

**BRAND NEW
STAGE
RELEASED!**

Close to
Melbourne University
& Victoria University****

**Take
Advantage
of Low AUD**

MELBOURNE BUNGALOWS

Australia's **FIRST INDOOR WATER-THEME PARK** for Residents, Recreation Centre, On-site Shopping Centre & Hosts of Amenities Within Estate

**One of the Highest Median House
Price Growth Suburbs in Victoria
9.2% in 3-Month##**

Luxury Freehold Landed Homes from only A\$322,800!



**Modern amenities
within estate with
new train station
(fully operational)**

**Close proximity to
50,000-job major
business precinct**

**Attractive
Financing
of up to 70%#**

**Rent
Guarantee
6%* per annum
for 1 year**

**FIRST 5 BUYERS
FREE FIRB*
FREE Legal Fees***

**Learn about
New 3rd
Melbourne CBD**



SOLID CASHFLOW INVESTMENT

**Example:
Based on A\$400,000 Property**

Cash Outlay (30%) : A\$120,000
Rental Income @ 6% p.a. : A\$24,000 p.a.

Outgoings

Body Corp (Estimate) : A\$1,000 p.a.
Council Rate (Estimate) : A\$1,200 p.a.
Interest on Loan@ : A\$11,592 p.a.

Net Rental Income : A\$10,208 p.a.
Returns on Cash Outlay : 8.5% p.a.

Above figures are for illustration only. Figures may differ slightly when other fees and charges are applied.

@ Based on current bank interest of 4.14% p.a.
* As stated in Sale & Purchase Agreement
** Werribee Campus
Bank's terms and conditions applies
REIV - June Quarter 2016

DEPOSIT AT ONLY 7.5% COMPLETION IN NOVEMBER 2017

- ✓ Short drive / train ride to Melbourne CBD. New Train Station in estate (fully operational)
- ✓ Modern infrastructure with fully integrated business centre, shopping malls, commercial development, schools, parks and recreational centres and highway in the vicinity
- ✓ Melbourne University and Victoria University in the vicinity
- ✓ Full Turnkey Homes - gourmet kitchen with stone benchtop, fully landscaped gardens, full fencing, air-conditioning, remote control garage door, blinds
- ✓ Generous outdoor living areas
- ✓ **10-year Home Warranty**
- ✓ **Take advantage of Low AUD**

EXHIBITION

Date : Sat & Sun 23rd & 24th July 2016
Time : 10.30am to 7pm
**Venue: Singapore Marriott Tang Plaza Hotel
Level 2, Lengkuas Room**

Hotlines : 6259 0880 / 9007 0880

Marketed by:

REAPfield

PROPERTY CONSULTANTS
(Agency Licence No: L3010026C)

**1 Goldhill Plaza #02-47
Podium Block,
Singapore 308899
Tel: 6259-0880**

PROMOTING AUSTRALIAN PROPERTIES SINCE 2002

*Terms and Conditions apply. Whilst all details have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending purchasers must rely on their own enquiries. Photographs and images are indicative and for illustrations purposes only. Prices correct at time of print. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand.