

**Beautifully presented Hamptons style display home investment opportunity with **9% p.a. rental return.****



**Invest with confidence by purchasing this beautifully presented Hamptons style Banksia display home.**

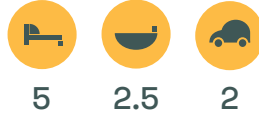
Offering a 24 month leaseback with a 9% per annum return and the option to extend, this is an opportunity not to be missed for the savvy investor.

Located in the Alamora Estate by award winning Villawood Properties, this generous 448m<sup>2</sup> block of land is the perfect investment opportunity in a sought after location. The development will offer a number of high quality amenities such as Club Alamora, extensive open space, parks, wetlands, dynamic public art, smart design and cutting-edge water use.

# Belmont

Lot 521 Monferrato Avenue, Tarneit

# \$1,125,000



House Size 33sq | Land Size 448m<sup>2</sup>

**Deposit Required**

**5%**

**Return**

**9%**  
per annum

**Total Income**

**\$202,500**  
over 24 month lease period

**Completion**

**June/July 2023**



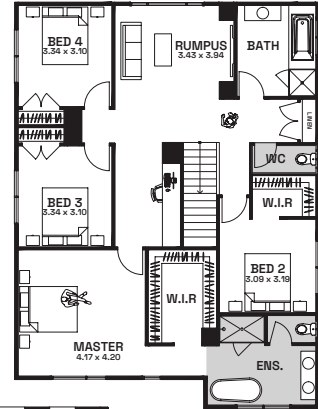
**Positive cash flow  
for lease period**



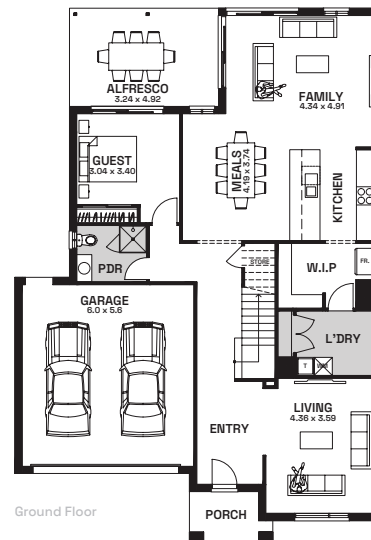
**Option to  
extend lease  
(4x3 month intervals\*)**

## Quality inclusions

- ✓ 4 bedrooms plus guest bedroom
- ✓ Multiple living zones (Family, Living, Rumpus)
- ✓ Timeless Hamptons style façade
- ✓ Lofty 2740mm ceilings to ground floor and 2590mm high ceilings to first floor
- ✓ Downlights throughout
- ✓ Stunning kitchen including glass splashback
- ✓ Stone benchtops to kitchen
- ✓ Beautifully presented ensuite including feature tiles and freestanding bath
- ✓ Quality landscaping maintained to display standard throughout lease period



First Floor



Ground Floor

The facade image provided is for illustrative purposes only. Please refer to working drawings for full details and specifications. Landscaping is for illustrative purposes only. Please refer to final working drawings for final specifications. Lease period is for 24 months only and total income is based on 24 month lease period, Banksia Homes reserves the right to extend the lease period by 4x3 month intervals at the discretion of Banksia Homes.

