

Display Home For Sale

Smiths Lane Estate | Jardene 2-31



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.

6.5%*

Lease Back Return on investment

\$1,145,000*

Please Contact

Melanie Woods | 0418 234 281 | melaniew@urbanedgehomes.com.au

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HOMES

*6.5% 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.

Jardene2-31

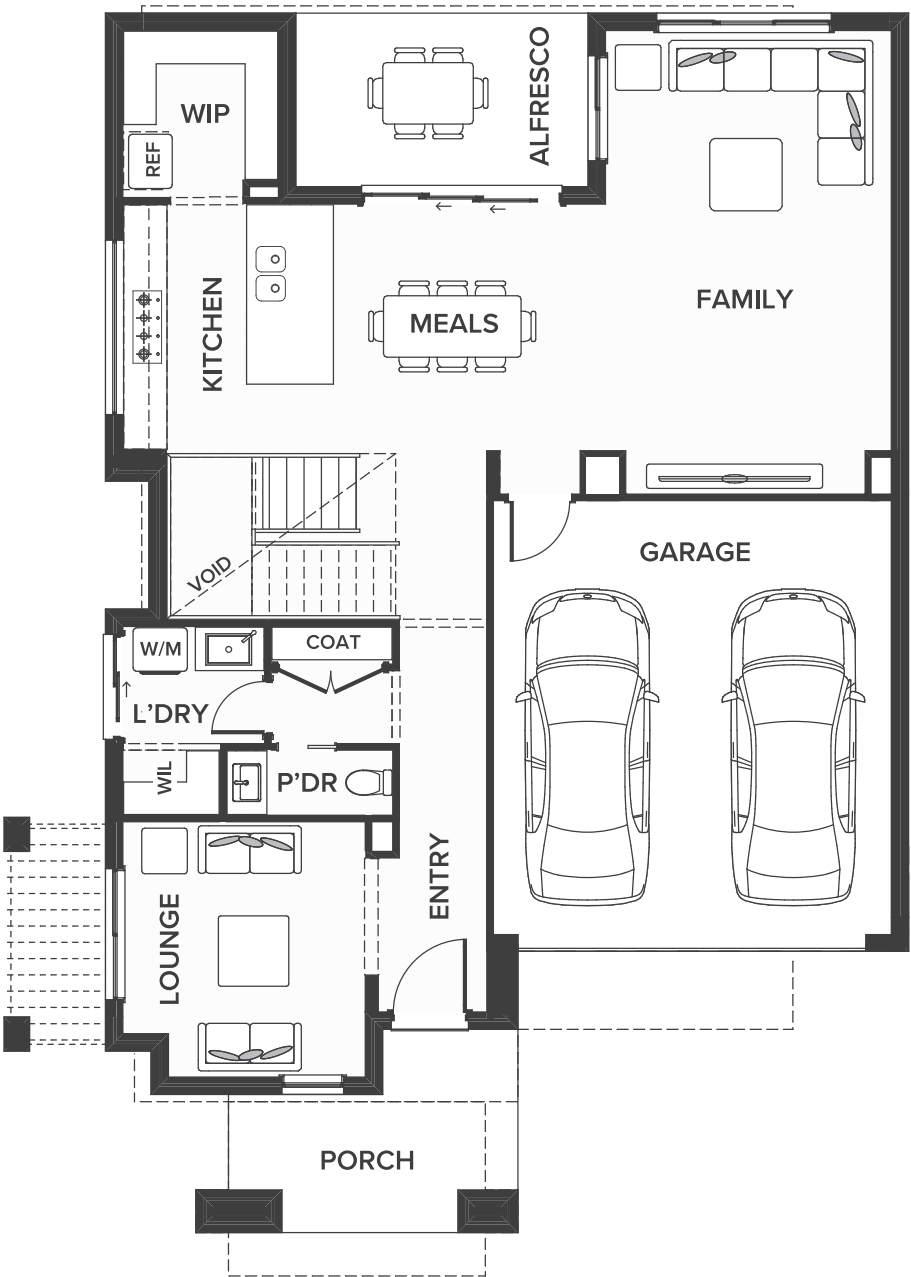


This ingenious, compact design makes no sacrifice on space - with an incredible three living areas there is plenty of room to entertain guests, or enjoy time with family. The grand entryway leads you to a light-filled living area and gourmet kitchen, complete with expansive walk in pantry. Upstairs, you will find the generous master bedroom complete with spacious walk in robe and ensuite, as well as three secondary bedrooms with walk in robes to bedrooms 3 & 4, adding to the sense of luxury and space in this amazing home.

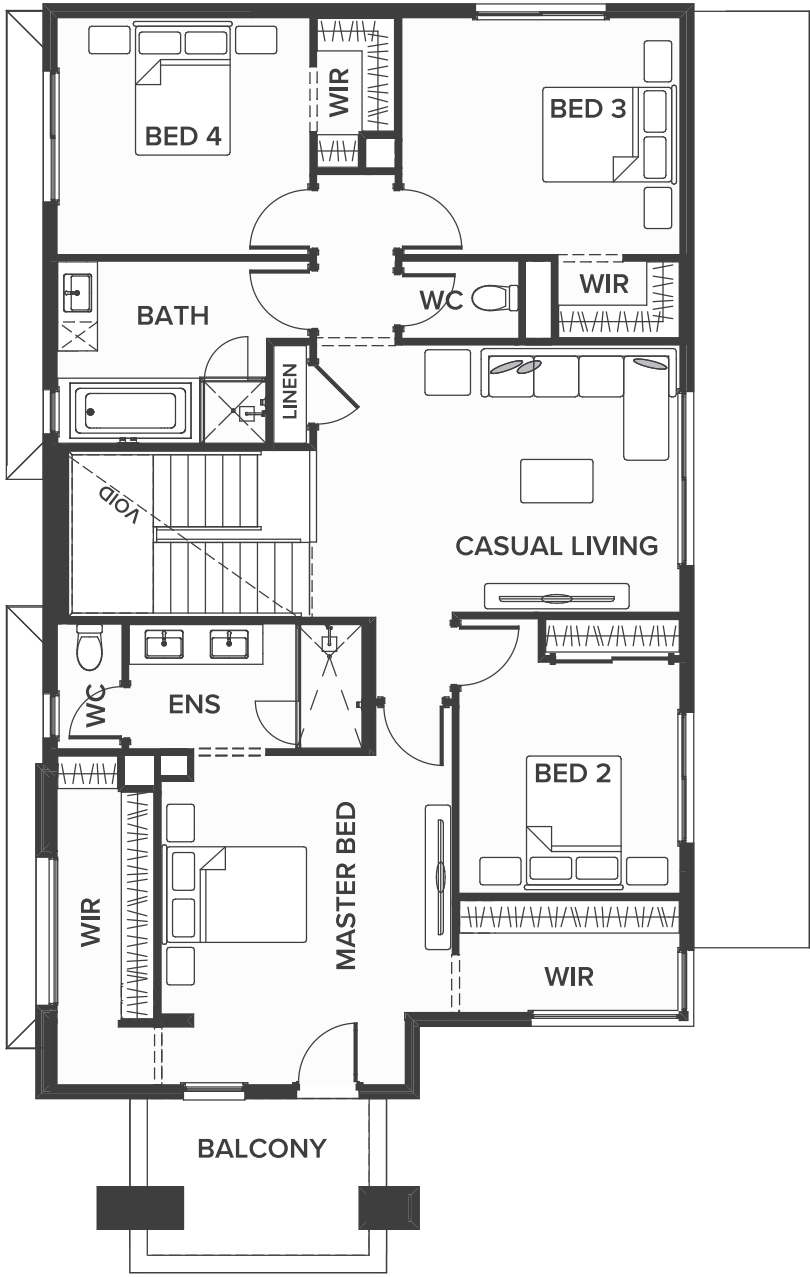
9 O'Connor Avenue, Clyde North 3978

Home size	32.68sq
Land size	599m ²
Estate	Smiths Lane
Suburb	Clyde North
Facade	Q8

Ground Floor



First Floor



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

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