

LIFESTYLE VILLA

4 bedrooms + 2 bathrooms Villas

18 Weston street, Maddington



Artist Impression only



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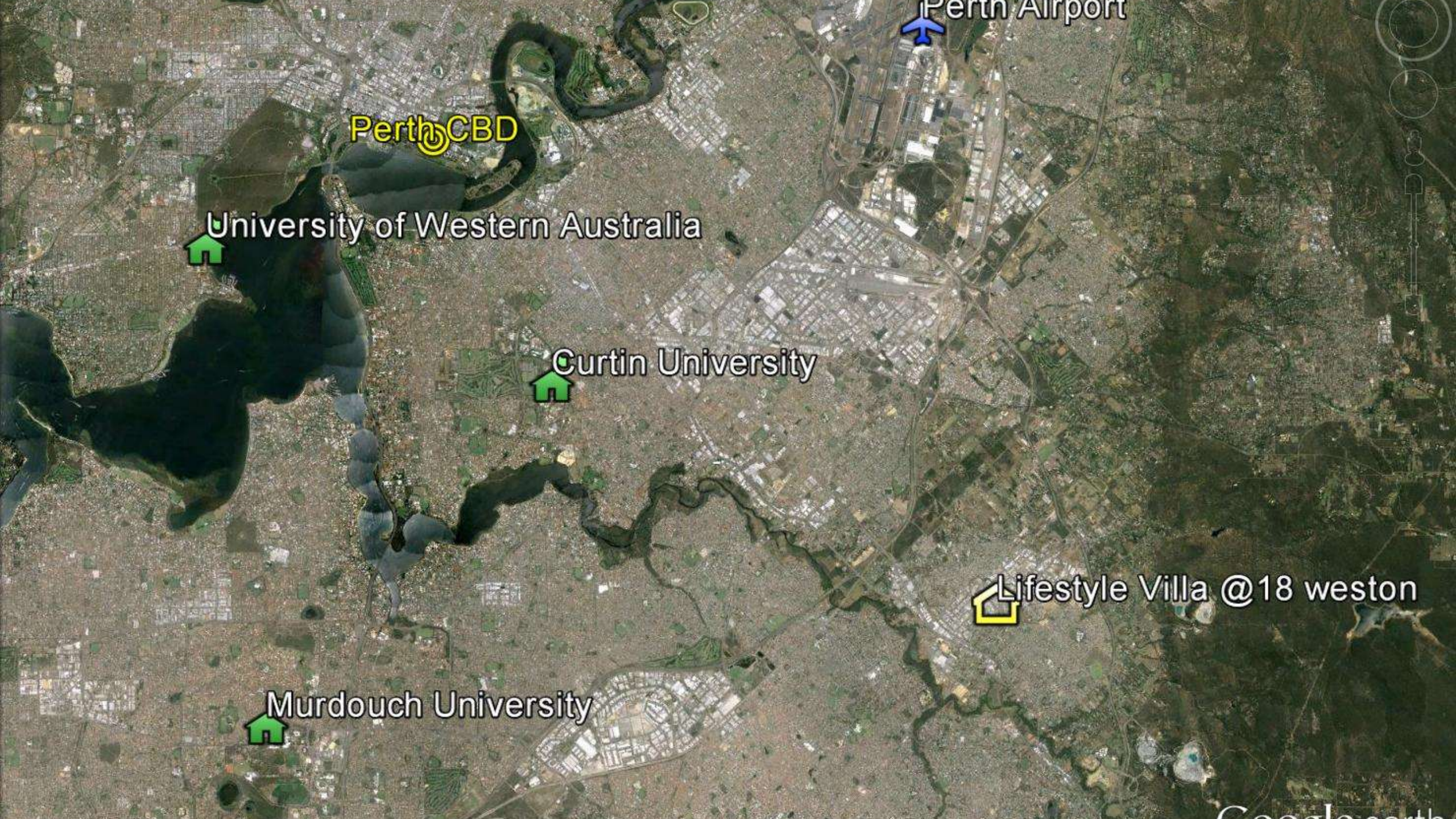


Artist Impression only

- ▶ 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 2nd Quarter of 2017



Perth CBD

University of Western Australia

Curtin University

Murdouch University

Lifestyle Villa @18 weston

Perth Airport

Maddington Train Station

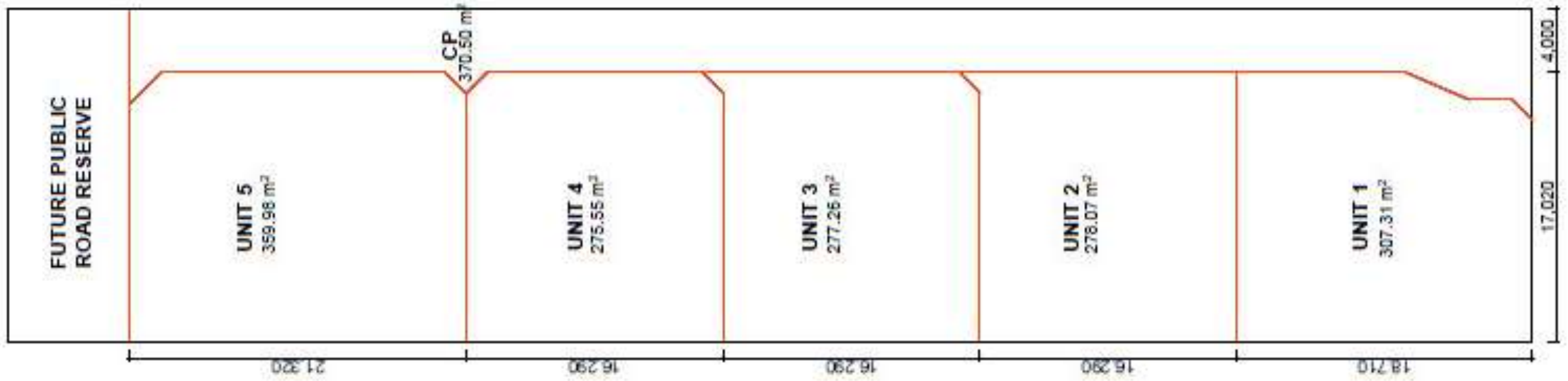
Centro Shopping Center

Lifestyle Villa @18 weston

Google earth

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

2002



Not for publication & circulation.
Subject to contract

VILLA 1



- 4 bedroom + 2 bathroom
- Modern kitchen with stone benchtop
- 900mm cooktop rangehood
- Double garage with easy access to kitchen
- Tiles & laminate flooring throughout
- Blinds to all windows
- Front and rear landscaping
- Letterbox and clothesline
- Energy saving LED lighting
- Gas cooking & hot water system

Unit 1 Area (sqm)
House = 122.02
Garage + Store = 38.53
Alfresco = 7.25
Porch = 1.5
Overall Total = 169.3



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VILLA 2 - 4



- 4 bedroom + 2 bathroom
- Modern kitchen with stone benchtop
- 900mm cooktop rangehood
- Double garage with easy access to kitchen
- Tiles & laminate flooring throughout
- Blinds to all windows
- Front and rear landscaping
- Letterbox and clothesline
- Energy saving LED lighting
- Gas cooking & hot water system

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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VILLA 5

- 4 bedroom + 2 bathroom
- Modern kitchen with stone benchtop
- 900mm cooktop rangehood
- Double garage with easy access to kitchen
- Tiles & laminate flooring throughout
- Blinds to all windows
- Front and rear landscaping
- Letterbox and clothesline
- Energy saving LED lighting
- Gas cooking & hot water system

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 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 good capital growth potential especially with the stable economy, low interest rate & weak Aussie exchange rate