



SOLD

THE YEAR OF THE RED FIRE MONKEY BRINGS PROSPERITY TO THE WISE INVESTOR

Sold @ first open home!

The wisest choice you could make to start your year on a prosperous note would be the purchase of our 2 bedroom low set villa, perfectly positioned in a secure, gated complex at Deception Bay.

* Consistent positive growth over the last 10 years.

* Sale prices in Deception Bay showed a respectable 3% gain in 2015 : current median sales price is \$240,000

* Rental yield joined the party with a mammoth 6.7% increase : current median rent is \$275 a week. Our villa is earning \$300 a week!

* Construction of rail services for the Moreton Bay Region and massive re-development of the major shopping centre has cemented continued future growth

With the search for a better lifestyle being high on everyone's wish list, it's all here for your tenant. Main bedroom has ensuite, walk-in robe and direct access to the alfresco under roof patio, while 2nd bedroom is big enough for a double bed + drawers or desk. Main bathroom has shower over bath and extra long vanity. Open plan lounge and dining area also connects to the private, fully fenced backyard and patio while at the other end, the kitchen has a huge breakfast bar and integrated dishwasher. A sneaky European laundry, internal access to the remote controlled garage and additional storage in the hall seal the deal, not forgetting access to the community BBQ and pool area. With 24/7 on site management, your investment couldn't be more secure!

Returned to As New condition after the Builders Warranty inspection, there's nothing to do here except watch the income hit your bank account. Full Body Corporate statement available when we put your Contract together.

What are you waiting for? Call us now so we can check it out, up close and personal, in 24hrs time (we've got to give your tenant time run around with a duster). Ooops! Phone's ringing, gotta go. Is that you calling?

Julie 0416 213 144 or Carolyn
0418 283 762

2 BED | 2 BATH | 1 CAR

PRICE:
\$219,000

OPEN FOR INSPECTION:
N/A



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Bayswater RESORT

Living by the bay

SPINNAKER

(2 Bedroom)

KEY

- | | |
|-----------------|-------------------|
| ① Bedroom | ⑩ Front Entry |
| ② Bed/Study | ⑪ Courtyard |
| ③ Living/Dining | ⑫ Walk in Robe |
| ④ Kitchen | ⑬ Ensuite |
| ⑤ Bathroom | ⑭ Linen/Store (2) |
| ⑥ Laundry | ⑮ Patio |
| ⑦ Garage | |

ROOM

DIMENSIONS

Bed	3.6m x 3.2m
Bed/Study	2.8m x 2.8m
Living/Dining	4.8m x 4.5m

AREA

Unit	62.6
Patio	8.5
Garage	22.8
Total	93.9 m ²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.