

**1, 2 & 3 BED APARTMENTS - AVAILABLE NOW  
 CAMPBELLTOWN, SOUTHWEST SYDNEY  
 FROM \$279K**



**Location Features**

- 50km southwest of Sydney CBD
- Affordable living for commuters to Sydney CBD, Parramatta & Liverpool, with access by train, bus and motorway
- Well located between the city and the country, with many parks including the Georges River Nature Reserve and Mount Annan Botanic Gardens (Australia's largest)
- Great growth potential - NSW Dept of Planning estimates that 26,000 new jobs will be created in Campbelltown by 2031
- Campbelltown units have over the last 10 years shown average annual returns of 7% (capital growth) and 14% (total - including rents)

**Property Features**

- Located just a short stroll from village cafes, restaurants, schools, business centre, etc
- 500m from bus and rail interchanges
- Quality apartments with air conditioning, stainless steel appliances, stone benchtops, etc
- Very well priced from \$279k for one bed, \$289k for 2 bed, and \$355k for 3 bed

**Estimated Financials**

Price	\$342k
Gross Yield	5%
Gross Income	\$18k
Rental Expenses	\$5k
1 <sup>ST</sup> Year Tax Deductions (80% LVR & 100% LVR)	\$36k & 40k
Holding Costs at 5.75% interest & 41.5% marginal tax rate	
<ul style="list-style-type: none"> <li>• 80% LVR – cash flow positive!</li> <li>• 100% LVR</li> </ul>	+\$75 per week +\$38 per week

*All potential investors are advised to consult with independent financial, tax and legal advisers to assess the suitability of this investment for their individual circumstances before making a decision to proceed with an investment in this project.*