

1, 2 & 3 BEDROOM APARTMENTS - AVAILABLE MID 2011
NORTHMEAD, SYDNEY PARRAMATTA & HILLS DISTRICT
Prices From \$330,000



Location Features

- Northmead is adjacent the Parramatta CBD - Australia's 6th largest CBD (bigger than Adelaide), and the geographic centre of Sydney - benefiting from enormous relocation of government services including Police, Revenue, Fair Trading, Attorney Generals, Tax, and hosting Australia's largest medical precinct (Westmead Hospital complex) and second largest legal precinct.
- The Northmead development is walking distance from Westmead Hospital & Parramatta Park
- Excellent access to public transport - bus at door, minutes to Westmead and Parramatta train stations, and the Parramatta ferry terminal
- Minutes drive to M2, M4 & M7 motorways
- Northmead units have over the last 10 years shown average annual returns of 5% (capital growth) and 11% (total - including rents)

Property Features

- Well designed - 84 1, 2 & 3 bed apartments across 2 buildings over five levels, separated from street by a multi-storey commercial development
- Quality inclusions - stone benchtops, stainless steel appliances, air conditioning
- Cleverly designed split level apartments across two levels and large in size - eg 2 bed + study units from 85-177m2 including external areas
- 1 bed from \$330k, 2 bed from \$350k, 3 bed from \$425k
- 5%+ gross yield

Estimated Financials

Price	\$385k
Gross Yield	5%
Gross Income	\$20k
Rental Expenses	\$6k
1 ST Year Tax Deductions (80% LVR & 100% LVR)	\$39k & 44k
Holding Costs at 5.75% interest & 41.5% marginal tax rate	
<ul style="list-style-type: none"> • 80% LVR – cash flow positive! • 100% LVR – cash flow positive! 	+\$80 per week +\$28 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.