



Curlewis Parks Estate Drysdale, VIC

1/37 Agnes Street
Morningside QLD 4170
P 1800 800 775 F 07 3395 5111
E invest@ozinvest.com.au W ozinvest.com.au



Disclaimer

OzInvest does not provide advice on investments. The investment decision of all interested parties should be based on advice from a qualified Financial Planner or similar professional and on their own research before making any investment decision.

This document contains compiled information from various sources to assist you in conducting your due diligence. Please ensure you corroborate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. OzInvest will not accept responsibility for inaccurate information provided from external sources or third parties.

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Introduction

OzInvest have access to brand new house and land packages in Curlewis Parks Estate, Drysdale. The township of Drysdale, is situated in the centre of the Bellarine Peninsula about 16 kilometres to the east from central Geelong along the Bellarine Highway on route to Portarlington. Over the years Drysdale has become one of Geelong's great rural hubs. Curlewis Estate is within close proximity to beaches, wineries, and all the amenities that Drysdale has to offer. The Bellarine rail trail is also located on your door step and the Clifton Springs marina is a short distance down the road. This unique place is surrounded by heritage and exceptional family attractions. Education Access to a range of fine educational facilities catering for all ages makes Drysdale appealing and an ideal choice for families.

Special Features

Drysdale has easy access to all the following areas which are calculated as the crow flies:-

Melbourne CBD (54kms) 1 hour 17 mins drive to the Melbourne CBD via the Princes Freeway

Geelong CBD (16.6kms) 18 mins drive to Geelong CBD

Princes Freeway (21kms) 30 mins drive to the Princes Freeway

Shopping Centres

Proposed Shopping & Community Facilities (900m)

Proposed Woolworths shopping centre with a variety of specialty shops and cafes in the complex

Drysdale Shopping Centre (1.5km)

Local shopping centre anchored by Woolworths

Gateway Plaza (8.4km)

Local shopping centre

Westfield Geelong Shopping Centre (16.6km)

Major shopping centre

Schools

Clifton Springs Primary School (900m)

Local Primary School

Drysdale Primary School (1.9km)

Local Primary School

St Thomas Catholic Primary School (1.2kms)

Local Catholic Primary School

Catholic Regional Secondary College (1.4kms)

Local Catholic Secondary College

Bellarine Secondary College Drysdale Senior Campus (1.7km)

Local Secondary College

Christian College Bellarine P-12 Campus (6.7kms)

Local Christian College

Deakin University (21.6kms)

Gordon Institute of TAFE East Geelong Campus (14.6kms)

Gordon Institute of TAFE Waurn Ponds Campus (22.2kms)

Public Transport

Bus Services

Bus services to Geelong and local suburbs

Geelong South Train Station (16.8kms)

Local train station with services to the Melbourne CBD.

Marshall Train Station (17.2kms)

Local train station

Hospitals

Geelong Hospital (16.3kms)

Large Public Hospital

St John of God Hospital (17kms)

Private Hospital

Parks & Lifestyle Facilities

Bellarine Historic Railway (700m)

Drysdale Reserve (900m)

Curlewis Golf Club (900m)

Drysdale Leopold Pony Club (1km)

Jetty Road Reserve (1.4kms)

Bellarine Multi Arts Centre (1.6kms)

Leura Park Estate (1.5kms)

Local Winery

Marina

Clifton Springs Marina (2.3kms)

**Please note these approximate distances are calculated as the crow flies.*

Historical Capital Growth for Drysdale

Source:- Residex Market Facts September 2011

Total rate for the past 3 years was - 24.3%
Average rate over the past 10 years was - 9.1% pa

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What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Package in the Curlewis Parks Estate, Drysdale

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
31.5% - \$37,001 - \$80,000 pa	\$80	\$6,480
38.5% - \$80,001 - \$180,000 pa	\$53	\$7,920
46.5% - 180,001 and above pa	\$21	\$9,566

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6%

Disclaimer:

These figures should be used as a guide only as they have been generalized on the above Assumptions and will change for individual circumstances. As mortgage insurance is a variable cost, it has been excluded from our example. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.

Geelong Westfield Shopping Centre

The centre is located on the northern side of Malop Street opposite the Market Square shopping complex, and is bounded by Moorabool, Yarra, and Gheringhap Streets in Geelong. The centre has completed its major redevelopment, including the expansion over Yarra Street. The shopping centre boasts 187 specialty stores including Myer, Target, Coles and Big W. The centre also has 3 food courts and 1700 parking spaces.



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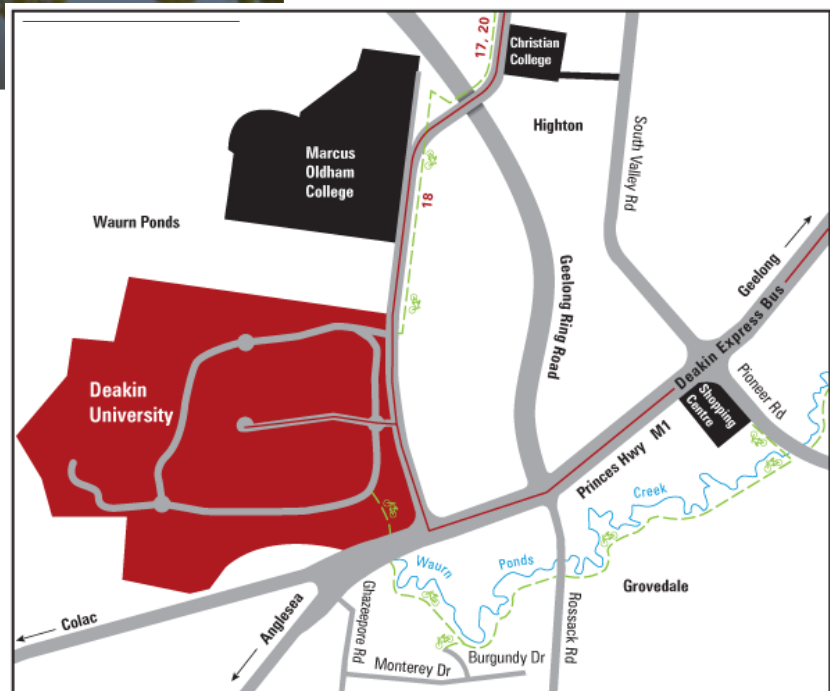
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Deakin University, Geelong

Deakin University is located in the regional city of Geelong in the suburb of Waurin Ponds, 72 kilometres south west of Melbourne. The campus, serviced by the Princes Highway and the Geelong Ring Road, is approximately 5 kilometres from the Geelong Central Business District and is in close proximity to Bells Beach and the Great Ocean Road and has a student population of 4,700 (2010) pursuing courses in arts, business, education, engineering, management, media and communication, law, medicine, health sciences, information technology, psychology and science.

Services and facilities include a fitness club and sports hall, tennis courts, walking/running track and sporting fields (cricket, football, soccer, gridiron, archery, golf driving range), Library, bookshop, 24 hour computer laboratories, 24 hour on-site security, medical centre and counselling services, multi-faith prayer rooms and cafe and food outlets. On-campus accommodation is provided for 447 students in 40 units. Unit sizes vary from two bedrooms to 29 bedrooms. All units can be mixed gender and multicultural. The campus is home to the Geelong Technology Precinct, which provides research and development capabilities and opportunities for university-industry partnerships and new enterprises in the region.



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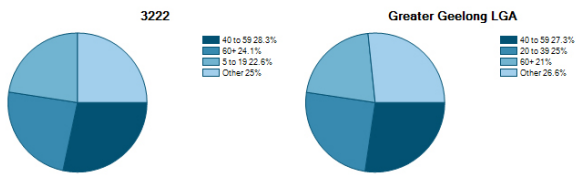
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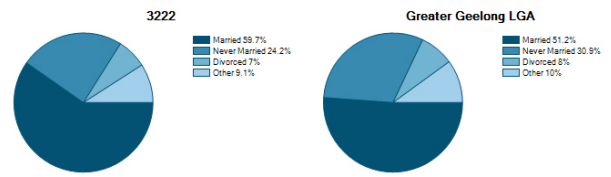
Postcode Demographics – Drysdale

Source:- Domain – 'Property Reports' produced May 2011

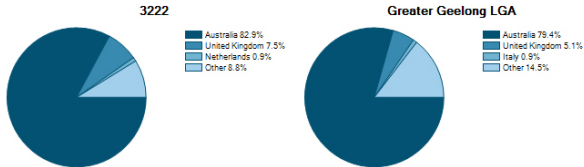
Age Group of Population



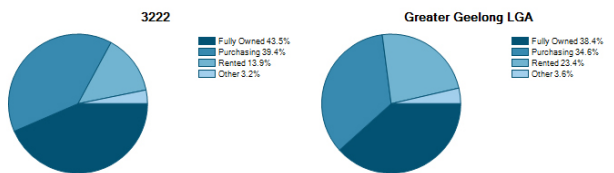
Marital Status



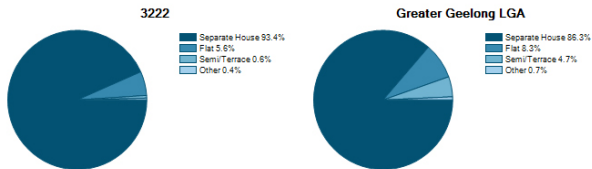
Country of Birth



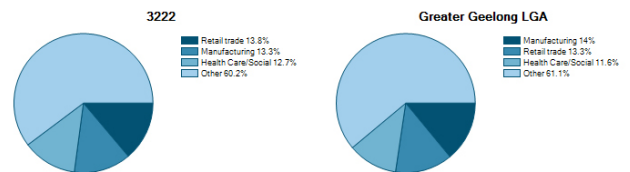
Nature of Occupancy



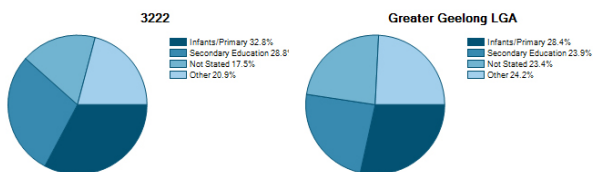
Dwelling Structure



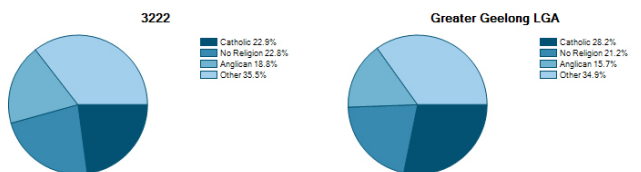
Occupation



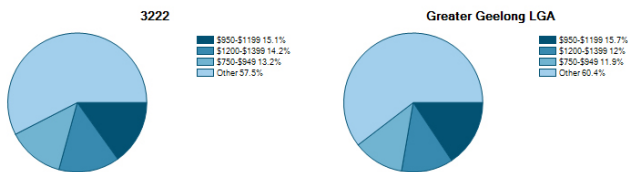
Educational Attendance



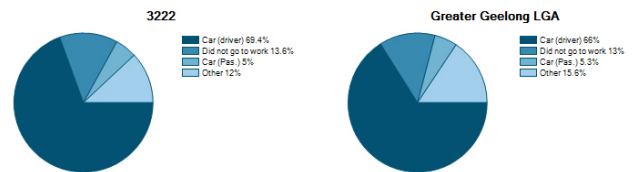
Religion



Housing Loan Repayment



Transport to Work



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Depreciation Schedule



Ozinvest Lot 23 Jardina St Curlewis Parks, Drysdale

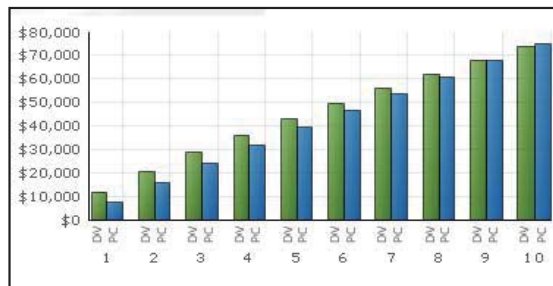
Washington Brown's estimate is based upon a selling price of \$385,632. This is an estimate of the division 40 & 43 tax depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$12,000	\$7,000
YEAR 2	\$8,000	\$7,000
YEAR 3	\$7,000	\$7,000
YEAR 4	\$6,000	\$7,000
YEAR 5	\$6,000	\$7,000
YEAR 6	\$6,000	\$6,000
YEAR 7	\$5,000	\$6,000
YEAR 8	\$5,000	\$6,000
YEAR 9	\$5,000	\$6,000
YEAR 10	\$5,000	\$6,000

The figures above are an estimate only and should only be used as a guide.

Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



Washington Brown are able to provide discounts to investors for preparing final tax depreciation schedules in this development. Please contact Craig Hogg for more information.

YEAR 1* --- IS BASED UPON FULL YEAR CLAIM (365 DAYS)

ABN 11 101 242 497
ACN 101 242 497

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Deposit Details & Land Registration

Deposits \$1,500 Initial OzInvest Realty Holding Deposit payable on confirmation of purchase
 \$2,000 Initial Land Holding Deposit payable on confirmation of purchase
 \$3,000 Balance of Land Deposit payable on contract signing

Registration Registered

The Construction

Brick veneer dwelling with tiled roof

House Description

- ✓ 4 Bedrooms
- ✓ Built-in robes to all bedrooms
- ✓ Ensuite to main bedroom
- ✓ Open plan living areas
- ✓ Single/Double garage

10 Year Wealth Accumulation Solution

When you choose an investment property through OzInvest which includes the 10 Year Wealth Accumulation Solution, we will;

- ✓ PAY THE INTEREST ON YOUR INVESTMENT LOAN during the construction of your investment property
- ✓ We also GUARANTEE that you will not miss a single day's rent for 10 years!
- ✓ PLUS we will maintain the property for the first 5 years ***excludes fair wear and tear*
- ✓ MANY other benefits also included **please see your Agent for further details*



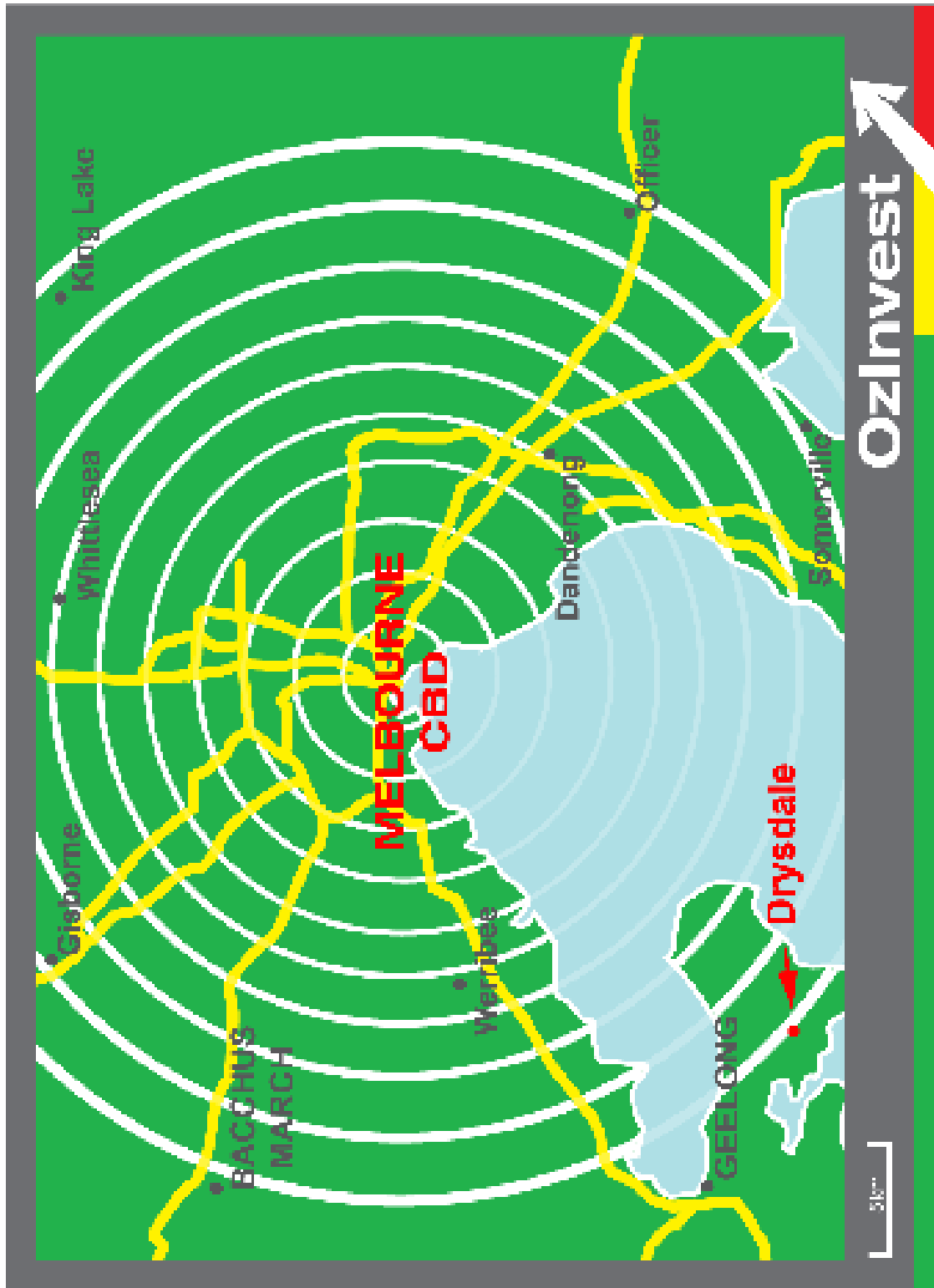
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Suburb Location Map



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Suburb Location Map



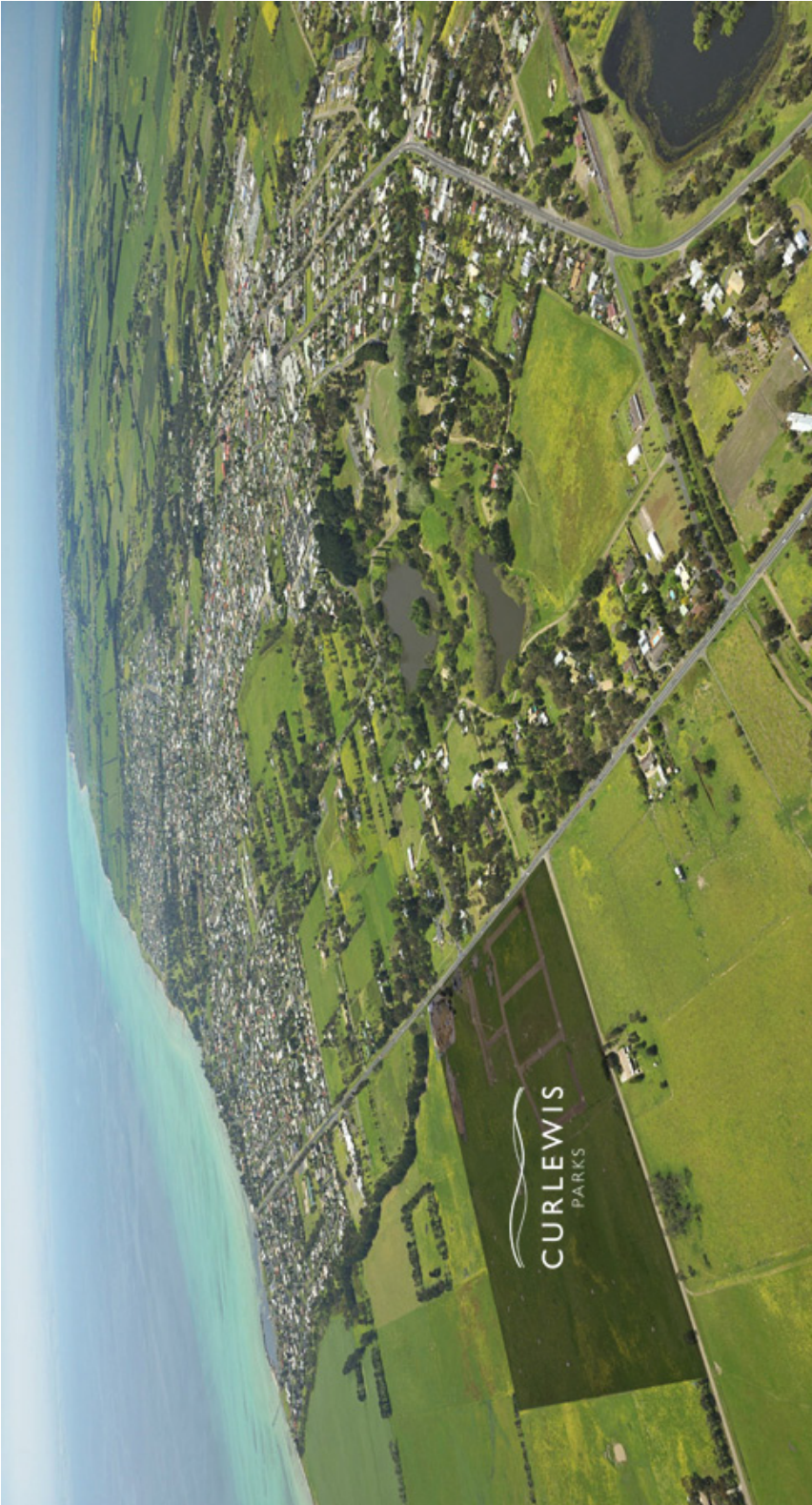
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Aerial View



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Estate Master Plan



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Land Plan



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Rent Appraisal



OzInvest Realty Pty Ltd ABN 75 097 105 327
1/37 Agnes Street, Morningside QLD 4170

Phone: (07) 3395 5249

Fax: (07) 3395 5111

Email: admin@ozinvestrealty.com.au

Website: www.ozinvestrealty.com.au

23 November 2012

To whom it may concern,

Correspondence to:
PO Box 451 Morningside QLD 4170



Re: Rental Appraisal Curlewis Parks Estate, DRYSDALE VIC

This letter is to confirm that properties in the above mentioned estate are estimated to achieve a rental income of \$360 - \$380 per week.

This rental appraisal is based on our extensive research within the local area and from comparable properties that are currently renting in the same vicinity.

Should you have any queries, please feel free to contact the under signed on (03) 8366 1420 or via email at reception@ozinvestrealty.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Dunn".

Peter Dunn
OzInvest Realty Pty Ltd

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Premium Inclusions - Melbourne

General

- ✓ Fixed price Building Contract (including Rock excavation if required)
- ✓ All Council building application fees, including preparation of plans and specifications
- ✓ Home Owners Warranty and contractors all-risk insurance
- ✓ Soil test including contour survey and engineering
- ✓ 6 year Structural guarantee.
- ✓ Professional house clean and Site clean on completion.
- ✓ 3 months maintenance period.

Site Preparation

- ✓ Site works to suit house pad area as per site plans.
- ✓ Sewer connected to house.
- ✓ Single phase power connection to house
- ✓ Telephone line connected to home.
- ✓ Storm water connected as per council requirements
- ✓ Retaining Walls – BCA/Engineer designed (located as and where required by site conditions)

Slab

- ✓ Engineer Designed Foundations to suit soil classification with exposed edge for visual termite inspection.
- ✓ Termite protection to perimeter and collars to all slab penetrations to Australian standards
- ✓ Concrete pump included for slab placement

Framing

- ✓ Engineer Designed timber wall framing and trusses to suit required wind rating
- ✓ Roof pitch as indicated on plans

External

- ✓ Tiled roof with Colorbond fascia, quad gutter and downpipes from Builders range of colours
- ✓ Mix of Render and Face brickwork finish to front elevation as per plans.
- ✓ Brick veneer exterior finish from Builders range of colours.
- ✓ Insulation to roof and all external walls as per required energy efficiency rating

Internal Linings

- ✓ Plasterboard to walls and ceilings with Villaboard to wet areas
- ✓ Plaster cornice throughout.

Sliding Windows and Doors

- ✓ Powder coated aluminium sliding window and door frames.
- ✓ Obscure glass to bathrooms and WC's. Windows glazing to suit wind classification.
- ✓ Keyed locks to all windows and doors.
- ✓ Security screen to front door onlu
- ✓ Flyscreens to all sliding windows, external doors and windows (exc Garage Doors)
- ✓ Vertical or venetian blinds to all windows and external sliding doors. (exc Garage doors)

Doors

- ✓ Solid core feature entrance door with weather seals and deadlock
- ✓ Weather seals to all external doors
- ✓ Feature panel internal doors and door furniture from Builders standard range
- ✓ Auto panel-lift door to double garage with 2 x handsets

Electrical

- ✓ Circuit breaker and safety switch to internal switch board. Earth leakage protection
- ✓ Hard wired in smoke detectors as required
- ✓ Energy efficient downlights to Kitchen/Lounge/ Family rooms
- ✓ Energy efficient light fittings to all bedrooms/ hallways/wet areas/outdoor areas from the Builders standard range (fittings to be oyster light fittings or similar)
- ✓ Light points as per electrical drawing.
- ✓ Double GPO's to each bedroom, bathroom and garage with 2 double GPO's to main bedroom/ kitchen/family/lounge rooms. Single GPO to hallway (depending on length)
- ✓ Two telephone points.
- ✓ Two TV points and roof antenna fully connected

Air-conditioning and Ventilation

- ✓ Ducted heating
- ✓ Reverse cycle split system air/conditioner to family/ living area

Appliances

- ✓ Stainless Steel Oven, Hotplate, Rangehood and Dishwasher from Builders standard range
- ✓ Dishwasher provision included as standard
- ✓ Hotwater system as per Builders standard inclusion to suit council and energy efficiency regulations
- ✓ Gas connection to cooktop and ducted heating.

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Premium Inclusions - Melbourne cont.

Cupboards

- ✓ Kitchen - 600mm wide designer bench tops and laminated cupboard doors with colour selection from Builders standard range
- ✓ Kitchen – designer splashback behind bench tops.
- ✓ Melamine carcass to cupboards and draws
- ✓ Over head cupboards to kitchen as shown on plans
- ✓ Pantry with 4 melamine shelves
- ✓ Vinyl sliding doors to all robes and linen cupboard
- ✓ Single shelf and chrome hanging rail to each robe.
- ✓ Linen cupboard with 4 painted shelves

Sanitary Items and Tapware

- ✓ Kitchen Sink – stainless steel 1 ¼ bowl sink with chrome flick mixer
- ✓ Laundry – 45 Litre acrylic sink with cupboard underneath
- ✓ Chrome taps to laundry from Builders standard range.
- ✓ Bath from Builders standard range
- ✓ Vanities from the Builders standard range or as indicated on plans
- ✓ Dual Flush Toiletpan and cisterns (white china with acrylic seats) to ensuite and bathroom

Tiling

- ✓ Ceramic wall and floor tiles to wet areas and kitchen splashbacks from the Builders standard range
- ✓ Bathroom – Fully tiled floor, 1900mm high to shower, 300mm high behind bath, 100mm of skirting tile.
- ✓ Laundry – Fully tiled floor, 300mm over sink, single row of skirting to rest of walls.
- ✓ WC – Fully tiled floor, 100mm skirting tile to rest of walls

Skirting and Architraves

- ✓ 68mm skirtings and 42mm internal architraves throughout.

Bathroom Fittings

- ✓ Clear laminated shower screens with powder coated aluminium frame and pivot door
- ✓ Towel rails, toilet roll holders and soap holders from the Builders standard range
- ✓ Aluminium framed mirror above vanities
- ✓ Exhaust fans to all bathrooms and WC's

Painting

- ✓ Two coat paint system to walls (single colour) and ceiling and cornice (single colour) with colours selected from the Builders standard range.
- ✓ Two coat gloss paint system to timber architraves, skirtings and internal doors (single colour) with colours selected from the Builders standard range

Floor Coverings

- ✓ Builders range carpets to all bedrooms and lounge room
- ✓ Builders range ceramic floor tiles to entry/hallway/ family/living/meals/kitchen areas

Landscaping

- ✓ Exposed Aggregate/Coloured/Stencilled concrete driveway to kerb and external front paths
- ✓ Plain Concrete to all rear external foot paths, including path to clothes line
- ✓ Clothesline and letter box (including street number) from the Builders standard range
- ✓ Drought tolerant landscaping to front and rear (including plants, mulch, stones) as per site plan.
- ✓ 1.8m high fencing to both rear and side boundaries including side returns to front of house as per estate guidelines
- ✓ 1.8m high by 900mm wide Single gate to side of house
- ✓ Two external hose taps

'Whilst every care has been taken when outlining the above inclusions supplied with these packages, the contracts should always be referred to for the exact inclusions at the time of purchase'.

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Contact Details

OzInvest Pty Ltd

1/37 Agnes Street
Morningside QLD 4170

PO Box 451
Morningside QLD 4170

Freecall: 1800 800 775
Fax: (07) 3395 5111

Email: invest@ozinvest.com.au
Website: www.ozinvest.com.au

23/11/2012

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