

DWELLING WITH SECONDARY DWELLING

Lot 829 Luminous Place, Morayfield

HOUSE
&
LAND PACKAGE



Artist Impression Only



\$789,990

+ Anticipated rent up to **\$1,030** 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)

+ EXTRA
TAX BENEFITS*

DWELLING WITH SECONDARY DWELLING



LAND SIZE

323m²



HOUSE SIZE

183.5m²

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 112.5M²

ASSOCIATED DWELLING

TOTAL AREA 71M²

TOTAL BUILDING AREA 183.5M²

SPECIALISTS IN



SLOPING LOTS



UNBEATABLE INCLUSIONS



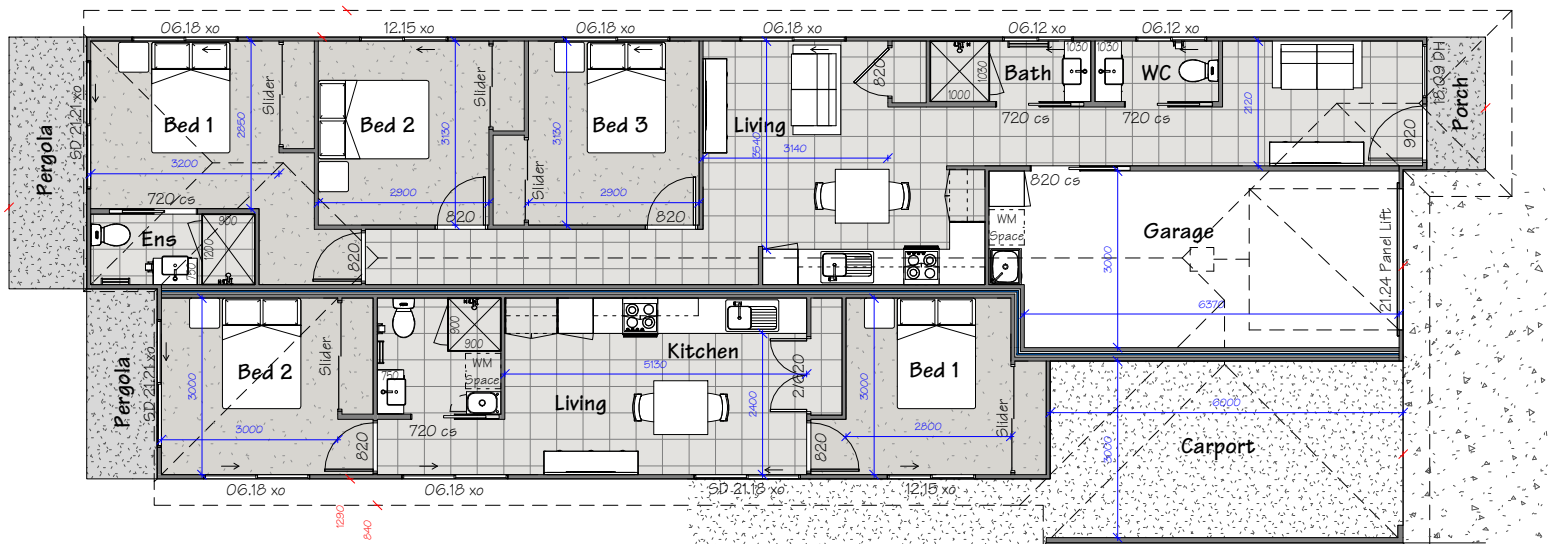
SMALL LOTS



BUILD TO BOUNDARY



QUALITY BUILD



Date of Issue:02/07/24

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.

Rental Appraisal



2nd July 2024

RE: Lot 829 Luminous Place, Morayfield

To whom it may concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, we have taken into account a number of factors including the market, condition of the property, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

Based on the current market demand for comparable apartments in this area, we anticipate the weekly rental price for the above property to be in the vicinity of:



Recommended Rent for unit 1: \$550 - \$570 per week



Recommended Rent for unit 2: \$440 - \$460 per week

If I can be of any further assistance, please feel free to contact me on the details below.

Yours sincerely,

Dana Hartley

Business Development Manager
Better Homes and Gardens Real Estate Brisbane CBD
ABN 52 638 024 423



Contact Dana Hartley

M 0493 674 623

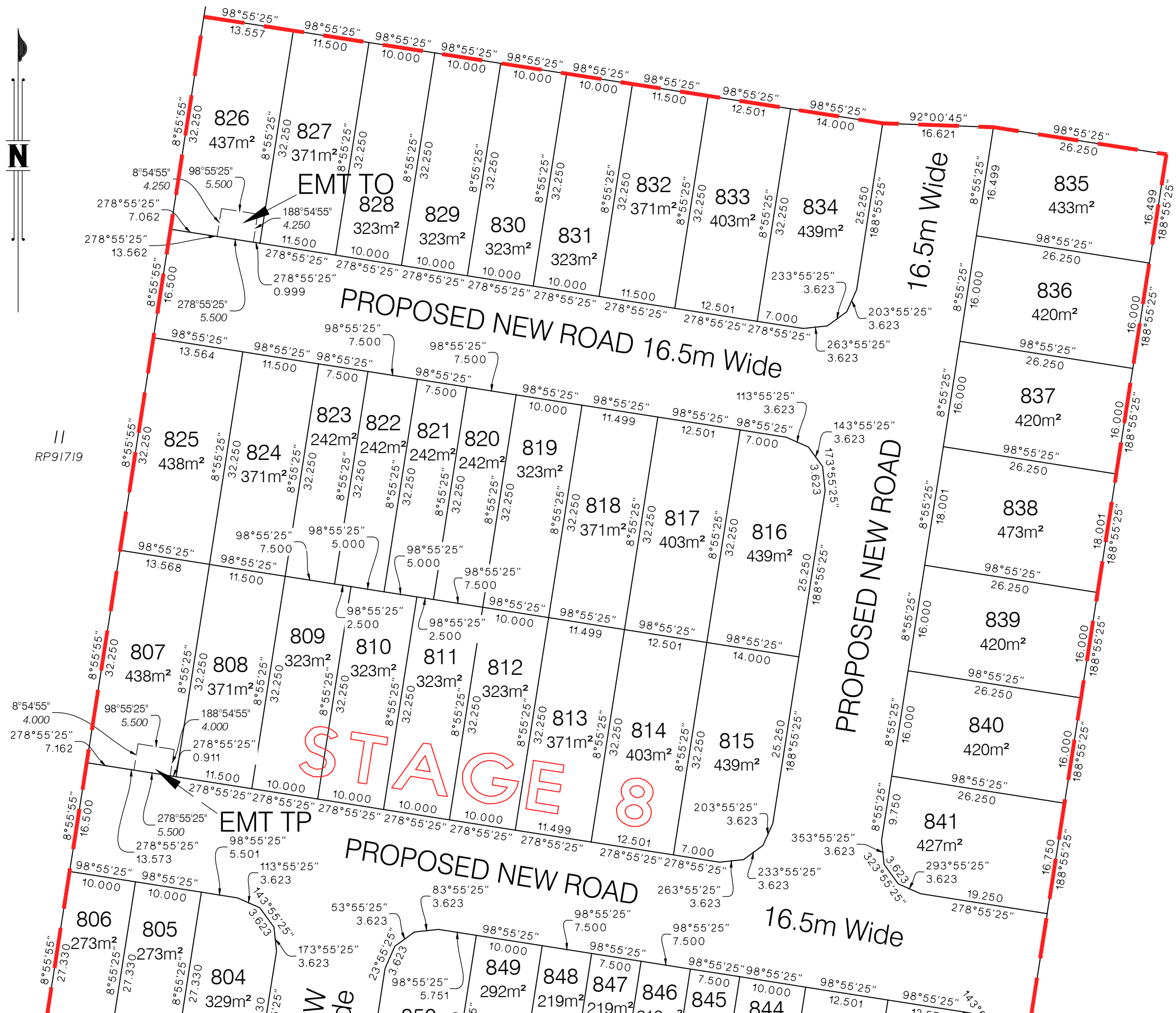
E: dana.hartley@bhgre.com.au
bhgre.com.au/brisbane-cbd

Brisbane City QLD 4000

Prepared by EDMARCS CAD on 20/05/2023 at 2:00 PM





RP91719



JOINS

SHEET

3

CLIENT TRASK DEVELOPMENT CORPORATION (NO. 15) PTY LTD			
LOT LAYOUT			
DISCLOSURE LOTCALCS STAGE 8 - AFFINITY			
REAL PROPERTY DESCRIPTION Currently Part of Lot 9201 on SP335081, Part of Lot 9202 on SP335081 and Part of Lot 9203 on SP335079			
LOCAL AUTHORITY MORETON BAY REGIONAL COUNCIL			
NOTES (i) This plan was prepared for the exclusive use of TRASK DEVELOPMENT CORPORATION (NO. 15) PTY LTD and their consultants for sales purposes and is not to be used for any other purpose or by any other entity without the express permission of LandPartners Pty Ltd. (ii) This digital data has been calculated from design, field survey and from plans of survey registered in the Department of Resources. The location and dimensions of the boundaries which may be derived from the data is subject to registration by the above authorities. (iii) The boundaries may change subject to survey, engineering design or council requirements. (iv) This data should not be used for construction purposes without confirmation by LandPartners Pty Ltd. (v) Any reproduction of this data must contain these notes.			
SCALE BAR 6m 0 15 30m SCALE 1:600 (A3)			
 Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au			
			
LEVEL DATUM -			
LEVEL ORIGIN -			
DRAWN	EAD	DATE	1/06/2023
CHECKED	SAR	DATE	1/06/2023
APPROVED	MLM	DATE	1/06/2023
UDN		SHEET 2 OF 3 BRMM7338-000-203-1	

AFFINITY - LIVING THAT MATCHES YOUR DREAMS.

Affinity Estate is a Trask Land master planned community making the dream of living in the booming northern Brisbane suburbs a reality.

The Estate has been thoughtfully created to provide a mosaic of lifestyle choices.

With over 800 lots on offer, if you are a first home buyer, custom home builder or down-sizer, there will be a lot size and location to meet your needs.



 **Morayfield Shopping Centre** 9min

 **Westfield North Lakes** 20min

 **Burpengary Aquatic & Leisure Centre** 9min

 **Morayfield Station** 6min

 **Morayfield State High School** 5min

 **Morayfield State School** 6min

 **Nurture Early Education** 3min

 **Caboolture Hospital** 15min





AFFINITY ESTATE

Morayfield South

Land Sales Office
Oakley Flat Road (adjacent to Burbury Road)

p.07 3480 4200

www.affinityestate.com.au

