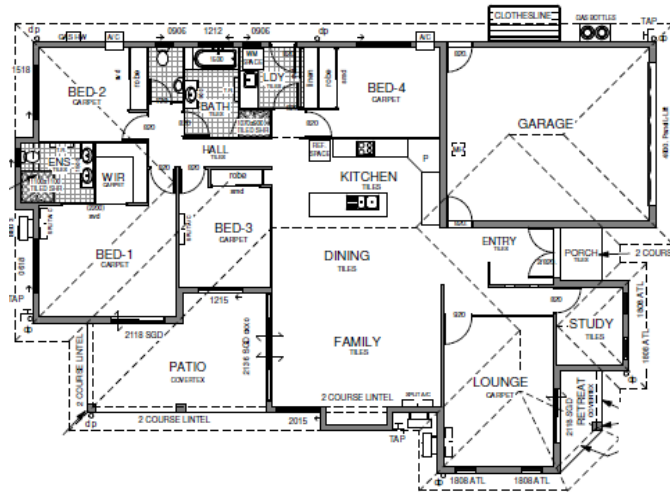




PROPERTY INVESTING MADE EASY...

INVESTMENT HOME & LAND PACKAGE



Floor Area: 256m²

**Lot 112 Beach Oak Drive
Sanctum, Mt Low**

\$ 476,610
Home and Land

SPECIAL OFFER ...
Allow us to arrange your finance and we will reimburse your first 12 months rental management fees.

Home Features...

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

Site Features...

- Land area 669m²
- 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
- Double folding wall mounted clothesline
- Rendered 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.