



Seachange
225 - 229 Whites Road, Lota

Profit from investment - benefit from returns in retirement



Brisbane's property market continues to show strength with sales and population growth. (CoreLogic, 2016)

Invest and reap rewards from future **returns**

A quality and contemporary development of only 14 four bedroom homes, this opportunity is ideally positioned in Lota, near Brisbane Bayside's marina and cafe precinct. This is at the very centre of South East Queensland's most influential growth area and represents the right choice for your Investment Acquisition Plan.

As an 'in fill' development in an already well-established residential area, the opportunity to acquire a new property in such a high demand area, assures the investor of long term future growth.

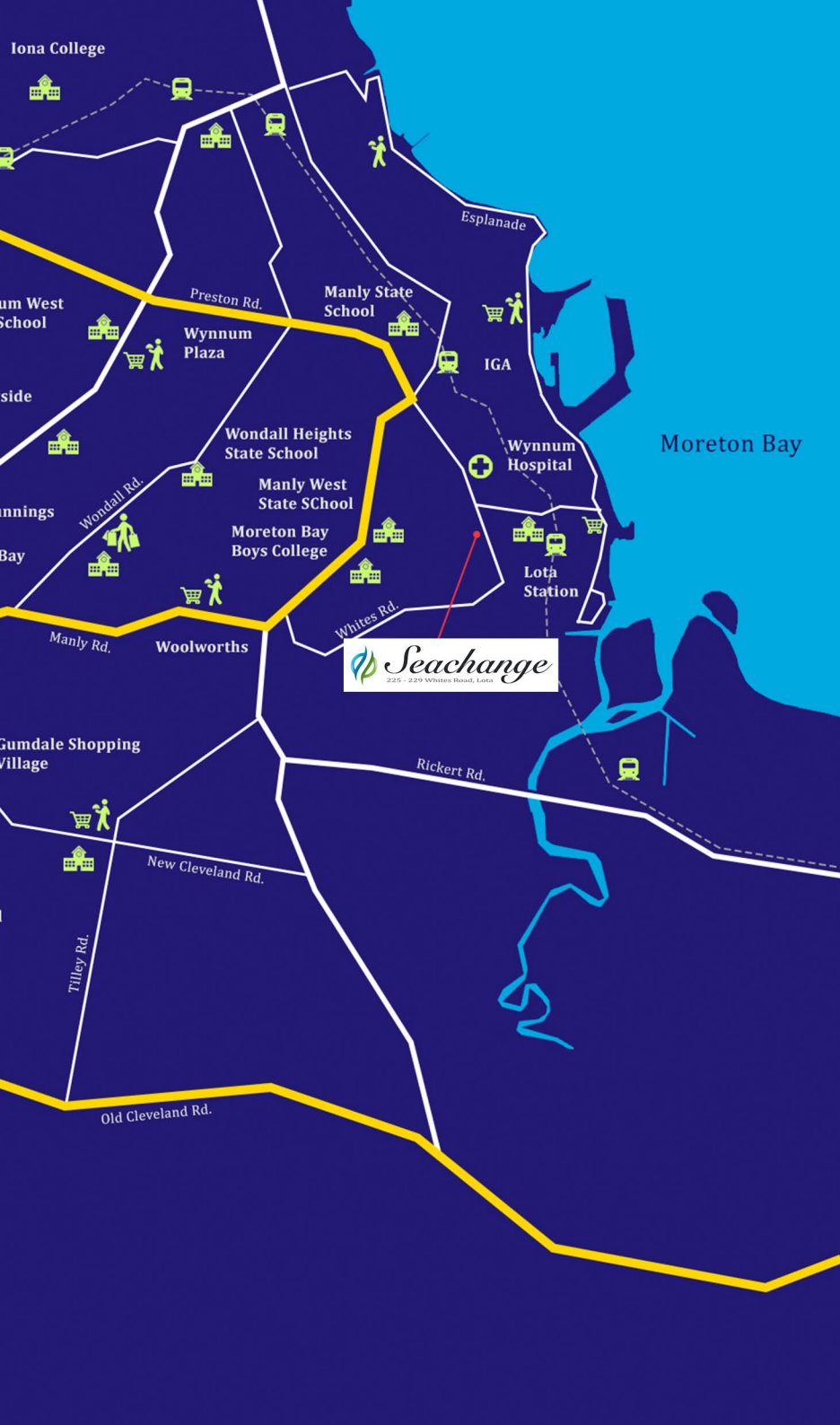
With an affordable price point well below the median for the area, this represents an outstanding opportunity for investors.

All of these homes are highly appointed 4 bedroom properties with a lock-up garage and car port sitting on sought after elevated land areas. Reserve at Whites Road benefits from over 230m² of free flowing and open communal space, ample car parking, a BBQ area and the presence of established trees.

With only 14 opportunities available, the time to act will be short. Acquiring an asset such as this will only act to accelerate the future growth of your property portfolio.

Seize the opportunity and use this growth to enjoy your future retirement.





Location

Located just 15km from Brisbane CBD, Seachange at Whites Road is perfectly positioned in the Brisbane Bayside's growth area and is only a short 25 minute drive to the City.

It is close to a comprehensive offering of local amenities, including shopping centres, over ten primary and secondary schools, medical services, sporting fields, local parks and bikeways and retail stores such as Woolworths (4 mins), Aldi (6 mins), Bunnings, Masters and many other local conveniences.

With direct access to the major arterial roads, local train station (700m), bus stops, domestic and international airport (16mins) and easy access to the Gateway Motorway north to the Sunshine Coast (85mins) and south to the Gold Coast (60mins), this location will continue to demand future growth.



Our Vision & Your Investment Solution

As a fellow investor, Avison understands the importance of your investment property portfolio and what it represents in your future retirement.

We understand the underlying need to ensure that your investment property not only is maximised from day one, but is tenanted and managed diligently in a way that protects your asset and allows you achieve your financial goals.

Avison operates with like-minded property management professionals who value your needs as an investor in securing quality tenants and maintaining the property in its optimal condition to ensure that the possibility of devaluing your asset through lack of care is completely removed from your equation.

Our commitment and expertise in the area of property management cannot be better demonstrated than our Rental Guarantee offer. Avison proposes that, in the case where your investment property is not rented within 14 days, we will reimburse you 100% of the rental value until it is tenanted.

In addition to this unique offer, Avison will also include a complimentary Tax Depreciation Schedule with each investment property which is assigned to our property management team.

We, unlike others, recognise the necessity for the surety of income from any investment in creating wealth and building your investment portfolio, this guarantee delivers you this exclusive opportunity.

The certainty of your financial security is determined by your own choices.



Investment Checklist

There are three key factors which determine the positive growth of property and should be qualified by you, the investor when considering any addition to your property portfolio.

✓ Federal Spending ✓ Private Industry ✓ Demographics

Brisbane's outer suburbs continue to benefit from strong growth in population with a 20 year forecast of 2% p.a. that represents 150,000 new residents taking advantage of more affordable housing solutions to increasing demands of inner-city house prices (ABS, 2016).

The Brisbane economy continues to shine above other regional centres and is supported by projects such as the Queens Wharf redevelopment (10,000 Jobs) and Airport Expansion (\$300 million). National Australia Bank's monthly business survey has also ranked trend business confidence in Queensland higher than in any other mainland State.

On a broader scale, the entire South-East Queensland region continues to receive investment in infrastructure and is experiencing an increasing demand for affordable housing solutions where the other capital cities such as Sydney and Melbourne are now out of reach of the majority of the population.



BUILDING DESIGN OPTIONS

TYPE A



GROUND FLOOR

LEVEL 1

TYPE B



GROUND FLOOR

LEVEL 1



How do I **proceed** from here?

Avision has already started accepting deposits for Seachange at Whites Road and it's only a matter of time before this excellent investment opportunity is gone.

Contact Avision's sales team on **+61 404 719 404** or **enquires@avisiongroup.com.au** and a \$1,000 deposit will secure another key piece in your property portfolio that creates your wealth over time and secures your lifestyle in retirement.



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