

**3 BEDROOM VILLAS
TOOWOOMBA
Prices From \$295,000**



Location Features

- One of Australia’s largest inland cities—population about 100,000, and over 50,000 extra in region
- Only 130km west of Brisbane
- Within 1 km of the University of Southern Queensland - ideal for tenants
- Desirable location - Toowoomba is known as *The Garden City*, and has over 150 parks
- Toowoomba house return over last 10 years is 11% pa (capital growth) and 19% pa (including rent) - Residex

Property Features

- Only 8 villas in a gated community
- 3 bedrooms, 2 bathrooms, lock up garage
- Good sized home at 136m2 internal, plus porch, plus garden/courtyard
- Entry level price at \$295K
- Excellent rentals exceeding 5% gross yield
- Straightforward valuations and easy funding

Estimated Financials

Price	\$295k
Gross Yield	5.3%
Gross Income	\$16k
Outgoings	\$5k
1 ST Year Tax Deductions – All Costs plus 80% LVR & 100% LVR; 41.5% marginal tax rate; 5.75% interest	\$27k and \$30k
Holding Costs: 80% LVR & 100% LVR - cash flow positive!	+\$38 & +\$6 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.