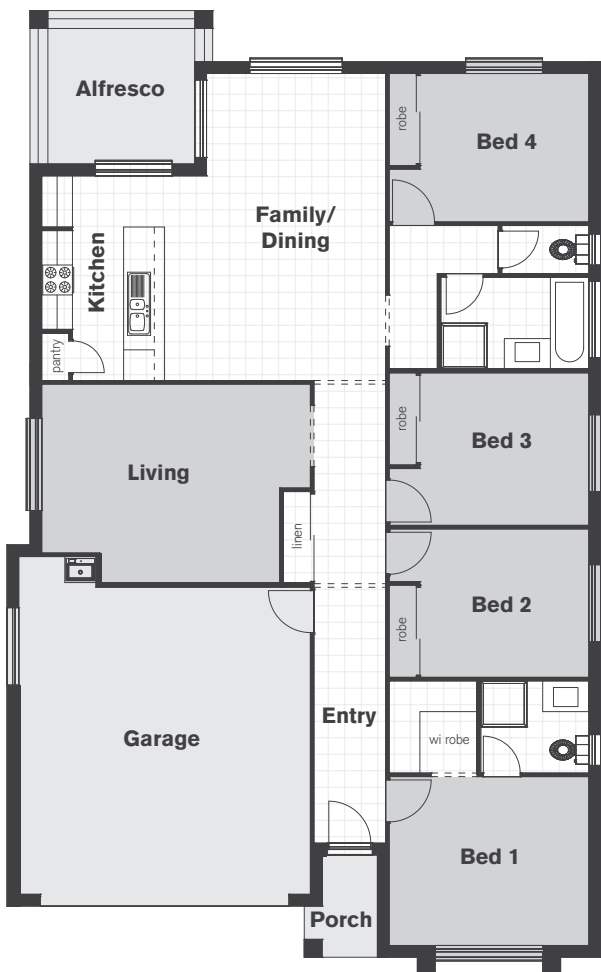




# Airlie Facade A

Lot 12 "New Road"  
"Fig Tree Circuit"  
Caboolture QLD 4510



4  2  2 

Land Price .....	\$185,000
House Price (inc. GST).....	\$231,600
<b>TOTAL PACKAGE:</b> .....	<b>\$416,600</b>

### PACKAGE INCLUSIONS:

- Rendered Letterbox
- Split A/C to Living Area
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Flat Profile Roof Tiles
- Tiles to Alfresco

HOUSE AREA: ..... 196.5 sqm  
LAND AREA: ..... 400 m<sup>2</sup>

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haymanhomes.com.au

**QUALITY  
INSIDE  
AND OUT**



# House & Land Package Summary

**Address** Lot 12 "New Road", "Fig Tree Circuit", Caboolture QLD 4510

<b>House Design</b>	Airlie
<b>Facade</b>	A
<b>House &amp; Land Price</b>	\$416,600
<b>Land Price</b>	\$185,000
<b>House Price</b>	\$231,600
<b>Rental appraisal</b>	\$360 per week
<b>House size</b>	196.5sqm
<b>Land size</b>	400m2
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Garaging</b>	2

<b>Inclusions</b>
Rendered Letterbox
Split A/C to Living Area
Fans Throughout inc Bedrooms
Energy Efficient
T2 Blue Pine with 25 Year Warranty (Termite)
Flat Profile Roof Tiles
Tiles to Alfresco

invest build grow

**GREAT  
VALUE  
INCLUDED**



## Standard Inclusions Summary

These fantastic inclusions come standard in your brand new investment property. You can have peace of mind you are providing a great lifestyle to your tenants.

- ✓ R2.0 Batts to full ceiling area
- ✓ R1.5 Batts and Foil insulation to external walls
- ✓ Energy Efficiency compliance (min 6stars)
- ✓ WELS rating tapware and sanitary ware
- ✓ Feature panels to face of breakfast bar
- ✓ Smooth action panel door to garage
- ✓ Fully landscaped (turf to front and rear with feature garden bed to front)
- ✓ Full perimeter timber fencing including returns and side access gate
- ✓ Premium floor tiles to main floor area and wet areas
- ✓ Heavy duty surface stormwater pipes to perimeter of house
- ✓ Retaining walls as required
- ✓ Feature concrete driveway (stone exposed)
- ✓ Bushfire and Acoustic compliance as required
- ✓ Security screens to all windows and doors (excluding awning)
- ✓ Mirror robe door to each bedroom (as per plan)
- ✓ Full perimeter termite compliance
- ✓ Executive stainless steel appliances
- ✓ None slip tiles to alfresco
- ✓ Window treatments (vertical easy slide)
- ✓ Ceiling fans to all bedrooms and living areas
- ✓ T2 Blue Pine frame (25 year termite warranty)
- ✓ Flat profile roof tiles
- ✓ Split cycle A/C to main living area

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## Airlie Floor Plan A

4  2  2 

Floor .....184.0 sqm

Porch .....2.5 sqm

Alfresco.....10.0 sqm

**TOTAL: .....196.5 sqm**

# Sanctuary

## External Colour Palette



### Coogee Facade B



BRICK (JOINT: IRONED)  
Urban One: Silver



FEATURE BRICK (JOINT: IRONED)  
Metallix: Nickel



ROOF TILE  
Designer: Magnum



UPGRADE ROOF TILE  
Classic: Gun Metal



RENDER  
Taubmans "Miss Molly EXT08 11"



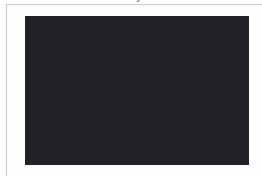
FEATURE RENDER  
Taubmans "Shale Grey CB21"



FRONT DOOR  
Taubmans "Farrier NH43"



GARAGE DOOR  
Slimline: Wallaby



WINDOW  
Monument



WEATHERBOARD STYLE CLADDING  
Taubmans "Farrier NH43"



SANCTUARY

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Hayman Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges

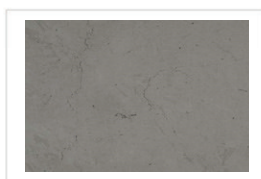
- Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase
- For more details please talk to one of our consultants. Hayman Homes (Australia) Pty Ltd ABN 83 150 533 378 QBCC 1286528

# Resort

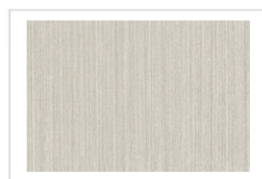
## Internal Colour Palette



Noosa



**KITCHEN BENCHTOP**  
Polytec Laminate: Stone Marquina Matt



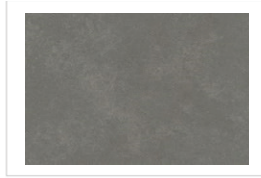
**KITCHEN UNDERBENCH**  
Polytec Marni Lini Matt



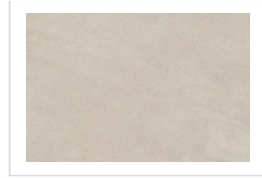
**KITCHEN OVERHEAD**  
Polytec Moss Grey Matt



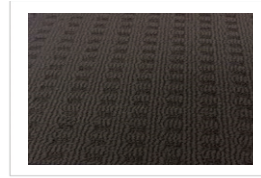
**KITCHEN SPLASHBACK**  
(97492) Gloss White Brick Lay



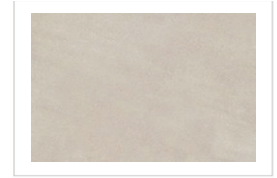
**WET AREA FLOOR TILE 300/300**  
(49234) Lifestyle Charcoal



**WET AREA WALL TILE 300/300**  
(03248) City Grey Gloss Textured



**LIVING AREA CARPET**  
SC0273 Dance



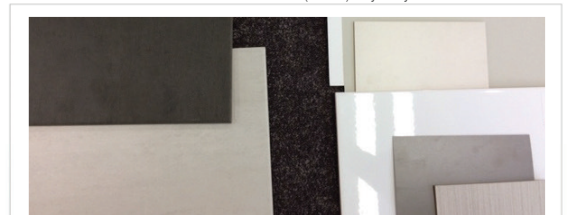
**LIVING AREA TILE 400/400**  
(03238) City Grey Gloss



**WALL PAINT COLOUR**  
Taubmans "Storm Front" NH-66

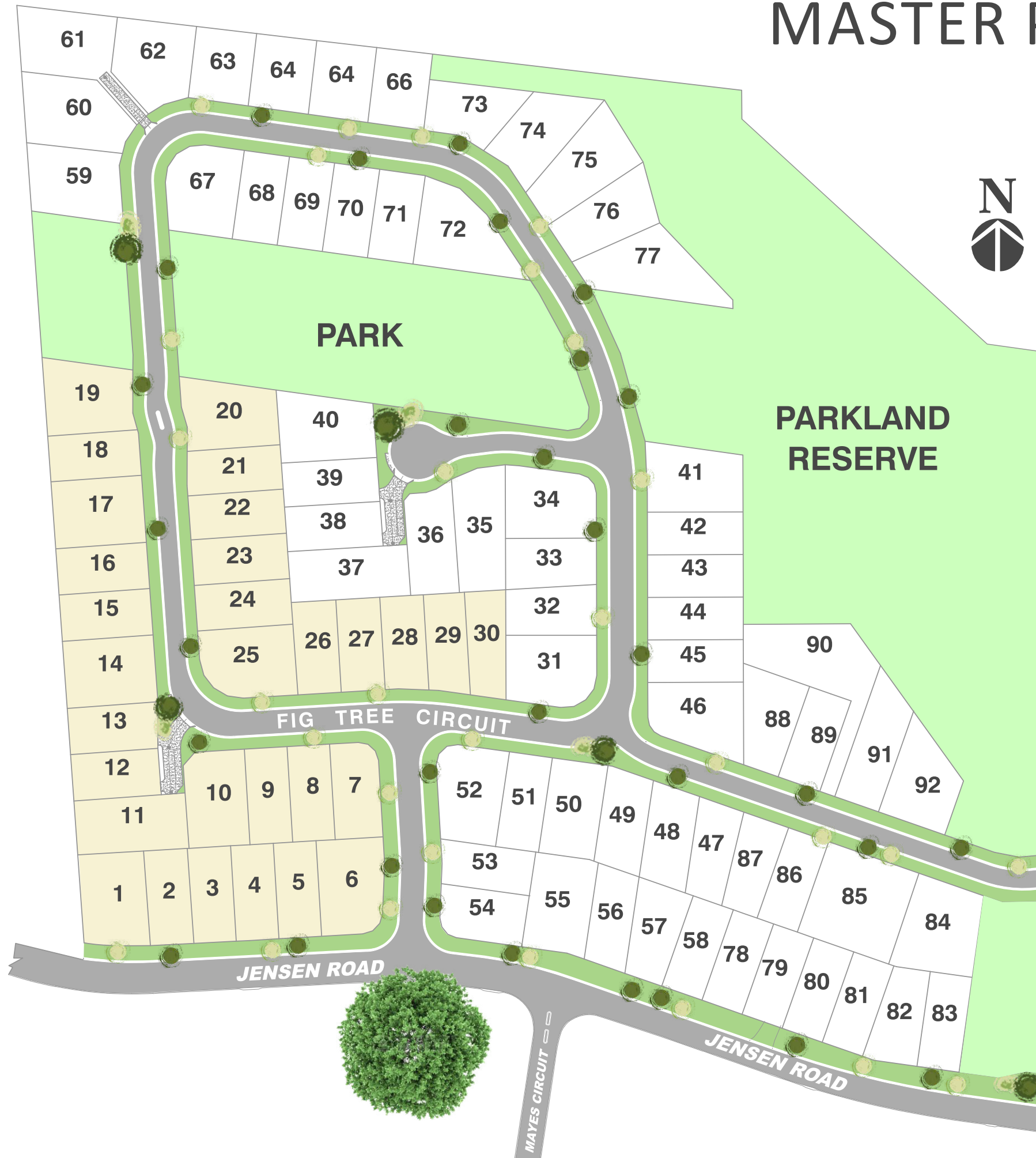


**DOORS SKIRTING ARCHITRAVES**  
Taubmans "Illusive White" Gloss



RESORT

# MASTER PLAN



**FIG TREE CIRCUIT**

caboolture

Located Off  
Jensen Road  
Caboolture

## LEGEND

- Stage 1 Land Release
- Future Land Release

*'Whilst every effort has been made to accurately describe the details as outlined here, the availability of certain features may result in some deviation to the above and neither the developer or the agent accepts responsibility for the accuracy of any information contained here or for any action taken in reliance thereon by the purchasers. Purchasers should make their own enquiries to satisfy themselves as to all aspects of the development.'*



# FIG TREE CIRCUIT

caboolture

TO THE HINTERLAND

TO SUNSHINE COAST →

**STAGE 1  
NOW  
SELLING!**



SHOPPING CENTRE

LOCAL CITY CENTRE

TO BRISBANE →

## FIG TREE CIRCUIT — LAND RELEASE !

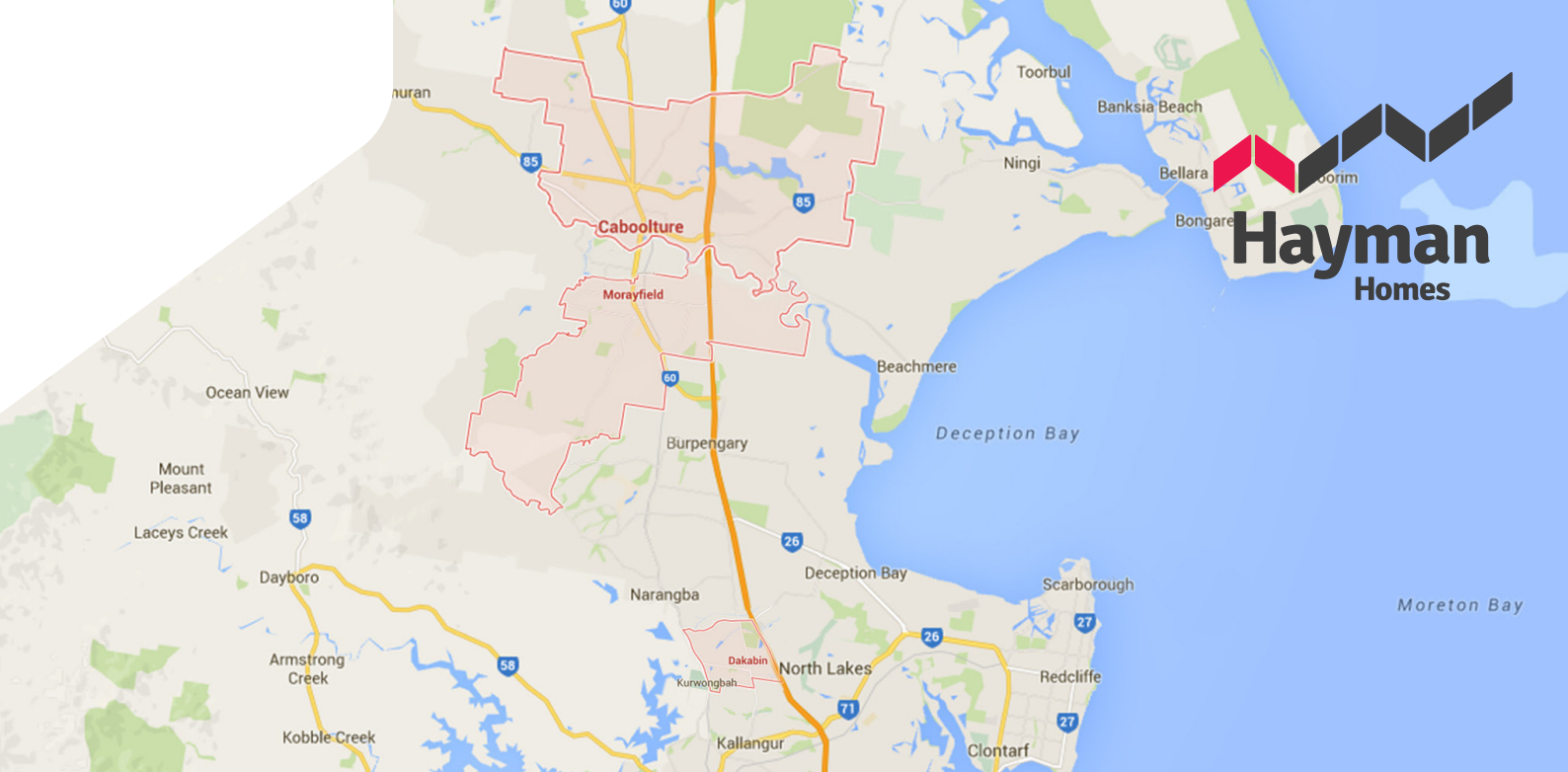
### FIRST STAGES NOW UNDER CONSTRUCTION

Fig Tree Circuit at Caboolture is a fantastic opportunity for families, first home buyers & investors to secure an affordable block of land in an ideal location. Perfectly positioned within a great community area close to local shopping centres, schools, transport and much more. Brisbane CBD is also within an easy drive, as well as locations such as Brisbane Airport, the Sunshine Coast Hinterland and coastal beaches.

Fig Tree Circuit will be released over several stages and upon completion it will be a boutique neighbourhood with just over 100 blocks in total, ranging in size from 400m<sup>2</sup> to 700m<sup>2</sup> plus.



[FIGTREECIRCUIT.COM.AU](http://FIGTREECIRCUIT.COM.AU)



Boasting a relaxed and diverse lifestyle, Caboolture, Dakabin and Morayfield are three of the major growth areas nestled in one of the fastest developing places in Australia, Moreton Bay Regional Council in South East Queensland.

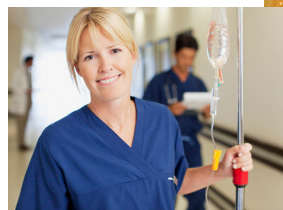
Located on the northern corridor of metropolitan Brisbane and featuring picturesque mountain scenery and nearby access to golden beaches, Dakabin, Caboolture and Morayfield have become the focus of key investment and development opportunities.

Only a short distance from Brisbane CBD and the Sunshine Coast and a quick drive to the stunning Glass House Mountains and Moreton Bay Marine Park, Dakabin, Caboolture and Morayfield offer a magnificent way of life in a community surrounded by beautiful natural scenery and wide open spaces.

Dakabin, Caboolture and Morayfield provide easy access to nearby international and domestic airports and Brisbane sea port and are experiencing substantial growth in educational, recreational and employment facilities available to local residents.

Thanks to State and Local Government commitment to transforming Moreton Bay into a principal activity centre with the vision towards establishing a cohesive, lively and workable centre with significant commercial and retail developments, the three areas present a prime opportunity for investors looking for a high growth region for their next property.

- Queensland University of Technology Caboolture Campus
- Choice of quality primary and secondary schools
- TAFE Queensland Caboolture
- Moreton Bay Region University Precinct planned
- Caboolture Centre and Morayfield train station
- Rail upgrade planned
- Bus and train access
- Stunning Moreton Bay Marine Park
- Regular local markets in numerous locations
- Moreton Bay Central Sports Complex
- Caboolture Hub
- Caboolture Private and Public Hospital
- Integrated health care hub to be established in North Lakes
- Close proximity to major employment areas (including Brisbane)
- North East Business Park and Caboolture Hub
- Planned growth for corporate infrastructure
- Bruce Highway links to Brisbane and North QLD
- Brisbane CBD 48 minutes
- Sunshine Coast 46 minutes

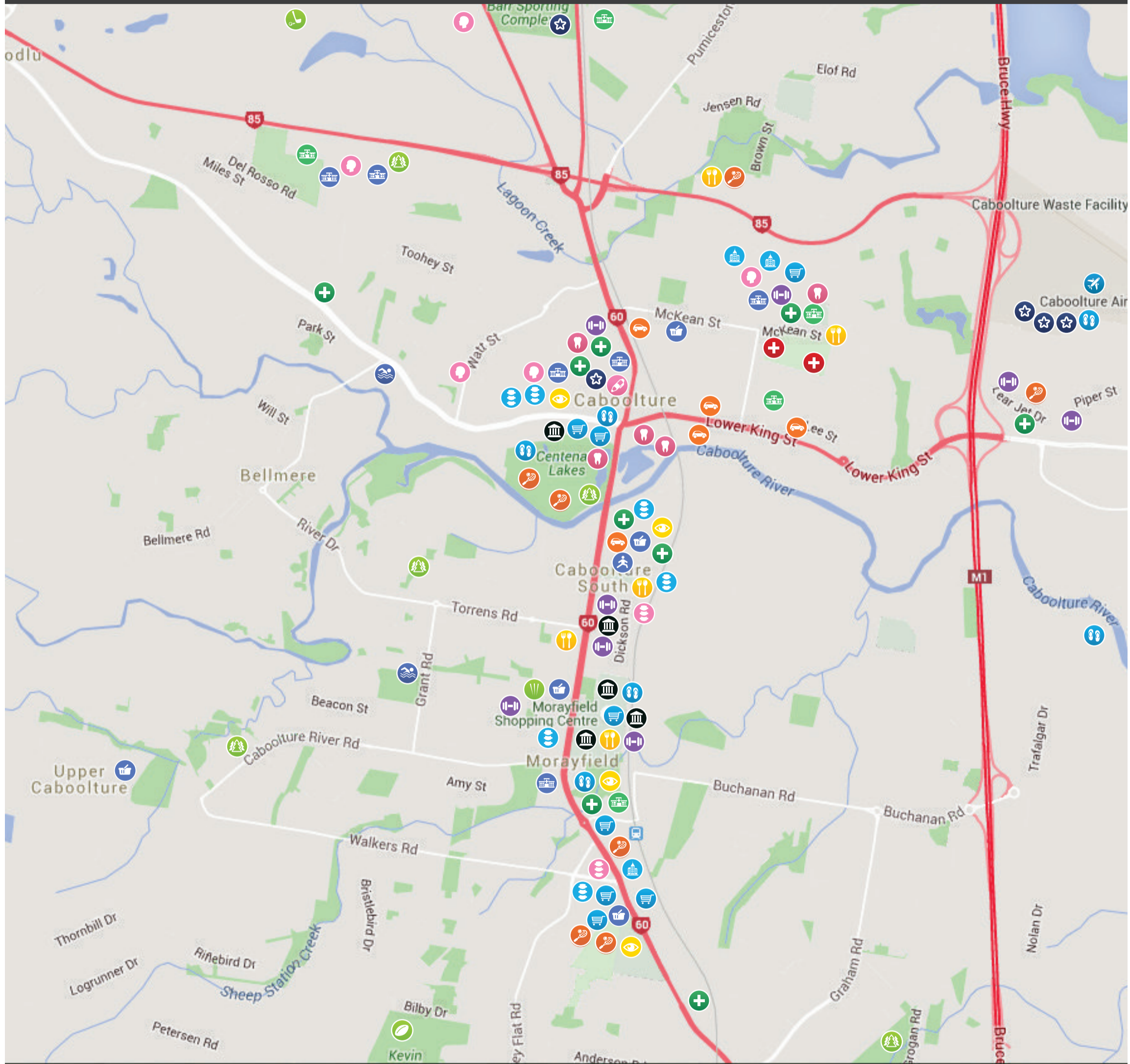


# Living in Caboolture



Residents living in the Caboolture area can take advantage of a host of lifestyle and recreational activities that are close at hand, including Centenary Lakes Park, major shopping centres such as Central Lakes and multiple local strip shops and corner store locations, providing Caboolture residents access to whatever they need within a 5 – 10min drive from home.

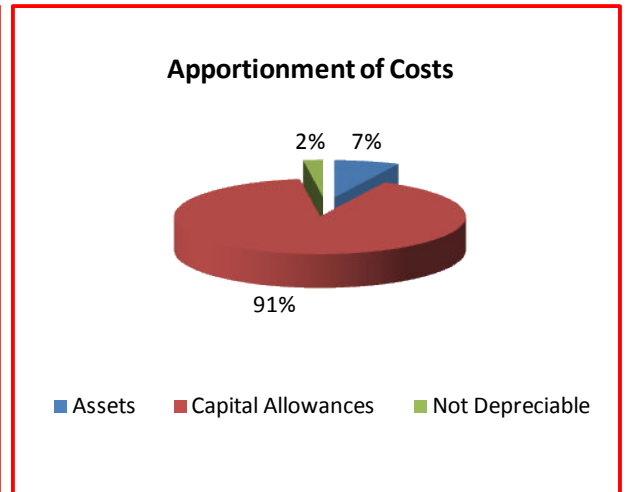
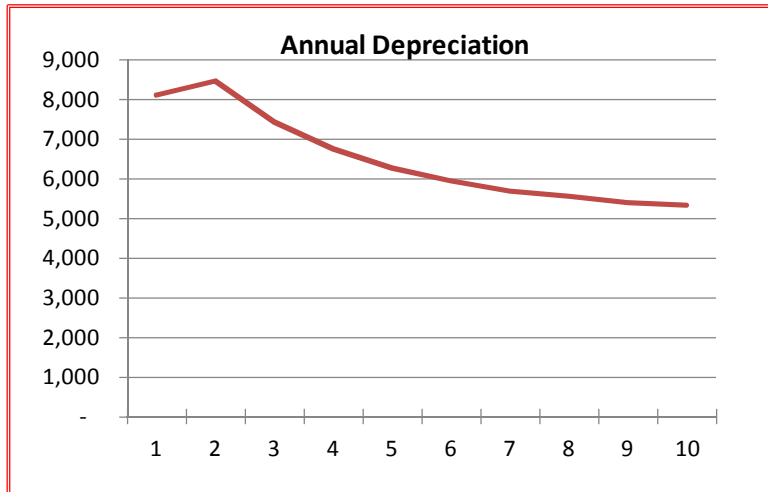
Parents have 18 schools to choose from and students can even attend tertiary education institutions such as Queensland TAFE or QUT Caboolture campus.



- |  |                                      |                          |                               |                       |                              |
|--|--------------------------------------|--------------------------|-------------------------------|-----------------------|------------------------------|
| PUBLIC & PRIVATE HOSPITALS             | PHYSIOTHERAPIST & MASSAGE PARLORS    | INDOOR SPORTS COMPLEXES  | UNIVERSITY & TAFE             | GROCERY STORE         | GARAGE & SERVICE STATIONS    |
| DAY & NIGHT PHARMACY & MEDICAL CENTRES | ACUPUNCTURIST & ALTERNATIVE MEDICINE | GOLF COURSE & CLUB HOUSE | PUBLIC & PRIVATE HIGH SCHOOLS | CAFES & RESTAURANTS   | HOLIDAY & LEISURE ACTIVITIES |
| DENTAL PRACTICES                       | YOGA STUDIOS                         | AQUATIC CENTRES          | PRIMARY SCHOOLS               | BANKS                 | TOURIST ATTRACTIONS          |
| OPTOMETRIST                            | GYM & PERSONAL TRAINING STUDIOS      | WATER SPORTS             | KINDERGARTEN & DAY CARE       | LIBRARIES             |                              |
| CHIROPRACTORS & SPINAL CARE            | SPORTING GROUNDS & OVALS             | AIRPORTS                 | SHOPPING CENTRES              | PARKS & PUBLIC SPACES |                              |

Indicative Tax Depreciation and Capital Allowances Schedule for  
Hayman Homes Typical "Airlie" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,100	5,010	8,110
2	3,450	5,010	8,460
3	2,425	5,010	7,435
4	1,750	5,010	6,760
5	1,275	5,010	6,285
6	950	5,010	5,960
7	700	5,010	5,710
8	550	5,010	5,560
9	400	5,010	5,410
10	325	5,010	5,335
Balance Yrs 11-41	1,250	150,300	151,550
<b>TOTAL</b>	<b>\$ 16,175.00</b>	<b>\$ 200,400.00</b>	<b>\$ 216,575.00</b>



**Notes:**

This Schedule is based on a Construction Cost of **\$221,500** and the assumption that the first year will comprise 365 days\*.

**This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.**

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

**\*Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**

## Rental Market Appraisal for HAYMAN HOMES 18/08/2016

It gives us great pleasure to submit this Rental Market Appraisal for the nominated property.

**Type** House    **Bed** 4    **Bath** 2    **Car** DLUG

### Our Approach to Marketing Your Investment

Infinity Property Solutions promote and market your property at the earliest possible time. Once your property has reached the “lock-up” stage Infinity places a for lease sign in the front window.

It is in our experience that the majority of prospective tenants start sourcing a new home up to six weeks prior to vacating their current residence. By advertising your investment at such an early stage of the construction ensures a tenant is gained prior to the hand over of your property. This equals maximum returns for you the investor.

As we have homes at many various stages of construction the prospective tenant can view a completed package of a property but have the choice of a property that is under construction and is due for completion within a time frame that suits their needs.

Our “For Lease” signs acts as 24-hour advertising and unlike most real estate agents, Infinity works 24/7 for our clients. Inspections are conducted at any time and any day that suits the busy schedule of our prospective tenants.

Infinity’s ability to service the needs of both investors and tenants is enhanced by our mobility. Infinity does not believe in wall-to-wall “paper pushers” - your properties are in the field and that’s where 99% of our time is spent.

### Potential Rental Income for SPECS provided for the market conditions on this dated appraisal

**Weekly Rent Appraisal** \$ 360

**Average CPI increase to  
weekly value** \$ 10

Tip: To achieve maximum rental income, don’t over-estimate a prospective tenant’s disposable income. Calculate affordability by ensuring 1/3 of their net weekly income meets the appraised value at a minimum.

**If you require any additional information over and above what is included in this Rental Market Appraisal or you have any questions, please feel free to contact us on the numbers below.**

P O Box 4572, Forest Lake, Q. 4078

P 1800 056 426 M 0437519515

[pm.south@infinityproperties.com.au](mailto:pm.south@infinityproperties.com.au)

[www.infinityproperties.com.au](http://www.infinityproperties.com.au)