

Project Summary

9 Walga Court, Yokine



Project Address/ Name: 9 Walga Court, Yokine

Location:

- Quiet cul-de-sac in walking distance to Dog Swamp Shopping Centre.
- Approx. 5 kms north of Perth's CBD.

Project Summary:

- 8 villas.
- 3 bath, 2 bath configurations.
- Very quiet location with many amenities nearby.
- Direct run into the city via Wanneroo Road.
- Schools, university in close proximity.
- Selling off-the-plan and quietly off market prior to completion.

Property Inclusions:

- Porcelain tiling to living areas and kitchen.
- Alarm system.
- Low voltage downlighting to all living areas.
- Thirty course ceilings.
- Reconstituted stone tops to kitchen and bathrooms.
- Stainless appliances to kitchen and bathrooms.
- Dishwasher.
- Semi frameless pivot glass shower screens.
- Remote garage door.
- Slimline venetians throughout – except laundry door.
- Gas instantaneous hot water system.

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|----------------------------------|--|-------------------------|-------------------------|------------------------|-------------------------|---------------------------|-----------------|------------------|----|-------------------|----|
| | <ul style="list-style-type: none"> • TV antenna. • Split system air-conditioning to the living area. • All landscaping, paving and reticulation. • Buyers may select their own internal colour schemes up until slabs are laid. | | | | | | | | | | |
| Price Range: | \$536,000 to \$570,000 | | | | | | | | | | |
| Rent: | <table> <tbody> <tr> <td>Glendinning Valuers</td> <td>\$450 to \$500 per week</td> </tr> <tr> <td>Rent West</td> <td>\$460 to \$480 per week</td> </tr> </tbody> </table> | Glendinning Valuers | \$450 to \$500 per week | Rent West | \$460 to \$480 per week | | | | | | |
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| Contracts Details: | Complete the Reservation Form along with \$1,000 part deposit in order to secure a property, then contracts to be signed within next 7 days. | | | | | | | | | | |
| Reservation Form: | Available from Aalto Complete and fax or email to Aalto Property Solutions | | | | | | | | | | |
| Reservation Deposit: | \$1,000 due within 3 days of Reservation Form being received | | | | | | | | | | |
| Deposit Amount/Timing: | 10% of the purchase price, paid within 14 days of signing the Contract (less \$1,000 already paid). Deposit Bonds acceptable. | | | | | | | | | | |
| Deposit Held By: | In trust by Aalto Property Solutions | | | | | | | | | | |
| Deposit Bonds Acceptable: | Yes | | | | | | | | | | |
| Developer: | Morezen Pty Ltd | | | | | | | | | | |
| Builder: | Royal Constructions and Design | | | | | | | | | | |
| Estimated Completion: | June 2012 | | | | | | | | | | |
| Estimated Settlement: | July 2012 | | | | | | | | | | |
| Contract Particulars: | 1 'off-plan' contract Apply for finance which will typically be valid for 3 months only. Re-activate finance application 2 months prior to settlement. | | | | | | | | | | |
| Estimated Strata Levies: | \$195.00 per quarter | | | | | | | | | | |
| Yokine Capital growth: | <table> <tbody> <tr> <td>1 year capital growth</td> <td>3.5%</td> </tr> <tr> <td>5 year capital growth</td> <td>8.3% per annum</td> </tr> <tr> <td>10 year capital growth</td> <td>10.6% per annum</td> </tr> </tbody> </table> | 1 year capital growth | 3.5% | 5 year capital growth | 8.3% per annum | 10 year capital growth | 10.6% per annum | | | | |
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| Household structure: | <table> <tbody> <tr> <td>Single parent families:</td> <td>40%</td> </tr> <tr> <td>Couples with children:</td> <td>16%</td> </tr> <tr> <td>Couples without children:</td> <td>24%</td> </tr> <tr> <td>Lone households:</td> <td>9%</td> </tr> <tr> <td>Group households:</td> <td>9%</td> </tr> </tbody> </table> | Single parent families: | 40% | Couples with children: | 16% | Couples without children: | 24% | Lone households: | 9% | Group households: | 9% |
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Documents Available on request from Aalto Property Solutions:

- Reservation Form
- Executive Summary
- Indicative cash flows
- Full working drawings
- Internal colour boards
- Pricelist and Availability