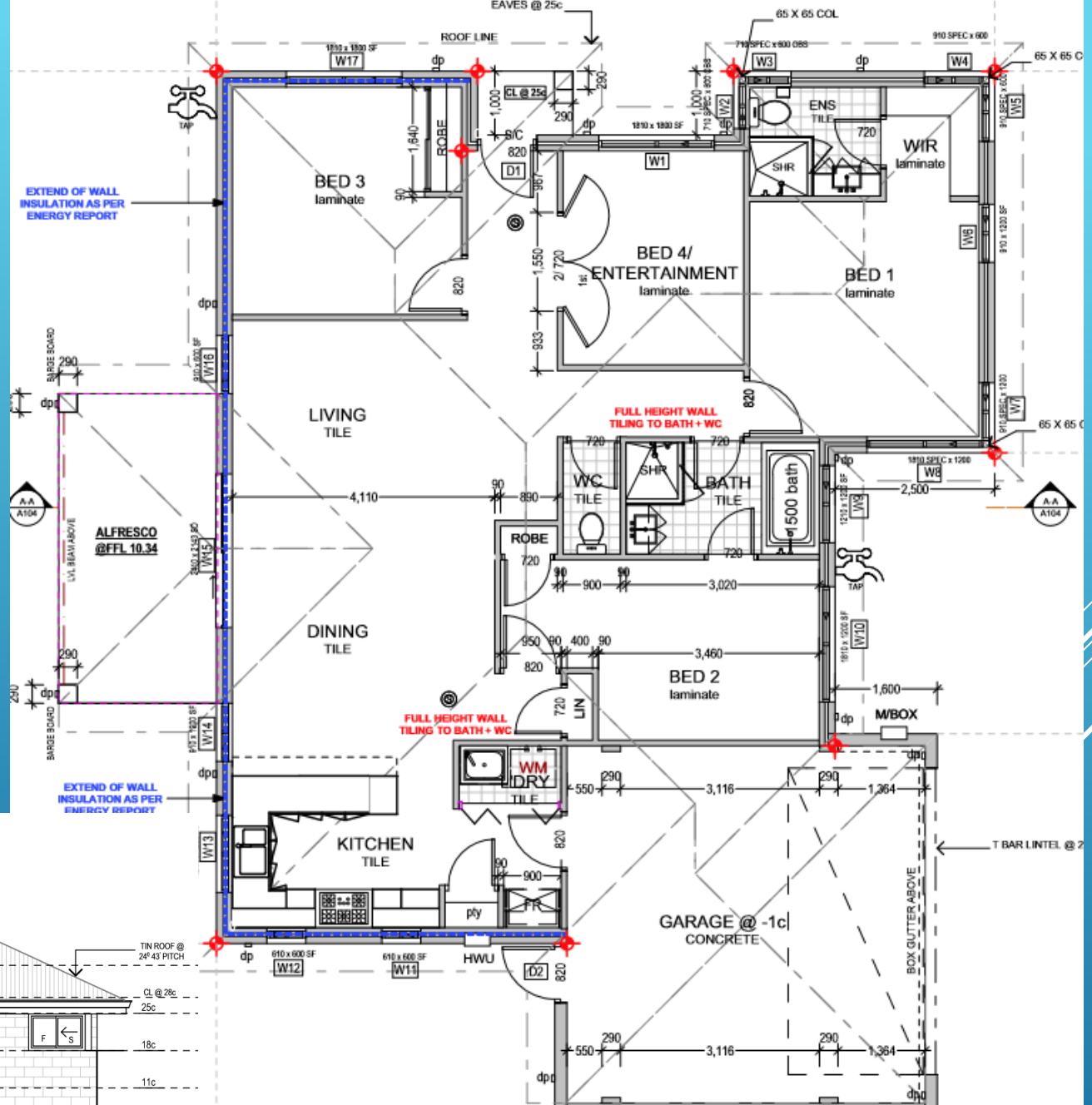
House = 130.60

Garage + Store = 37.85

Alfresco = 12.1

Porch = 2.9

Overall Total = 183.45



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BENEFITS

- ▶ Maddington is poised to grow into a regional servicing centre that is easily accessed via the Albany, Roe and Tonkin Highways, only 15-20 minutes by rail from Perth City.
- ▶ Surround with good infrastructure such as shopping, supermarkets, schools, train station and easy access to CBD and airports
- ▶ “Turn key house” with nothing to do and ready for tenants to move in once complete
- ▶ Cash flow positive with good return yield ~ 5%
- ▶ New buildings can qualify for significant tax depreciation savings
- ▶ Positive outlook for Perth property for next few years with high capital growth potential especially with the stable economy, low interest rate & weak Aussie exchange rate