



Woodvale Estate Burpengary, QUEENSLAND



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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.

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Introduction

OzInvest have access to brand new house and land packages in Woodvale Estate at Burpengary. This estate offers a rare yet affordable lifestyle located close to shops, schools and public transport.

Special Features

Burpengary has easy access to all the following areas:-

Brisbane CBD (34kms) 40min trip to the City Centre via the Bruce Highway.

Bruce Hwy (3.9km) Bruce Hwy provides a link from Burpengary to Brisbane

Shopping Centres

Narangba Valley (800m)

Local Shopping Centre

Burpengary Plaza (3.2kms)

Local Shopping Centre

Morayfield Shopping Centre (7.1kms)

Major Shopping Centre

Schools

Burpengary Meadows Primary School (1.1kms)

Local state primary school.

Narangba Valley Primary School (1.1kms)

Local state primary school.

Jinibara Primary School (1.3kms)

Local state primary school.

Narangba Valley High School (370m)

Local state high school.

St Eugene College (2.8kms)

Local Catholic College, Prep - Yr 12 by 2012

Brisbane North Institute of TAFE (10.7kms)

Local TAFE.

Queensland University of Technology, Caboolture Campus (10.7kms)

Local University.

Public Transport

Burpengary Train Station (1.3kms)

Direct route to Brisbane CBD.

Hospitals

Caboolture Hospital (10kms)

Large Public Hospital

Parks & Leisure Centres

Caboolture Aquatic Leisure Centre (4.9kms)

Freshwater National Park (3.8kms)

North Lakes Resort Golf Club (8.9kms)

18 hole golf course

Centenary Lakes Park (9.1kms)

Future Caboolture Library Learning Centre & Art

Gallery (9.4kms)

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

Historical Capital Growth for Burpengary

Source:- Residex Market Facts November 11

Total rate for the past 3 years was - 2.5%
Average rate over the past 10 years was- 10.8% pa

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What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Dual Occupancy Package in the Woodvale Estate, Burpengary

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
34% - \$37,001 - \$80,000 pa	\$10	\$6,582
38.5% - \$80,001 - \$180,000 pa	(\$6)	\$7,453
46.5% - 180,001 and above pa	(\$36)	\$9,001

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6.0%

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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Morayfield Shopping Centre

Morayfield Shopping Precinct is an extensive strip of shops servicing its surrounding suburbs, this shopping facility is anchored by major national brands including Woolworths, Big W and Target, as well as housing a cinema complex providing entertainment for residents. Upgrades to roads and shopping facilities continue with the growth in the surrounding areas.



Redcliffe Peninsula

Redcliffe is a picturesque seaside city and home to approx. 50,000 people and only 20 minutes from Burpengary. 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.



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Caboolture Private Hospital

Caboolture Private Hospital has 44 beds, two fully equipped Operating Theatres, Day Surgery and a large and comfortable Day Oncology Unit. The hospital is situated in close proximity to the Caboolture business centre and services the urban and rural communities surrounding Caboolture, Morayfield, Burpengary, Woodford, Dayboro, Bribie Island and Glasshouse Mountains. Caboolture Private Hospital is a modern facility providing exceptional health care services in a supportive and relaxed environment.



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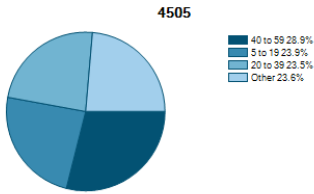
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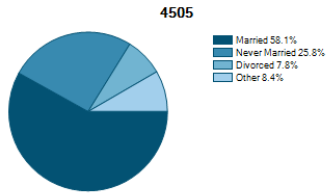
Postcode Demographics – Burpengary

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

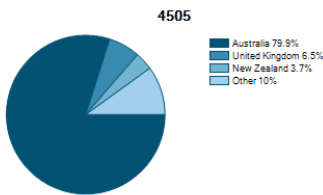
Age Group of Population



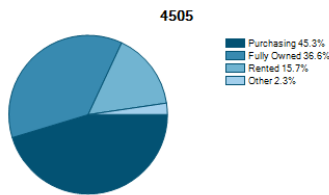
Marital Status



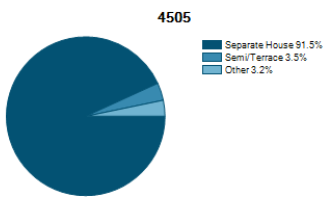
Country of Birth



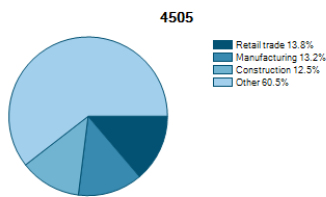
Nature of Occupancy



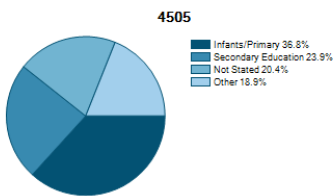
Dwelling Structure



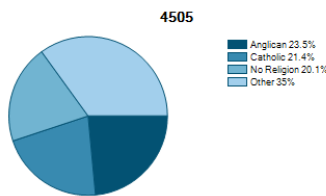
Occupation



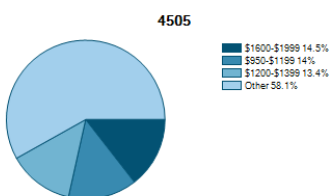
Educational Attendance



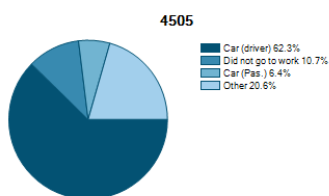
Religion



Housing Loan Repayment



Transport to Work



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Depreciation Schedule



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"The Manor" Woodvale Estate Burpengarry

Washington Brown's estimate is based upon a selling price of \$490,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.



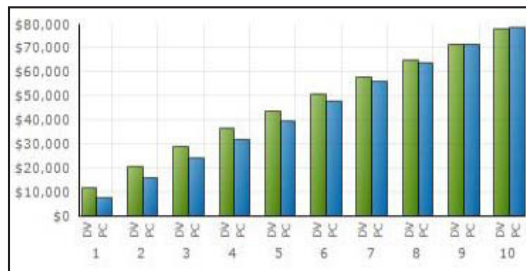
	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$16,000	\$8,000
YEAR 2	\$8,000	\$8,000
YEAR 3	\$8,000	\$8,000
YEAR 4	\$8,000	\$8,000
YEAR 5	\$7,000	\$8,000
YEAR 6	\$7,000	\$8,000
YEAR 7	\$7,000	\$8,000
YEAR 8	\$7,000	\$8,000
YEAR 9	\$7,000	\$8,000
YEAR 10	\$7,000	\$7,000



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.



Should you have any queries about this report please contact our customer service team

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

Deposit \$1,500 OzInvest Realty Initial Holding Deposit
 \$2,000 Initial Land Holding Deposit payable on confirmation of purchase

Registration Already Registered

The Construction

Brick veneer dwelling with tiled roof

House Description

- ✓ 5 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



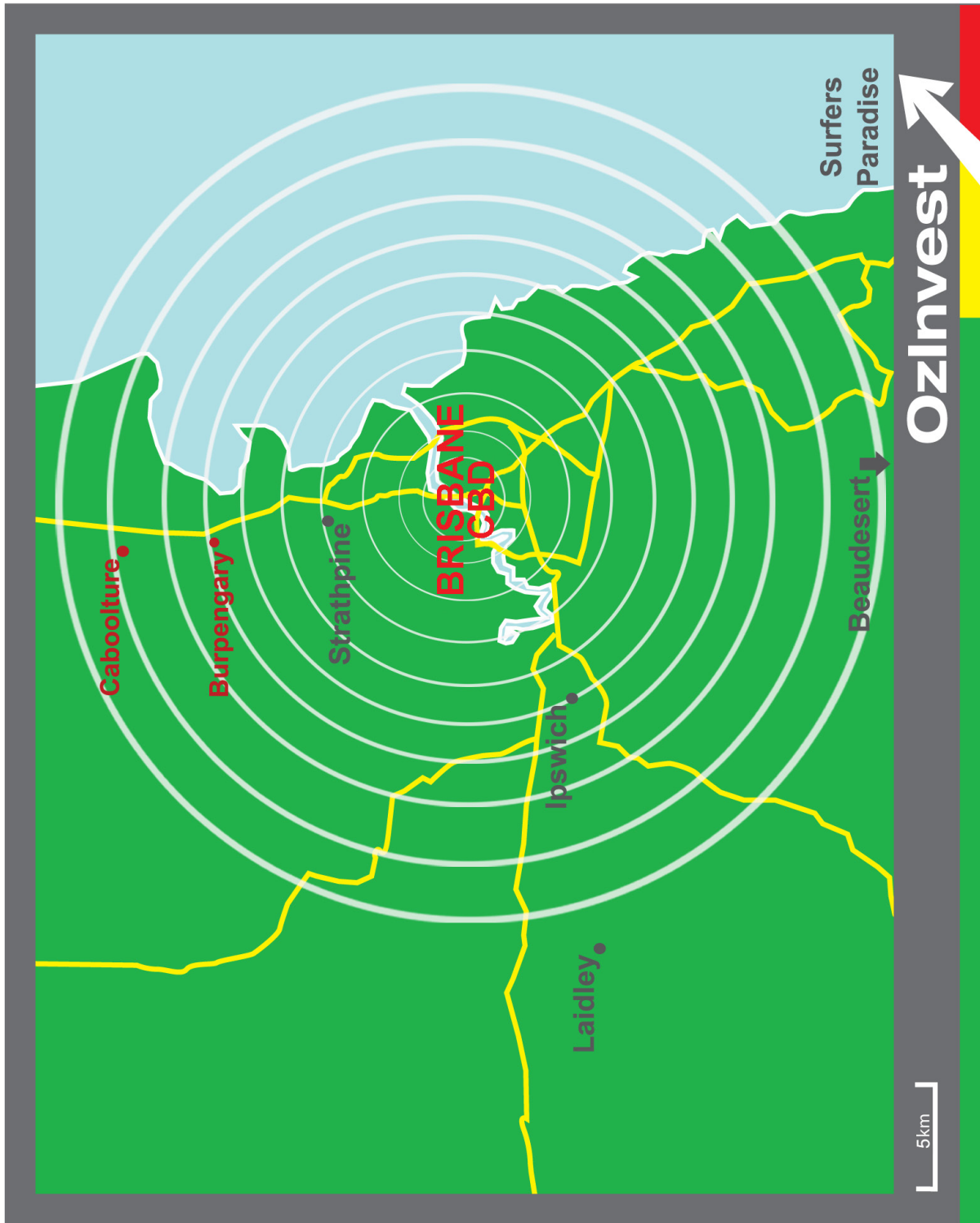
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Suburb Location Map



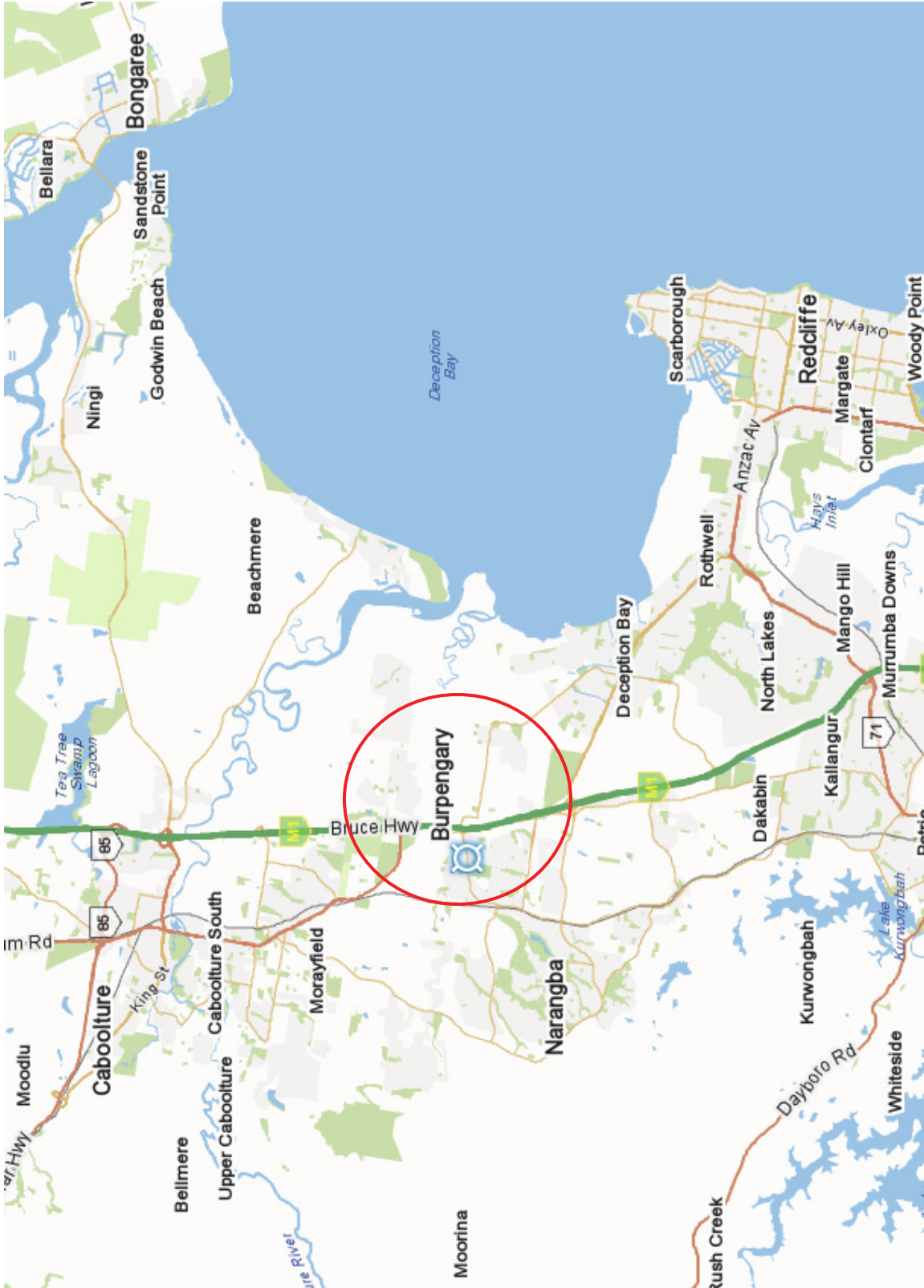
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Suburb Location Map



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Land Plan



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

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Land Plan



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

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Rent Appraisal



12 July 2012

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To whom it may concern,

Correspondence to:
PO Box 451 Morningside QLD 4170

Re: Rental Appraisal Woodvale Estate, Burpengary QLD



This letter is to confirm that dual occupancy properties in the above mentioned estate are estimated to achieve a rental income of \$600 - \$620 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) 3395 5249 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 - Brisbane (DUAL OCCUPANCY)

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.
- ✓ Six 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 to water tank and kerb 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 PVC downpipes from Builders range of colours
- ✓ Eaves as per plans
- ✓ 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 screens to all sliding windows and external doors. (exc Garage car entry)
- ✓ Vertical or venetian blinds to all windows and external sliding doors. (exc Garage doors)

Doors

- ✓ Solid core feature entrance doors with weather seals and deadlocks
- ✓ 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 2 x switchboards, Earth leakage protection
- ✓ Hard wired in smoke detectors as required
- ✓ Energy efficient downlights to Kitchens/Lounges/ 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 bedrooms/ kitchens/family/lounge rooms. Single GPO to hallway (depending on length)
- ✓ Two telephone points to each occupancy
- ✓ Two TV points and roof antenna fully connected to each occupancy

Air-conditioning and Ventilation

- ✓ 2 x 2.5 hp reverse cycle split system to Family/Living areas.
- ✓ Ceiling fans to all bedrooms/living/family/meals areas.

Appliances

- ✓ Stainless Steel Ovens, Hotplates, Ranges and Dishwashers from Builders standard range
- ✓ Dishwasher provisions included as standard
- ✓ 2 x Hotwater systems as per Builders standard inclusion to suit council and energy efficiency regulations

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Premium Inclusions - Brisbane (DUAL OCCUPANCY)

Cupboards

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

Sanitary Items and Tapware

- ✓ Kitchen Sinks – stainless steel 1 ¾ bowl sink with chrome flick mixer
- ✓ Laundries – 45 Litre acrylic sinks with cupboard underneath
- ✓ Chrome taps to laundries from Builders standard range.
- ✓ Baths from Builders standard range
- ✓ Vanities from the Builders standard range or as indicated on plans
- ✓ Dual Flush Toiletpans and cisterns (white china with acrylic seats) to ensuites and bathrooms

Tiling

- ✓ Ceramic wall and floor tiles to wet areas and kitchen splashbacks from the Builders standard range
- ✓ Bathrooms – Fully tiled floor, 1900mm high to shower, 300mm high behind bath, single row of skirting to rest of walls.
- ✓ Laundries – Fully tiled floor, 300mm over sink, single row of skirting to rest of walls.
- ✓ WC – Fully tiled floor, single row of skirting 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 rooms
- ✓ Builders range ceramic floor tiles to entries/hallways/ 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 paths to clothes lines
- ✓ Broom finished concrete under all outdoor roofed areas
- ✓ Clotheslines and letter box (including street number) from the Builders standard range
- ✓ Turf to front and rear yards, stones or similar to sides or as specified on site plan
- ✓ 2 x garden beds, including plants/bark/edging, to front as indicated on site plan
- ✓ 1.8m high timber paling fence to both rear and side boundaries including side returns to front of house as per estate guidelines (as per working drawings)
- ✓ 1.8m high by 900mm wide Single gate to each side of house
- ✓ Water tanks to suit council regulations
- ✓ Two external hose taps for each occupancy

'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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12/07/2012

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