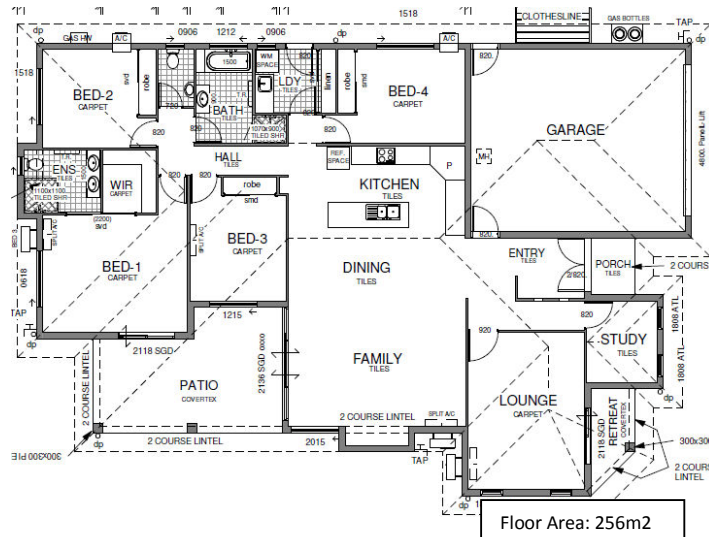




PROPERTY INVESTING MADE EASY... INVESTMENT HOME & LAND PACKAGE



**Lot 502 Marquise Cct
North Shore
Burdell**

\$499,726*
Home and Land

*\$7,000 First Home Buyers Grant
plus \$10,000 Building Boost

Home Features...

4 Bedrooms, 2 large living areas & 2 bathrooms
Built by a boutique builder to be a cut above the rest
Professionally selected colour scheme

Site Features...

Land area 613m2
Home designed specifically for this block
Energy Efficient home
Part of the booming Northern Beaches precinct
Strategically positioned property to achieve
maximum appeal to tenants, and property growth
potential

We Include...

- Granite bench tops
- Smeg appliances (cooktop, dishwasher, oven & rangehood)
- Fully air conditioned
- Nobili Reflex flickmixer tap ware
- Wall tiles (2.0m) to bathroom & ensuite
- Render to all external block work
- Electronic Colorbond garage door
- Gainsborough tri-locks to entrance doors
- Barrier security screens to all windows & SGDs
- Fans to all rooms
- Tiles to living areas & carpets to bedrooms
- Window dressings to all major windows & SGDs
- Colorbond metal roof
- Double driveway & path to front entry porch
- Landscaping package including couch turf & irrigation
- Includes fencing
- Double folding wall mounted clothesline
- Rended letterbox
- Multiple termite protection

- We offer a professionally structured 21 page "Investment Property Analysis Report" to help you present your investment proposal to your accountant or financier.
- Fixed price contract with ALL inclusions - allowing your tenants to occupy the home immediately on completion.
- Finance can be arranged through our in-house ASIC registered mortgage broker, assisting you in obtaining the most appropriate loan product & property investment structure.