

Display Homes For Sale



Images are for illustrative purposes only and may differ to what is on display. Landscaping may differ. For detailed specifications visit the display home and speak to your Sales Consultant.

Severn 6-54

Lot 121 Snead Boulevard, Cranbourne

Land Size: 653m² | 520.09sqm | 54.74sq



Why choose Urbanedge Homes

When you choose Urbanedge Homes, you can be confident in our award-winning designs and outstanding inclusions. From European Smeg appliances, upgraded finishes and an architecturally inspired façade, it is clear that luxury is a defining feature.

Do's and Dont's when purchasing investment property

Do's

- ✓ Purchase in an area/suburb that is experiencing population growth
- ✓ Purchase in an area where the infrastructure is increasing or improving
- ✓ Purchase a new building to maximise the tax benefits
- ✓ Purchase a property with off street parking. A double lock up garage is the ultimate parking/storage solution for any tenant.
- ✓ Purchase a property with a reasonable land component.

Dont's

- ✗ Purchase an older property unless it has some architectural significance or is in a highly sought after area where demand exceeds supply.
- ✗ Purchase a property via a third party such as a marketing company whose commission will be inflated into the price of the property.
- ✗ Purchase an investment property amongst other investment properties e.g. an apartment tower. In doing so you would be ignoring the basic economic principles of supply and demand.
- ✗ Purchase a 'landless' property, for it is the land that appreciates in value over time.
- ✗ Purchase a Strata Titled property. Owner corporation fees and maintenance contributions for common property are an unnecessary expense.

8.5%*

Lease Back Return on Investment

Weekly Repayment	\$590.28 [^]
Weekly Income	\$1,959.90 [^]
Year 1 Surplus	\$71,220.44 [^]

\$1,199,000*

\$8,492* Monthly Return

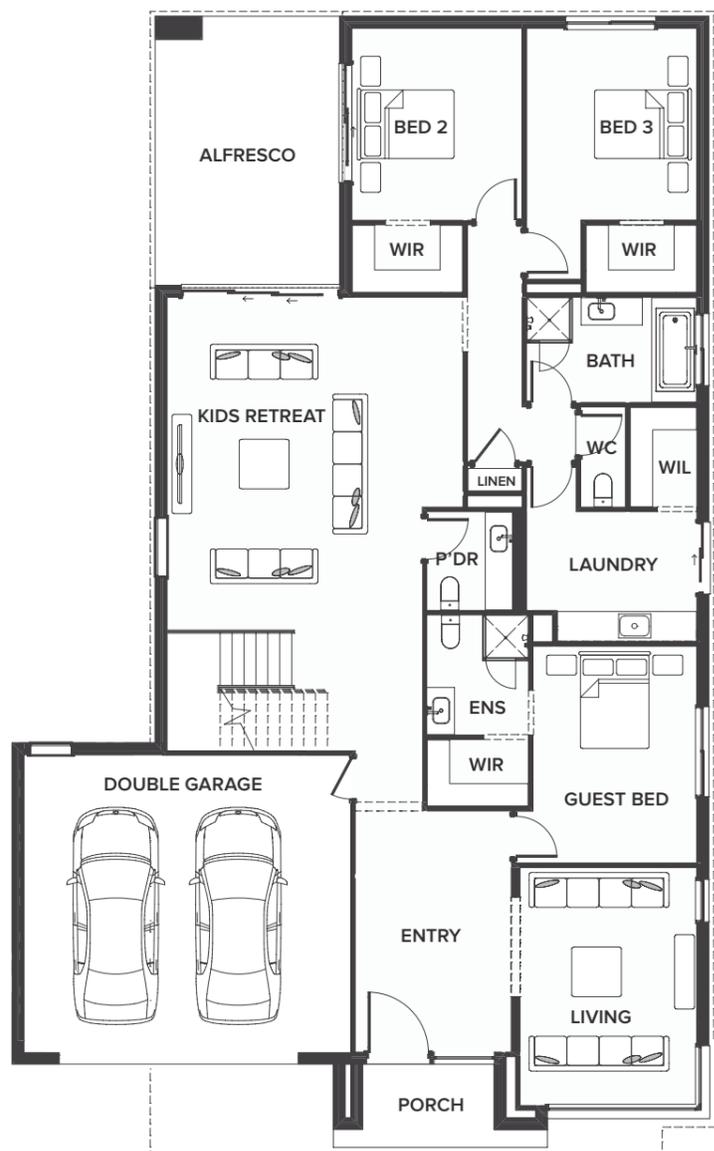
^Terms & Conditions apply. Interest Only Loan Repayments of \$334.27 per week are based upon a 20% deposit on the fixed interest rate of 2.64% for 2 Years, reverting to the variable interest rate of 3.24% on the AFG Home Loans - Edge 2 Year Fixed. The interest rates are effective 25 May 2020 and are subject to change. Fees & charges may apply including any applicable Lenders Mortgage Insurance. The Comparison rate is 3.00% and comparison rates are based on a loan of \$150,000 over a term of 25 years. Comparison rates for fixed rates will be lower for loans greater than \$200,000. Please note: This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. Fees and charges apply to all FASTLend products. For variable rate Interest-Only loans, comparison rate is based on a 10 year Interest-Only period. All finance services provided by Inovayt, Australian Credit Licence No. 391333.

Please Contact

Calum Bolt | 0408 388 967 | calumb@urbanedgebg.com.au

urbanedge
HOMES

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Severn 6-54

Lot 121 Snead Boulevard, Cranbourne



Home size	54.74sq
Land size	653m ²
Estate	Canopy
Suburb	Cranbourne
Facade	UE121DV

Its impeccable design will take you to new heights and allow you to embrace your natural surroundings. Featuring the main living areas to the top floor, extending onto a spacious balcony, means that you can really take your vantage point and capitalise on scenic views. Three separate living areas across both floors will also truly give you endless choice for luxury and entertaining.

edge inclusions

- ✓ Architecturally inspired façade
- ✓ Designer kitchen
- ✓ Smeg appliances
- ✓ Stone benchtops throughout
- ✓ Impressive Master Suite with vast walk-in robe
- ✓ Three secondary bedrooms with walk-in robes and ensuites
- ✓ Multiple living areas
- ✓ Outdoor alfresco
- ✓ Professional landscaping and fencing

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