

# DWELLING WITH SECONDARY DWELLING

## Lot 5 Coutts Drive, Burpengary

HOUSE  
&  
LAND PACKAGE



Artist Impression Only



# \$799,990

+ EXTRA  
TAX BENEFITS\*

+ Anticipated rent **\$1,030 - \$840** per week\*

- INCLUSIONS
- + Three air conditioning units
  - + Carpet in bedrooms and tiles throughout
  - + Ceiling fans and LED down-lights throughout
  - + Window furnishing to sliding windows and doors
  - + Colorbond insulated roof
  - + Landscape allowance
  - + Energy efficient - Low running costs
  - + Close to infrastructure (schools, shops, public transport etc)

### DWELLING WITH SECONDARY DWELLING



LAND SIZE

375m<sup>2</sup>



HOUSE SIZE

191.22m<sup>2</sup>

AREA ONE



3

AREA TWO



2



2



1



1



1



1



1

# Optimising Investment Returns from Real Estate

**BENEFITS**

- + Exposure to strong capital growth forecast in SE QLD
- + Home designed & built to take max advantage of depreciation allowances
- + Energy efficient home - better returns for owner

**DWELLING**

TOTAL AREA 105.59M<sup>2</sup>

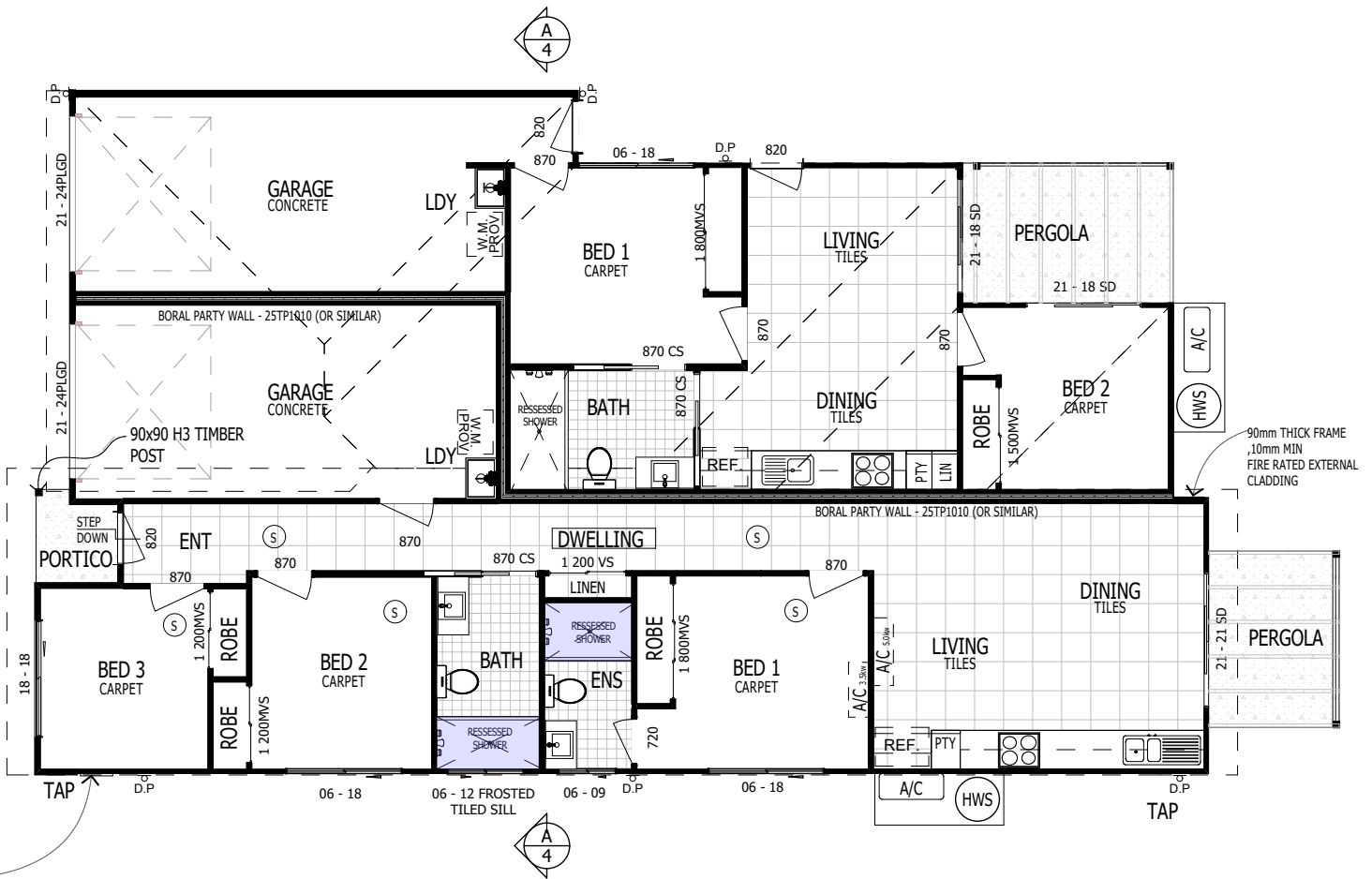
**ASSOCIATED DWELLING**

TOTAL AREA 85.63M<sup>2</sup>

TOTAL BUILDING AREA 191.22M<sup>2</sup>

**SPECIALISTS IN**

-  SLOPING LOTS
-  UNBEATABLE INCLUSIONS
-  SMALL LOTS
-  BUILD TO BOUNDARY
-  QUALITY BUILD



Date of Issue: 09/04/24

The plans and specifications are subject to council requirements and Council Approval.

Subject to site conditions.

\*\*All photos are indicative and may not necessarily be the product in the home.

\*Anticipated rent per rental appraisal included in Marketing Kit.

*"Whatever you need, if we don't have it, we can find it and we can build it!"*

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## EXPRESSION OF INTEREST CHECKLIST

Ensure each item is completed in full prior to submitting this EOI.

- Property address
- Contract price
- Deposit paid
- Full buyer details
- Full SMSF Fund details (including any Bare Trust details)
- Buyer identification
- Solicitor details—in full
- Buyer signatures
- Purchase profile

### CONSENT

We may exchange the information with the following types of entities. The Bob Trask Group only use fully licensed or approved associates.

- Persons who provide finance or other products to you, or to whom an application has been made for those products, including but not limited to builders, contractors, or financial professionals.
- Financial consultants, accountants, lawyers and advisers
- Any industry body, tribunal, court or otherwise in connection with any complaint regarding our services
- Any person where we are required by law to do so
- Any of our associates, related entities and/or contractors
- Your referees, such as your employer, to verify information you have provided
- Any person considering acquiring an interest in our business or assets
- Any organisation providing online verification of your identity

If you do not provide the requested information, we may be unable to assist in providing our services. You agree that we may collect use and disclose your information as specified above.

Buyer 1 Signature:

Buyer 2 Signature:

Date:

Date:



## PURCHASER PARTICULARS

**BUYER 1 FULL NAME:**

**FULL ADDRESS:**

**MOBILE:**  **EMAIL:**

**AUSTRALIAN CITIZEN OR PERMANENT RESIDENT:**  YES  NO

**IF NO, HAS THE FOREIGN INVESTMENT REVIEW BOARD ISSUED A NO OBJECTION NOTICE:**  Y  N

**BUYER 2 FULL NAME:**

**FULL ADDRESS:**

**MOBILE:**  **EMAIL:**

**AUSTRALIAN CITIZEN OR PERMANENT RESIDENT:**  YES  NO

**IF NO, HAS THE FOREIGN INVESTMENT REVIEW BOARD ISSUED A NO OBJECTION NOTICE:**  Y  N

**PURCHASE TYPE**  First Home Buyer  Investor  SMSF (PLS COMPLETE BELOW SECTION)

**SMSF FUND NAME:**

**SMSF TRUSTEE NAME:**

**SMSF ABN:**  **SMSF ACN:**

**BARE TRUST NAME:**

**BARE TRUSTEE NAME:**

**BARE TRUST ABN:**  **BARE TRUST ACN:**

**FULL ADDRESS:**

**MOBILE:**  **EMAIL:**

## PURCHASE PROFILE

**Buyer 1:**  **Employer:**

**Salary:**  Less than \$50,000  \$50,000-\$80,000  \$80,000-\$100,000  \$100,000-\$150,000

**Savings:**  Less than \$5,000  \$5,000-\$10,000  \$10,000-\$20,000  Above \$50,000

**Buyer 1 Signature:**

**Buyer 2:**  **Employer:**

**Salary:**  Less than \$50,000  \$50,000-\$80,000  \$80,000-\$100,000  \$100,000-\$150,000

**Savings:**  Less than \$5,000  \$5,000-\$10,000  \$10,000-\$20,000  Above \$50,000

**Buyer 2 Signature:**

## IDENTIFICATION OF BUYER

To satisfy ATO requirements and requirements for electronic contract delivery and exchange the Buyer must be properly identified. Please attach one of the following:  **Passport**  **Drivers License**  **Medicare Card**

If the Buyer is a company, please obtain the above in respect of the directors who are signing the Contract, together with evidence that the Directors have authority to bind the company (i.e. copy of resolution, power of attorney, constitution, agency authority). A company search should also be conducted, all directors should sign the Contract and provide a personal guarantee.



**PROPERTY PARTICULARS**

LOT NO. [ ] ESTATE: [ ]  
STREET NAME: [ ] SUBURB: [ ]  
PACKAGE PRICE: \$ [ ]

**DEPOSIT AMOUNT:** \$5,000

**DEPOSIT METHOD:** EFT: REF: BUYER SURNAME/ LOT # STREET

**ELITE PROPERTY WORLD PTY LTD TRUST ACCOUNT**

**BSB: 034-059 ACCOUNT: 473-107**

**FINANCE CONDITION:**  YES  NO

**TOTAL DEPOSIT (H&L):** 10% of the purchase price on the Land Contract, plus 5% of the price on the Build Contract

**TOTAL DEPOSIT (SMSF):** 10% of the purchase price

**BALANCE DEPOSIT:** Balance Deposit (if any) payable on or before satisfaction or waiver of the finance clause.

**FINANCIER:** Any one bank or financial institution determined by the Buyer

**AMOUNT FINANCED:** Sufficient to complete Contract Finance Date: 21 days after the Contract Date

**OTHER SPECIAL CONDITION (if any):** [ ]

**PURCHASER SOLICITOR DETAILS**

Company Name: [ ]  
Contact Name: [ ]  
Address: [ ]  
Email: [ ]  
Phone: [ ] Fax: [ ]

**PURCHASER'S AUTHORITY**

- I/We hereby confirm my/our appointment of Elite Property World Pty Ltd (EPW)(Lic: 4108317) to act in relation to the above property transaction and request that EPW prepare all contract documentation in relation to this EOI.
- I/We acknowledge the full deposit amount stated in the Contract is due and payable by me/us as per contract conditions.
- I/We authorise and direct EPW to pay from the monies held on my/our behalf in its Trust Account any deposit amount due under the Contract to the deposit holder as per the contract conditions.

**Buyer 1 Full Name:** [ ]

**Signature:** [ ] **Date:** [ ]

**Buyer 2 Full Name:** [ ]

**Signature:** [ ] **Date:** [ ]