

Display Home

For Sale

Gen Fyansford Estate | Maisa 4-45



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

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 an 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.

7.5%*
Lease Back
Return on investment

\$1,499,000*

Please Contact

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*7.5% rental return for the duration of the lease to Urbanedge. Lease terms may vary. A \$2,500 initial deposit is required with a balance of 10% deposit to be paid in full at contract signing.

Maisa 4-45



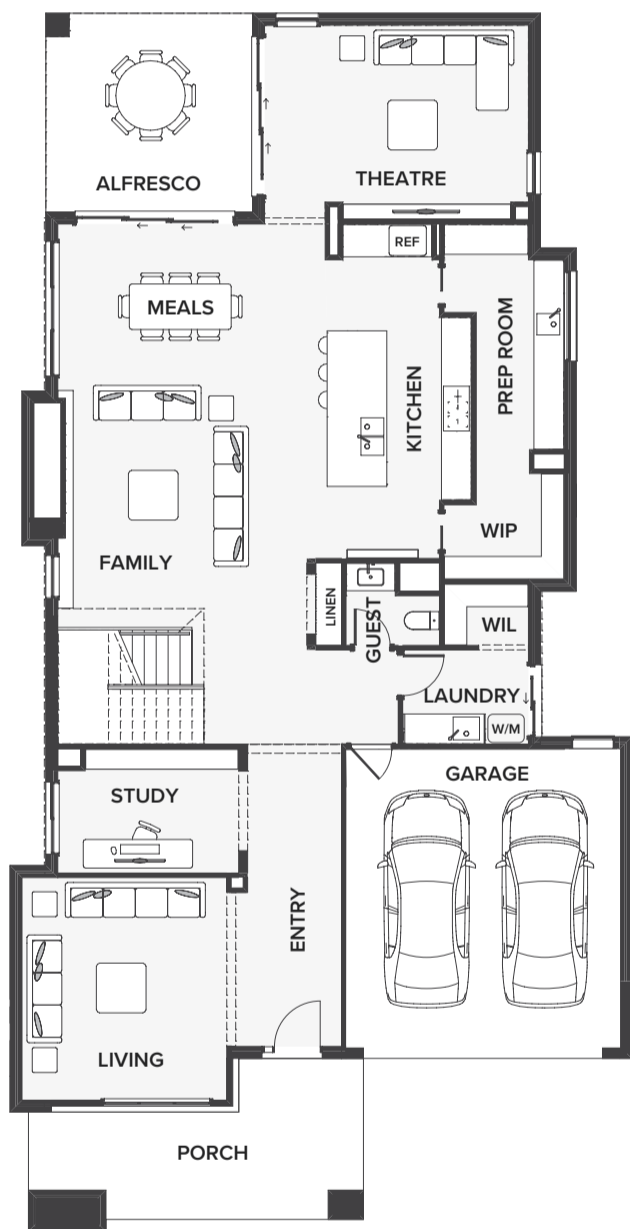
The Maisa is a luxury, double-storey design envisioned for families wanting more from their family home. The ground floor is dedicated to rest and relaxation, offering an inviting open-plan meals, family and kitchen area that seamlessly integrates with an alfresco. The kitchen layout features a vast island bench that conveniently doubles as a breakfast bar.

Upstairs houses the sleeping quarters and casual living space, perfect for those wanting quiet time. The spacious master suite offers a spacious walk-in robe and ensuite including; a double vanity, large shower, bath and separate toilet. The remaining three bedrooms are generous in size, with all bedrooms featuring a walk-in robe.

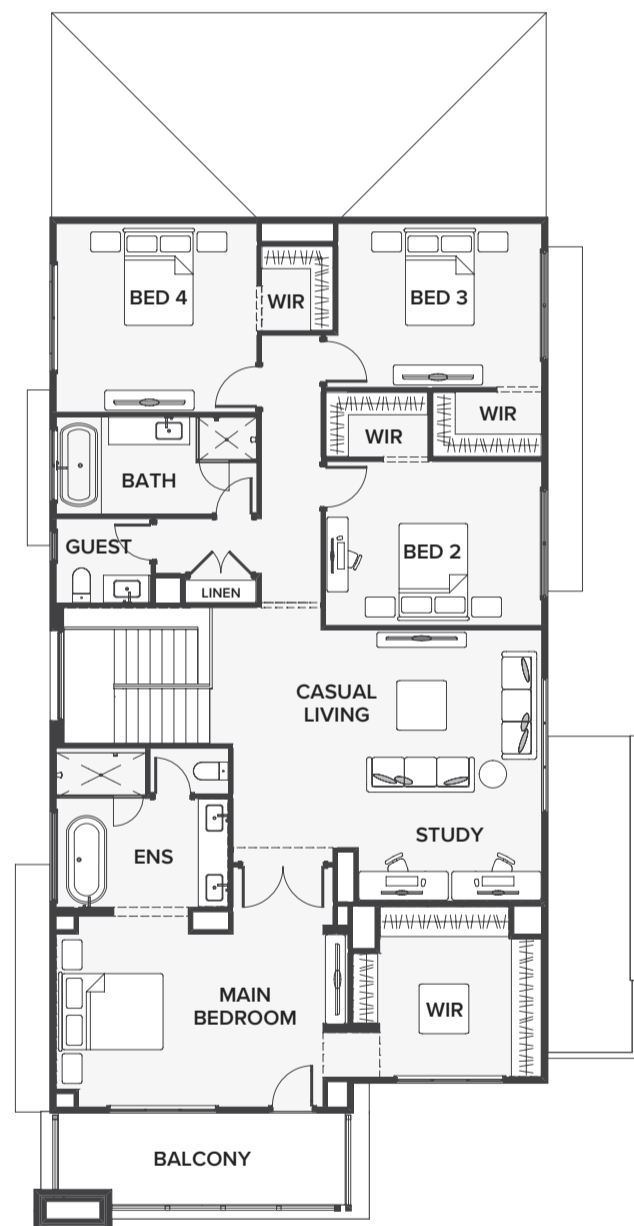
9 Dell Boulevard, Fyansford 3218

Home size	47.98sq
Land size	547m ²
Estate	Gen Fyansford
Suburb	Fyansford
Facade	Q12

Ground Floor



First Floor



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inclusions

- ✓ Architecturally inspired façade
- ✓ Designer kitchen
- ✓ Smeg appliances
- ✓ Impressive Master Suite with vast walk-in robe
- ✓ Three secondary bedrooms with walk-in robes
- ✓ Multiple living areas
- ✓ Outdoor alfresco
- ✓ Professional landscaping and fencing
- + So much more

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