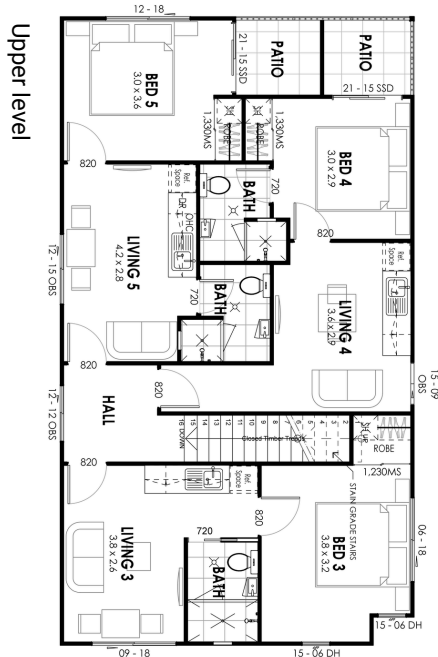
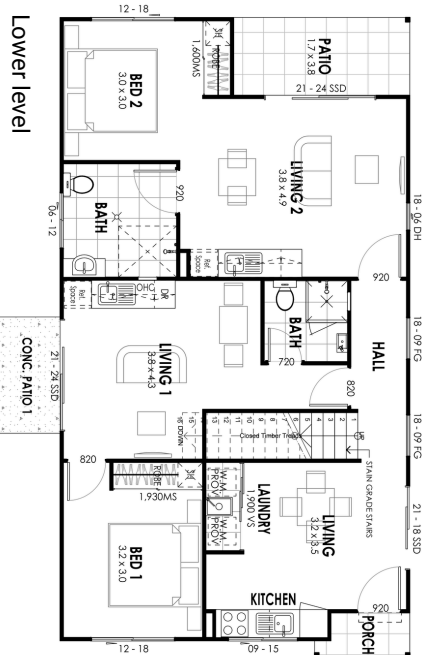


ROOMING HOUSE PACKAGE

CODE: AIB-1131

Full turnkey (inc. solar, landscaping, driveway, and fencing allowances)



Plan Name: Brampton

RETURN ON INVESTMENT

9.25%

PACKAGE PRICE

\$1,251,630

Looking to invest
with Superannuation?

One-part contracts for
Self-Managed Super Funds (SMSF)
are available.

SMSF

RENT ENTIRE HOUSE

\$2,270 weekly*

RENT PER STUDIO

\$446 weekly

RENT PER YEAR

\$115,770 annually*

BUILD SIZE

210m²

LAND SIZE

300m²

LOCATION

Acacia Ridge, QLD, 4110.

LOCATION HIGHLIGHTS

Close to major employment industries and
shopping centres. 160m to bus. 3.7km to
train station

INCLUSION HIGHLIGHTS

The following features are included in our rooming house packages:

- Truecore® steel frame & trusses backed by BlueScope 50-year structural warranty
- Fixed price inclusion list
- Exclusive rooming house Builder
- 1 year material and workmanship guarantee from practical completion
- Proud member of the Housing Industry association (HIA); using the QC1 New Home Construction Contract
- 4 x colour selection schemes created by an interior designer
- High-density wall insulation to internal perimeter walls of each 'studio' to assist with acoustic transmission
- Flush panel solid core door for the entry to each studio
- Quality Dulux 3-coat paint system
- 6 x digital door locks (BLE & WIFI chips built in)
- 1 x reverse cycle split system air-conditioner to each studio
- Emergency lighting and smoke alarm to comply with Class 1B legislation
- 13kW photovoltaic solar system (connection to provider by owner)
- Hard-wired smoke detectors with battery backup to comply with current legislation
- Sliding mirror finish with an aluminium frame to wardrobes (including 4 x melamine bank of shelves & 2 x overhead melamine shelves with a single rail)
- 2 x ceiling fans in each studio (one to the bedroom, one to the living room)
- 1 x ceiling fan in the common area
- Barrier safety screens to all openable windows and sliding glass doors
- Tiled shower niche for all showers
- Concrete to driveway, crossover, car parking, patios, clothesline pads and paths (where applicable)
- Block out roller blinds to all openable windows (excluding the bathrooms)
- Block out vertical blinds to all sliding glass doors
- 120m2 of landscaping and sixty (60) lineal meters of fencing
- WELS rated chrome plated brass mixers throughout
- ABS shower heads on chrome plated rails
- Vitreous China toilet suites in each bathroom.

Optional furniture package for \$30,000.00 fully installed & tenant-ready

Furniture packages are designed to provide everything down to cutlery, ready for the tenants to move in, including:

- 5 x 40 inch LED Smart TV's
- 5 x 223 Fridge/Freezer
- 2 x top-load washing machines
- 5 x studios of bedroom and living area furniture.
- 1 x common area furniture finishings and cleaning appliances.
- All appliances, cooking, crockery and cutlery.



UNIQUE BUILDER QUALITIES



EXCEPTIONAL CUSTOMER SERVICE

Our selected builder delivers exceptional customer service by guiding clients through every step of their rooming house developments. They provide expert advice, clear communication, and tailored solutions, ensuring high-quality, high-yield investments while building strong, lasting relationships.



COMMITTED TO SAFETY & QUALITY

Our chosen builder is dedicated to maintaining the highest standards of safety on-site, ensuring that every project is carried out with care and precision. They consistently meet deadlines while upholding superior project quality, delivering results that reflect their commitment to excellence in every aspect of the build.



TRUSTED INDUSTRY EXPERTS

As a trusted name in Southeast Queensland region, our preferred builder is recognised as a leading investment build specialist. Their industry knowledge and focused approach on rooming houses creates an efficient operation, setting them apart from others and helping them navigate challenges that many other builders encounter.



GUARENTEED BUILD TIME

Our trusted builder offers a guaranteed build time for every project, ensuring that construction is completed within the agreed schedule. This commitment to timeliness is backed by their expertise in the industry and compliance with Queensland's building regulations, giving clients peace of mind that their investment will be delivered on time without compromising on quality or safety.



OVER 150 YEARS OF COMBINED EXPERIENCE

Boasts a management team with over 150 years of combined experience across the building, development, and construction industries; our experienced builder is passionate and take immense pride in their role, ensuring the highest level of expertise and dedication to each project.

DISCLAIMER

Calculations are based on a 51-week rental period, \$10 per week per car park. Floor plans, facades, furniture dimensions, and layout illustrations are approximate and for illustrative purposes only. No guarantee, warranty, or representation is provided regarding accuracy. Contact the designated agent, vendor, or representative for inquiries. The builder reserves the right to alter home designs without notice before the contract. The land price is based on the expected market value of the land at the time of publication and does not include stamp duty or legal fees. Land dimensions are based on information from the land vendor. Buyers should conduct their inquiries, including details within the land contract regarding easements, covenants, etc. While every effort is made to provide accurate information, please refer to the building and land contracts for precise details concerning the land, house price, plans, specifications, and inclusions. The builder reserves the right to withdraw this package before entering into a contract without prior notice. Buyers should independently assess the property's suitability for their investment and returns, as the builder makes no representations in this regard. Pricing valid for 90 days from date of package generation V1