



Auvern Street, 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 development of only 4 low maintenance three and four bedroom homes, this investment opportunity is ideally positioned in Lota, only minutes away from 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, home-owners and investors are assured of long term future growth.

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

All of these homes are highly appointed 3 or 4 bedroom properties with a double garage and sitting on sought after Bayside residential land. Reserve at Auvern Street benefits from having direct access to over 18,000m<sup>2</sup> of a council owned nature reserve and open communal space complete with bikeways and pedestrian walkways to the local surrounds, ample off-street car parking and an abundance of established trees and native wildlife at your doorstep.

With only 4 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, Reserve at Auvern Street 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, 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 (100m), 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.**





An abstract background on the left side of the page featuring a complex, overlapping pattern of blue and white geometric shapes, resembling a modern architectural facade or a digital network.

# 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

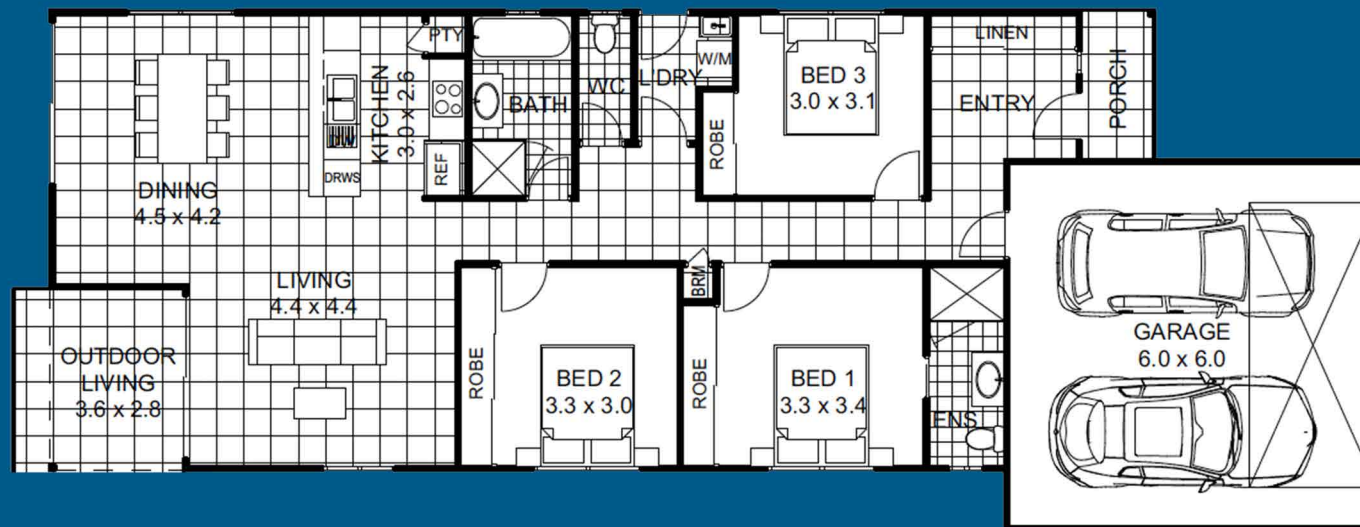


## TYPE A

3 BEDROOM HOME  
(163m<sup>2</sup>)

Full Turn-Key  
Home & Land Package  
From

**\$595,000**

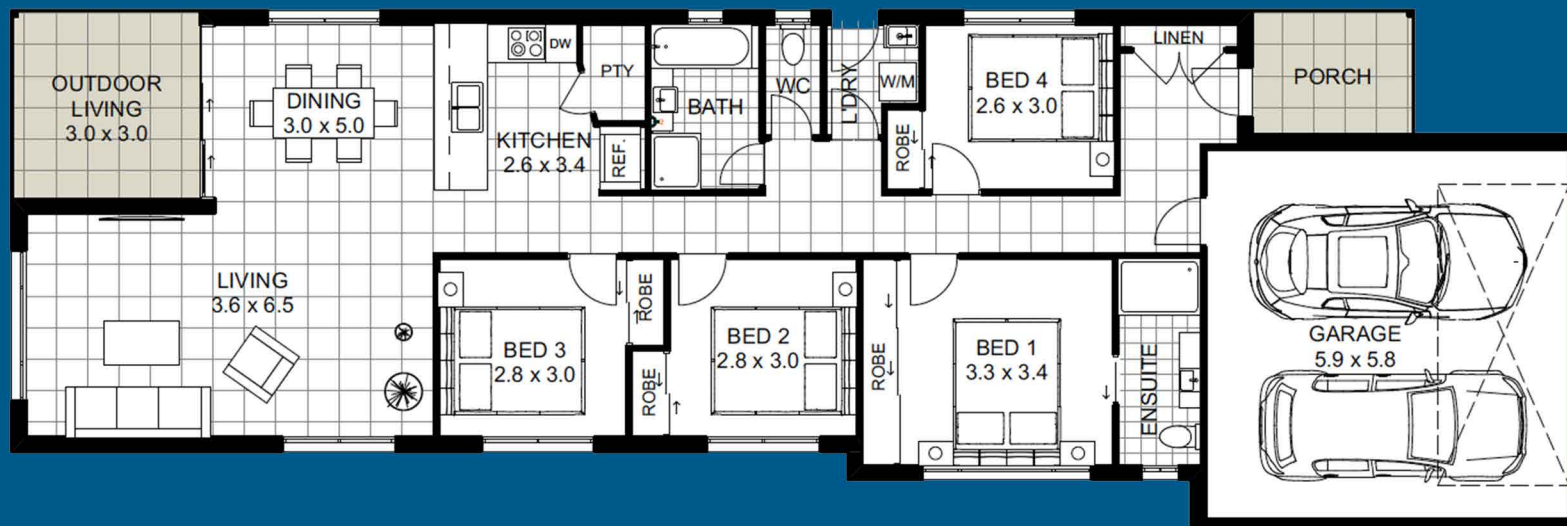


## TYPE B

4 BEDROOM HOME  
(178m<sup>2</sup>)

Full Turn-Key  
Home & Land Package  
From

**\$625,500**



## BUILDING DESIGN OPTIONS

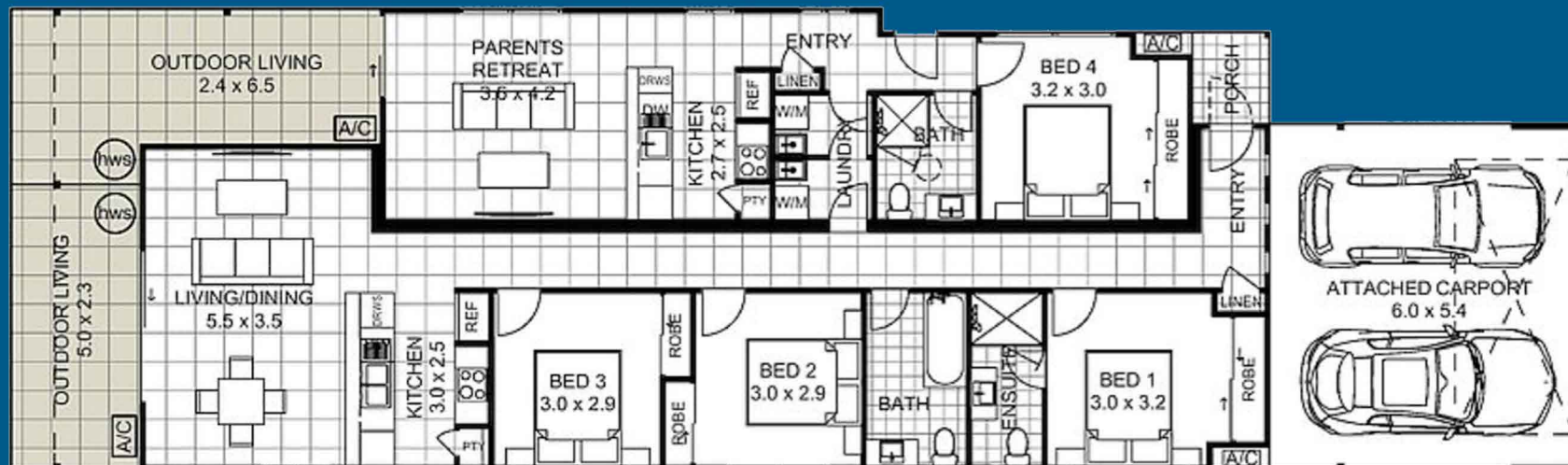


### TYPE C

3+1 BEDROOM HOME  
(205m<sup>2</sup>)

Full Turn-Key  
Home & Land Package  
From

**\$665,250**



### TYPE D

**\*\*\* CUSTOM HOME DESIGNS AVAILABLE ON REQUEST \*\*\***



# Turn-Key Inclusions

## Full Turn-Key Package (Suitable for Immediate Occupation)

Construction items included as per the Standard Specifications.  
All floor coverings are included; areas and finishes as per plans and Colour Schedule.  
Cabinets for kitchen & vanities with laminated benchtops. Overhead cupboards in kitchen (one wall).  
Appliances - 600 mm oven, ceramic cooktop and slideout rangehood. Venini brand or equiv.  
LED downlights throughout, sensor light at front door.  
Smoke detectors installed to the relevant codes.  
Ceiling fan / light combinations for all bedrooms.  
Clothesline - Powder coated foldout type, wall, or fence mounted.  
Letterbox - Powder coated metal with house numbers.  
Driveway & path to entrance - exposed aggregate concrete, sealed.  
Landscaping - turf to rear yard and turf and/or garden beds in front yard.  
Gravel to sides of house for low maintenance  
Connections for a dishwasher & split system air conditioner.  
Tapware - Base brand or equivalent mixer taps, bath spouts & shower on rail.  
Flyscreens all windows and sliding glass doors.  
Porch & outdoor living areas , finishes as per plans  
Hot water service electric storage.  
TV & Phone points to living area.

## Upgrades Available (Priced Individually)

Security screens for all windows and sliding glass doors on the lower level.  
Security screen for hinged front doors.  
Vertical blinds to all windows and sliding glass doors.  
Dishwasher installed.  
Front door - Corinthian Madison range, painted & glazed.  
Front door lock- Gainsborough Trilock, lever.  
Split system air conditioner installed.  
Ceiling fans for living room and outdoor area.  
Extended outdoor living area.  
Additional paths and driveway areas.  
Brickwork to external walls (Face brick or for render finish).  
Render finish to brickwork.  
Raked ceilings for living areas (single storey section).  
Caesar stone or equivalent for kitchen bench tops.  
Glass splash back for kitchen.

## Energy Conscious Upgrades (Priced Individually)

Solar panels - roof mounted 1.5kW, 3kW, or 5kW systems with upgradable inverter.  
Solar hot water system.



# Standard Specifications

## A Rock Solid HIA Contract for Peace of Mind -Includes

Construction plans, Building approval (BA) and all insurances.  
Standard Specifications, list of inclusions and a list of colours & finishes.  
Soil test & engineering for foundations.  
QBSA warranty guarantee & 6 month maintenance period.

## Building fully Inspected & Certified to Protect Your Asset

Building Certifier approved construction plans & building stages.  
Certified house set-out, certified plumbing & electrical.  
All other materials and installations certified by the respective supplier/installer.  
Building Final Certificate (Form 21 - Final Inspection Certificate in Queensland).

## Engineered Construction, Insulation & Termite Protection

Physical barrier termite protection with suppliers guarantee.  
Pre-fabricated frame and trusses engineered and designed for solid construction.  
Insulation of the walls and roof to the latest building codes for energy saving.

## External Finishes - Durable, Low Maintenance

Cladding, various as per plans, typical standard is JH Hardiflex, Primeline, Easylap.  
Exterior paint is Dulux low sheen finish with two colours as per the colour list.  
ColorBond metal roof, fascia & gutter with painted PVC downpipes.  
Powder coated aluminium framed windows and sliding glass doors with keyed locks.  
Garage doors - ColorBond panel lift doors with remote controlled motors & 2 remotes.  
Outdoor living areas are finished with tiles or covercrete as per plans and colour list.  
Balustrades, painted timber or pc aluminium metal with two rails and vertical balusters.  
Exterior stairs –Durable timber or metal treads and galvanised steel stringers.

## Internal Finishes - Practical & Pleasing

10mm plasterboard to walls and ceiling with 90mm cove cornice throughout.  
Water resistant linings in wet areas and outdoor area ceilings.  
Paint, one interior low sheen for walls, flat for ceilings and gloss for doors & trim.  
Interior doors- Corinthian flush panel. Handles, Gainsborough Amelia ss lever passage & privacy sets.  
Built in linen cupboard with coated wire shelves.  
Built in wardrobes with doors as per plan & white coated wire shelf with hanging rail.  
Quality carpet and underlay to all bedrooms and other areas for turnkey package.  
Ceramic tiles for turnkey packages, standard range is 450x450 mm floors, 200x300mm walls & splashbacks.  
Internal stairs carpeted and /or as shown on plans.  
Handrail, timber, stained or painted and mounted on chrome finished wall brackets.

## Occupant Friendly Electrical Specifications

Circuit breakers and safety switches to each dwelling as per regulations.  
Light points and power points for each room as detailed on the electrical plans.  
TV antenna with outlet point in living room, one phone line to each kitchen.  
Combination lights & extraction fans to bathrooms & laundry enclosures.  
Smoke detectors hard wired with backup battery as per council requirements.

## General Plumbing

Hot water service, electric storage 250 litre.  
Garden Taps as marked on the plans– Brass.  
Mixer taps, basins, baths and sinks are Base brand or equivalent.  
Plumbing fittings are minimum WELS 3 star rated for water saving.

## Kitchens- Modern Appliances & Pleasing Workspace

European stainless steel finish appliances; Venini brand or equivalent.  
Appliances - 600 mm fan-forced multi-function oven, ceramic cooktop, slideout range hood.  
Kitchen sink; 1 ó bowl stainless steel with drainer & mixer tap.  
Laminated, post formed edge, bench tops, square PVC edged & laminated doors.  
Overhead cupboards & space for microwave oven, ceramic wall tiles for splash backs.  
Cabinetry handles - stainless steel finish bow handles.  
Space for dishwasher and microwave oven plus provision for connections.

## Laundry

Laundry tub ss with mixer tap & concealed washing machine taps in cabinet.  
Ceramic tile splash back & ceramic tiled floor.

## Attractive & Modern Bathrooms

Vanity units with laminate tops, vitreous china basins & mixer taps.  
Base white acrylic bath with Base mixer tap & Posh Bristol bath spout.  
Chrome finished metal double towel rail & toilet roll holder, GenX brand.  
Chrome finished Posch Bristol shower on rail with water saving head.  
Framed shower screen with laminated glass, framed mirror above vanity.  
Chrome finish metal grates for shower and floor waste outlets.  
Dual flush toilet Base LL suite, white acrylic cistern.  
Ceramic tiled floor, gloss white ceramic wall tiles & splash backs.  
Shower walls tiled to 2 m with one feature per shower recess.

## Handover at Practical Completion Stage

A completion list is made during inspection with the builder at practical completion.  
Items on the completion list to be addressed by the builder within the contract period (14 days).  
Keys are provided to the owner upon receipt of the final payment.  
Handover documents include appliance hand books & warranties plus contact details for trades & suppliers

## Exclusions (Unless Listed in the Contract)

Account connections for gas, electricity, LPG bottles, Pay TV and telephone.  
Installation of items not supplied by the builder as part of the contract.  
Development applications, driveway permits, demolition applications, ID survey.  
Additional costs for build over sewer or build over stormwater.  
Services provision, permanent power poles, storm water handling systems etc.  
Addition of privacy screens or other items required by the building certifier.  
Excavation costs in excess of a standard block with 1 meter of fall.  
Fencing, gates, paths and retaining unless listed in the contract.  
Any other costs and applications not listed in the contract.

*\*Note: Equivalent Items & finishes may be substituted subject to availability &/or local conditions*





## How do I **proceed** from here?

Avision has already started accepting deposits for Reserve at Auvern Street 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](mailto:enquires@avisiongroup.com.au)** and a \$1,000 initial deposit will secure another key piece in your property portfolio that creates your wealth over time and secures your lifestyle in retirement.



**Enquires**

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