



Bridgeway

PARKLAND ESTATE



Every single day's rent
for 10 years is covered

Bridgeway Parkland Estate Kallangur Queensland

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 Lifestyle
Wealth Creation Group Limited

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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.



Introduction

OzInvest have access to brand new house and land packages in the picturesque Bridgeway Parkland Estate at Kallangur. Bridgeway Parkland Estate is very modern in design located close to shops, schools and public transport and is surrounded by parkland, walking trails and boasting amenities such as playgrounds and barbeque facilities. Set back from the Bruce Highway in the Pine Rivers Shire, Kallangur is ideally placed for day trips to Brisbane's northern beach resorts, Bribie Island, the Sunshine Coast and hinterland.



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Special Features

Kallangur has easy access to all the following areas:-

Brisbane CBD (26kms) 35 mins drive to the Brisbane CBD via the Gateway Motorway.

The Bruce Highway Ramp (2.6kms) Provides commuters easy access to the Brisbane CBD, Gold Coast, Brisbane International Airport, as well as easy access to the Sunshine Coast.

Brisbane International Airport (22kms) 25 mins drive to Brisbane International Airport

Shopping Centres

Kallangur Shopping Centre (450m)

Local shopping centre anchored by coles

Kallangur Fair (1.6kms)

Local shopping centre

North Lakes Westfield Shopping Centre (2.2kms)

Major shopping centre

Strathpine Westfield Shopping Centre (7.7kms)

Major retail centre

Schools

Dakabin Primary School (600m)

Local Primary School

Kallangur Primary School (1.2kms)

Local Primary School

Living Faith Lutheran Primary (2.8kms)

Local Christian Primary School

Dakabin High School (1.4kms)

Local High School

North Pine Christian College (2.2kms)

Local College catering for K to year 12

The Lakes College (2.9kms)

Local College

The North Lakes College (3kms)

Local College

Public Transport

Dakabin Train Station (2kms)

Local train station

Hospitals

Pine Rivers Private Hospital (7.8kms)

Local Private Hospital

Parks & Leisure Centres

Redcliffe Pensinsula (12.2kms)

Offers sandy beaches, cafes and the cosmopolitan lifestyle.

Pine Rivers Golf Course (2kms)

18 hole golf course

Lake Kurwongbah (3.5kms)

Brisbane's Alma Park Zoo (1.1kms)

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

Historical Capital Growth for Kallangur

Source:- Residex Market Facts October 10

Total rate for the past 3 years was - 17.1%

Average rate over the past 10 years was- 11.5% 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 Bridgeway Parkland Estate, Kallangur

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
31.5% - \$37,001 - \$80,000 pa	\$115	\$7,150
38.5% - \$80,001 - \$180,000 pa	\$85	\$8,739
46.5% - 180,001 and above pa	\$50	\$10,554

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 7.2%

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.

North Lakes Westfield Shopping Centre

North Lakes Westfield is a major retail centre in the area. Since opening in 2003 and situated on the northern outskirts of Brisbane, Westfield North Lakes provides a family friendly shopping experience. North Lakes Westfield is a large shopping centre anchored by major retailers such as Coles, Target, Aldi, Best and Less and Myer as well as 70 specialty stores including Coffee Shops, Restaurants and a range of fashion, homewares and general retailers.



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Redcliffe Peninsula

Redcliffe is a picturesque seaside city and home to approx. 50,000 people and only 20 minutes from Kallangur. Safe, sandy beaches and scenic parks span Redcliffe's 22kms of glorious coastline with stunning views of Moreton Bay, Hays Inlet and the Glasshouse Mountains. Redcliffe's beautiful landscaped beaches and parks are the city's best assets and the perfect place to spend a lazy or fun-filled day. You will never be short of anything to do in Redcliffe with it's hive of activities – whether its wining and dining in the array of cosmopolitan style cafes & Alfresco dining by the water, to the local galleries, live theatre, picnics, cycling, skydiving, fishing, scuba diving, windsurfing and many other aquatic activities – especially at the multi million dollar Settlement Cove Lagoon which is an aquatic wonderland on the waters edge for all to enjoy.



Postcode Demographics – Kallangur

Source:- Domain – 'Property Reports' produced October 10

PopulationSize	4503	Brisbane
All People	23359	1627570
Country of Origin	4503	Brisbane
Australian Born	84%	74%
Born Overseas - Top 5	4503	Brisbane
United Kingdom	6%	6%
New Zealand	4%	4%
South Africa	1%	1%
Germany	0%	1%
Netherlands	0%	0%
Age Statistics	4503	Brisbane
20 to 39	30%	33%
40 to 59	26%	28%
5 to 19	24%	16%
60+	12%	16%
0 to 4	8%	7%
Family Statistics - Top 5	4503	Brisbane
Married	55%	50%
Never Married	28%	33%
Divorced	8%	8%
Widowed	5%	6%
Separated	4%	4%
Religion - Top 5	4503	Brisbane
Anglican	26%	24%
Catholic	26%	29%
No Religion	19%	17%
Uniting Church	11%	9%
Presbyterian and Reformed	5%	4%
Occupation - Top 5	4503	Brisbane
Intermediate Clerical/Sales/Service	9%	8%
Tradespersons and Related Workers	8%	6%
Elementary Clerical/Sales/Service	5%	4%
Intermediate Production and Transport	5%	4%
Associate Professional	5%	5%
Education - Top 5	4503	Brisbane
Not Attending (Working)	74%	73%
Infants/Primary	12%	10%
Secondary Education	7%	7%
University or other Tertiary Institution	2%	6%
Technical or Further Education	2%	2%
Transport to Work - Top 5	4503	Brisbane
Car (driver)	28%	26%
Car (passenger)	3%	3%
Train Only	2%	2%
Train & Other	2%	1%
Worked at home	2%	2%
Type of Dwelling - Top 3	4503	Brisbane
Separate house	90%	80%
Semi/Terrace	3%	5%
Flat	2%	11%
Nature of Occupancy - Top 3	4503	Brisbane
Purchasing	44%	28%
Fully Owned	30%	37%
Rented	21%	29%

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Depreciation Schedule



OzInvest Heritage Pacific Eternity

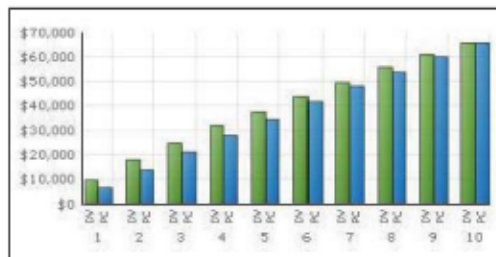
Washington Brown's estimate is based upon a selling price of \$400,000. This is an estimate of the division 40 & 43 tax depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$10,000	\$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	\$5,000	\$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)



Sydney
Level 2, 270 Pacific Highway
Crows Nest NSW 2065

Melbourne
Level 2, 222 Latrobe Street
Melbourne VIC 3000

Brisbane
Level 23, 127 Creek Street
Brisbane QLD 4000

Perth
Level 3, 1060 Hay Street
West Perth WA 6005

Cairns
181 Mulgrave Street
Cairns QLD 4870

Adelaide
213 Greenhill Road
Eastwood SA 5063

Hobart
127 Bathurst Street
Hobart Tasmania 7000

Phone: 1300 99 06 12 Fax: 1300 99 06 13 Web: www.washingtonbrown.com.au Email: info@washingtonbrown.com.au



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Deposit Details & Land Registration

Deposit \$1000 cash holding deposit, 10% land after finance approval
Registration Already 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 Leaseback Option

We offer a Guaranteed 10 Year Leaseback to all investors who acquire a property in this Estate through OzInvest. The lease agreement will cover owners for any shortfall in rent caused by vacancies or rental arrears. The rental income is set at normal market rent.

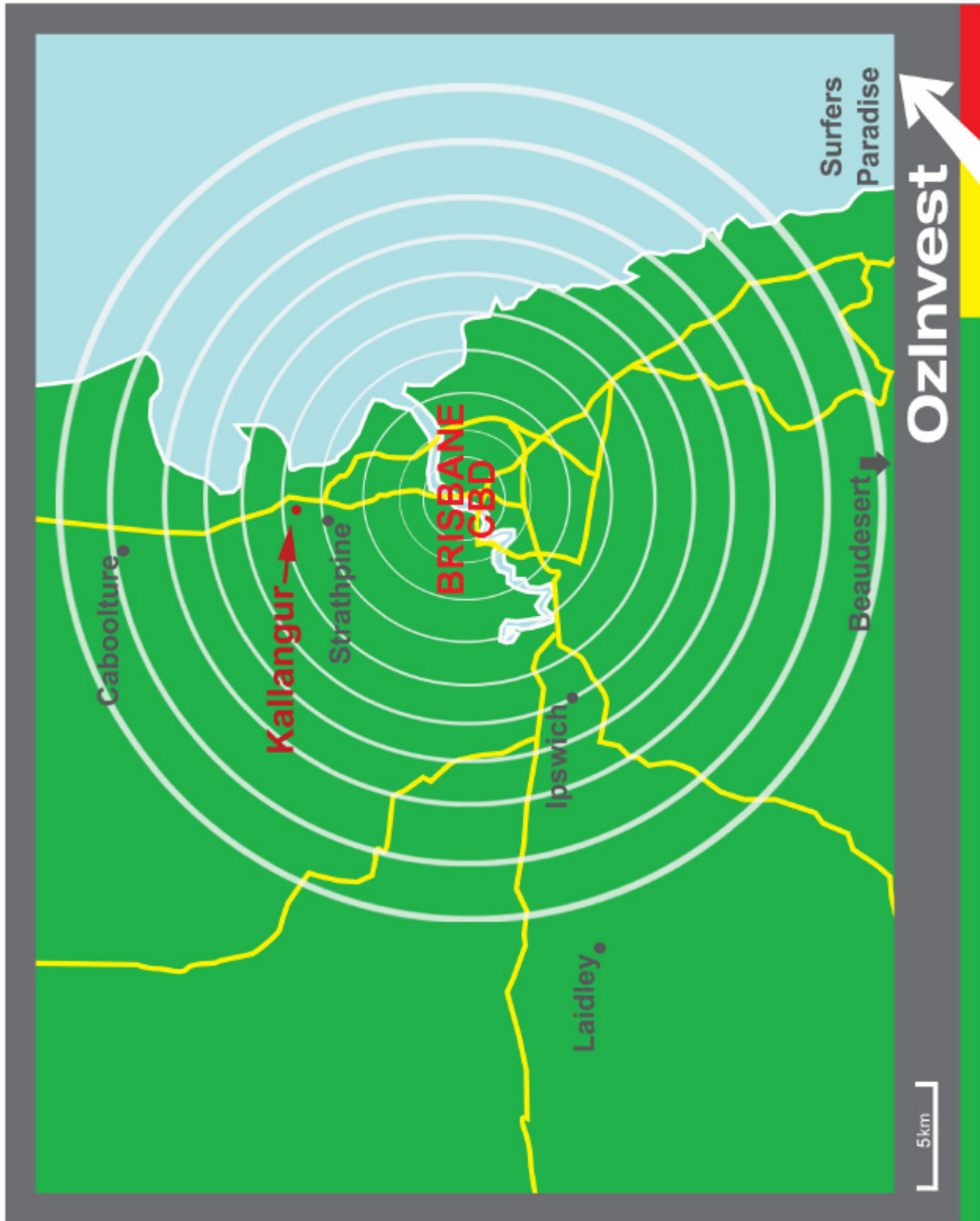


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Suburb Location Map



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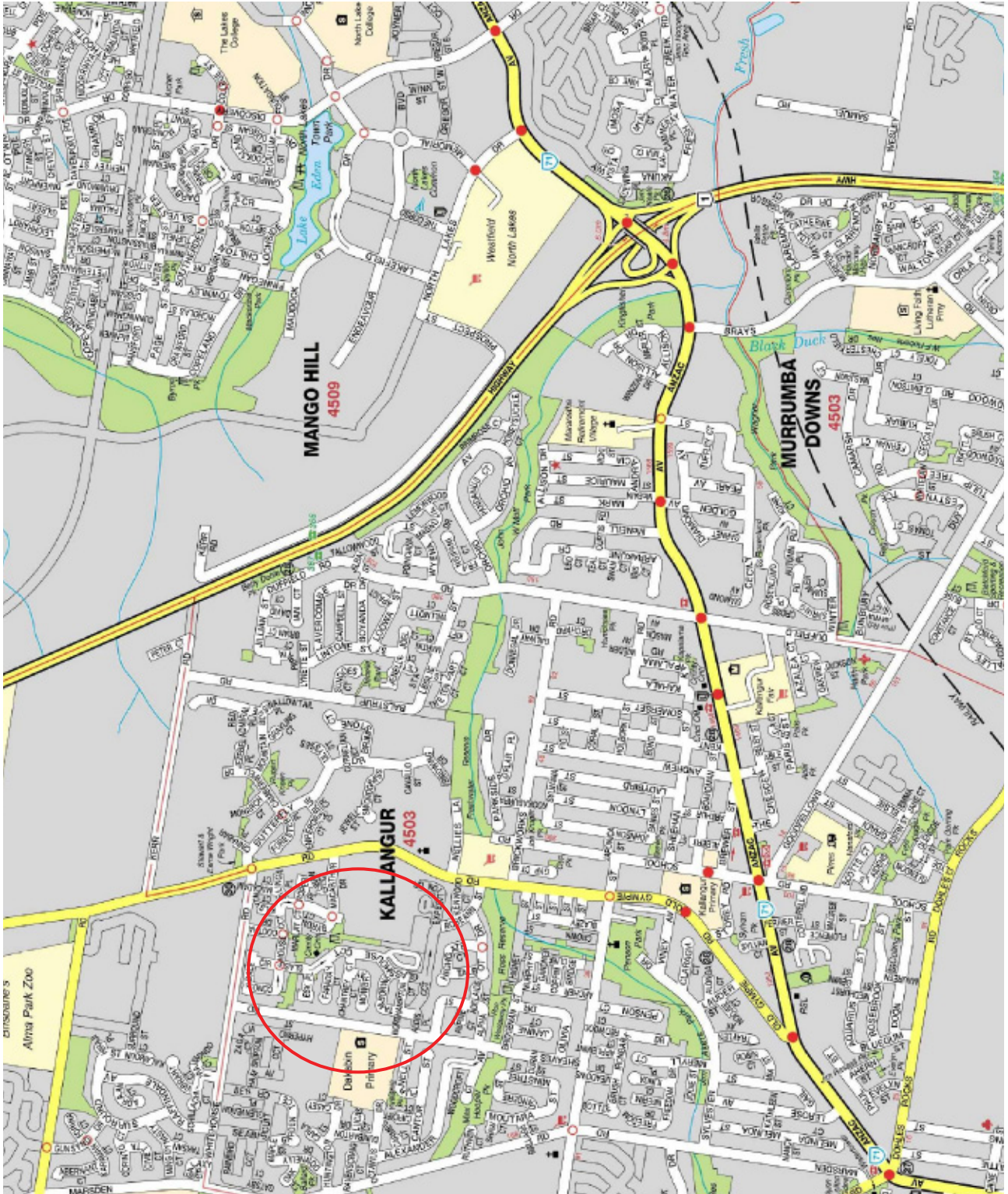
Suburb Location Aerial Map



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Suburb Location Map



Master Plan

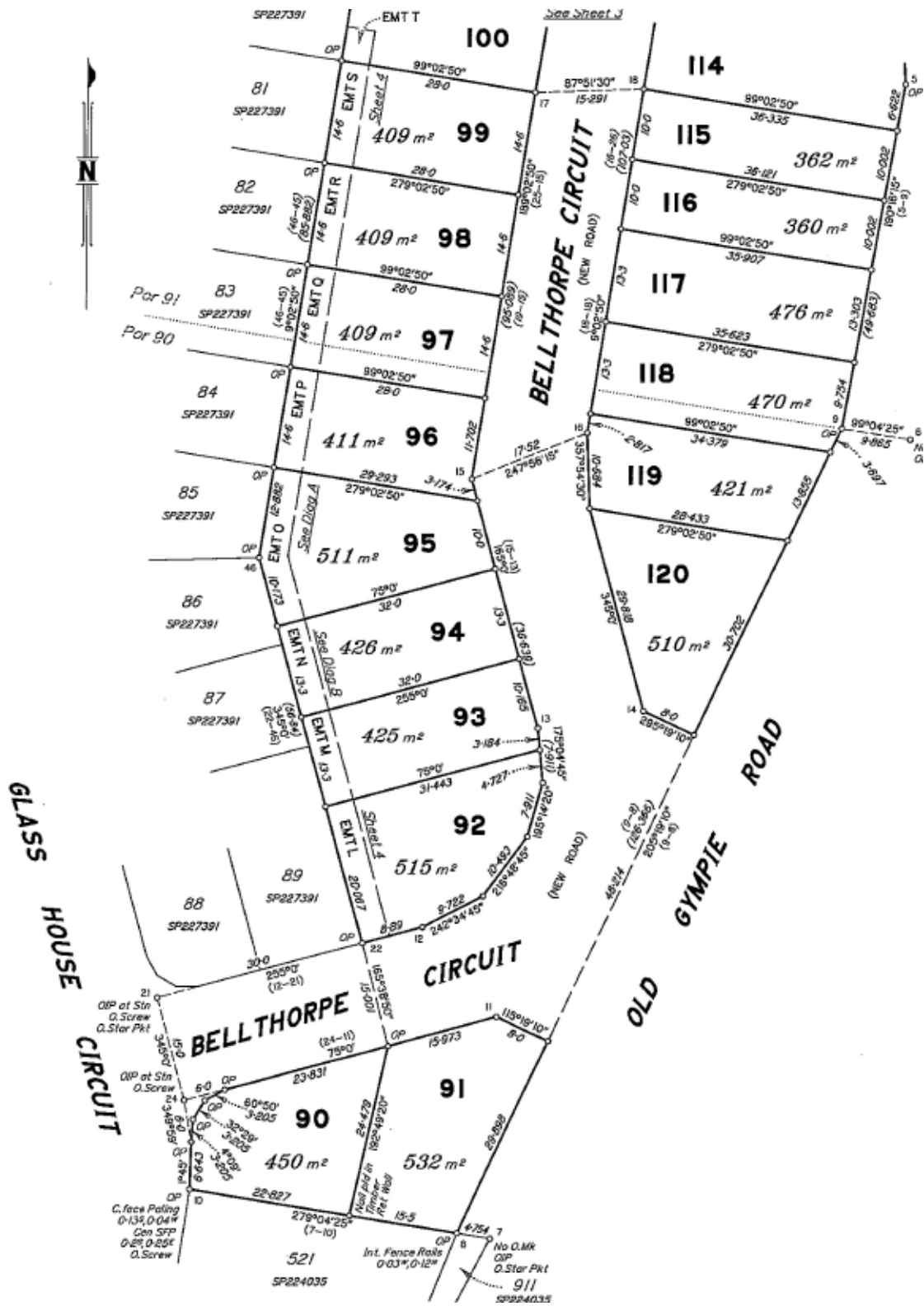


**Estate Plan is for illustration purposes only. Please refer to land plans for block sizes.*

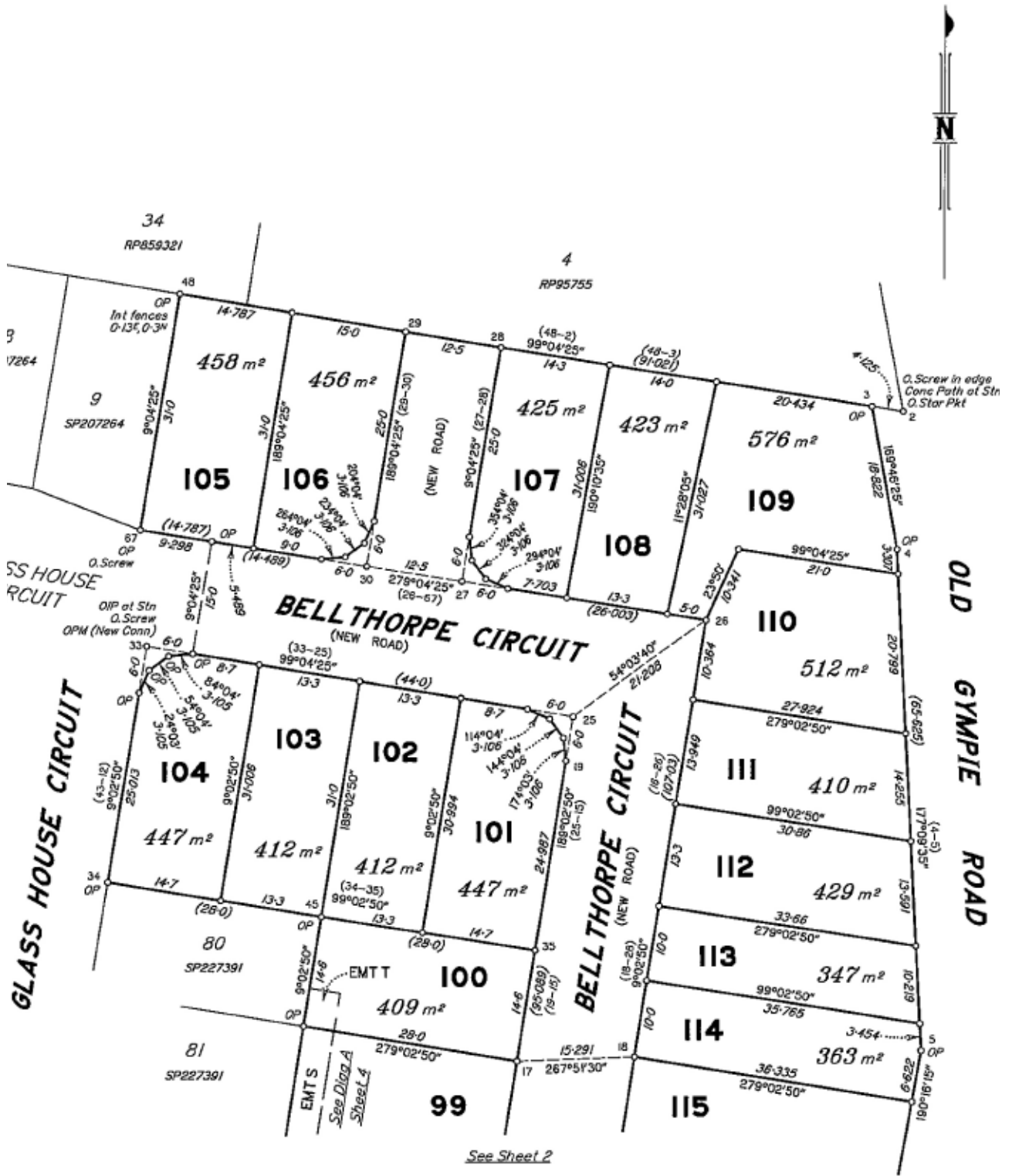
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Land Plan



Land Plan



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Rent Appraisal



25 August 2010

3928 Pacific Highway Loganholme QLD 4129

Phone: (07) 3806 4022

Fax: (07) 3806 4622

Email: reception@ozinvest.com.au

Website: www.ozinvestrealty.com.au

To whom it may concern,

Correspondence to:
PO Box 4633 Loganholme QLD 4129

ABN 75 097 105 327

Re: Rental Appraisal Bridgeway Parkland Estate, Kallangur

This letter is to confirm that properties in the above mentioned estate are expected to achieve a rental income of \$380 - \$400 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 (07) 3806 4022 or via email at rentals@ozinvest.com.au

Yours sincerely,

A handwritten signature in blue ink that reads 'Melainie White'.

Melainie White
Manager / Licencee
OzInvest Realty Pty Ltd

The property management & investment specialists

OzInvest Realty 



OzInvest 



Standard Inclusions List

General

Kordon physical Termite Barrier
Internal hinged doors – gloss acrylic paint finish
Internal door hardware – round knob (satin chrome finish)
Ceiling insulation to all living areas
Sisalation to external walls
Window locks to all windows, keyed alike
Phone points, TV points and antenna

Kitchen / Meals / Living

Floors –tiles including front entry
Walls – low sheen paint on plasterboard
Ceilings – flat paint on plasterboard
Benchtop – laminate
Cupboard/Drawers – laminate and melamine
Splash back – tiled
Sink – stainless steel
Tap ware – flick mixer
Appliances – White freestanding upright electric oven incorporating gas cook top and slide out range hood
Dishwasher connection provision

Multi-Purpose Room (where applicable on plan)

Floors –select carpet
Walls – low sheen paint on plasterboard
Skirtings – gloss paint finish
Ceilings – flat paint on plasterboard

Main Bedroom and Robe

Floors – select carpet
Walls – low sheen paint on plasterboard
Skirtings – gloss paint finish
Ceilings – flat paint on plasterboard
Robe - 1 shelf and hanging rail

Bedroom(s) and built in robe / study

Floors – select carpet
Walls – low sheen paint on plasterboard
Skirtings – gloss paint finish
Ceilings – flat paint on plasterboard
Robe - 1 shelf and hanging rail

Bathroom (ensuite where applicable on plan)

Floor – tiles
Joinery – laminate and melamine carcass
Bath – Acrylic white bath
Walls –tiles & low sheen paint
Mirror – framed above vanity
Vanity basin – vitreous china
Tapware – mixer shower, bath and vanity set
Shower screen – framed with clear glass
WC roll holders and towel holders.
1 Heat/light/exhaust fan combination unit

Laundry

Tub unit – 45l tub and cabinet – acrylic
Tap ware – select tub and washing machine set

Lighting and Electrical

240v and 12v downlights throughout
Gas hot water system
External lighting outside to garage
Panel lift garage door with 2 remote controls
1 utility area external light
Smoke detectors (2)

Landscape / Outdoor

Fencing as per site plan of specifications (good neighbour side boundaries & hit and miss returns unless noted otherwise)
Return gate as per site plan of specifications
Turf to entire allotment
Garden beds to the street front elevation
Driveway from kerb to garage
Path to front entry door
Street numbered letterbox
Wall or fence mounted clothes line
Alfresco – concrete finish
5000 litre above ground water tank plumbed to toilet, washing machine cold water tap and garden tap

Split System to Living Room and Main bedroom
Security screens to all opening windows and hinged doors
Flyscreen to opening doors
Vertical Blinds
Dishwasher
Fans to bedrooms(excluding master bedroom)

'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

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3/11/2010

