

DISPLAY FOR SALE

SIMONDS
BUILDING HOMES SINCE 1949



Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door and timber windows. Facade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the facade. Please speak to consultant for further details.

LOT 241, 9 SEDGE STREET, CLYDE NORTH (572m²)

FLOOR PLAN: DAKOTA 2814
FACADE: GRANGE

\$800,000

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DISPLAY INCLUSIONS:

- ▼ Master bedroom with expansive WIR and ensuite
- ▼ Separate lounge and living area
- ▼ Butler's pantry
- ▼ Study nook
- ▼ Expansive 2740mm ceiling height throughout
- ▼ Stone benchtops
- ▼ Evaporative cooling system
- ▼ Natural light provided through multiple skylights



Up to 8% leaseback per annum
Potential \$4,994 per month lease income

For enquiries please contact:

Chris Allan 0401 355 355 | chris.allan@simonds.com.au

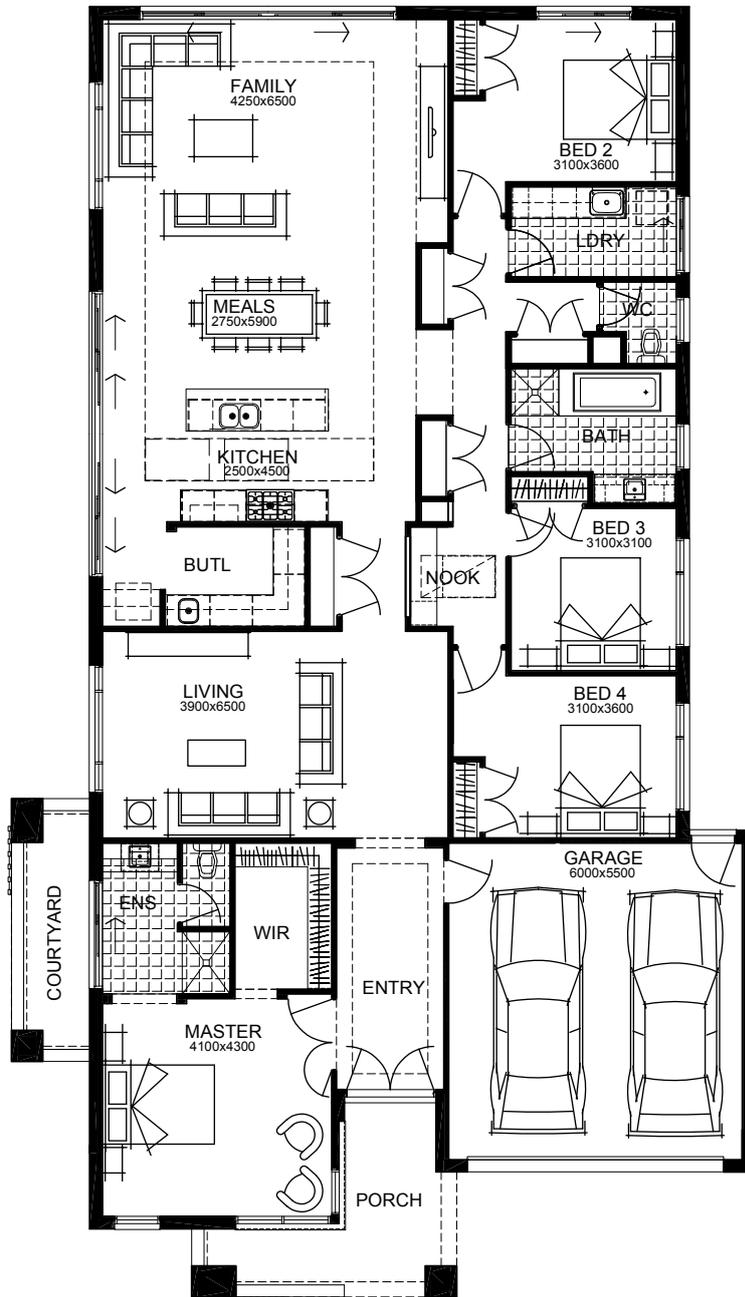
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All advertised prices are correct at the time of publication and Simonds Homes reserves the right to accept or decline any offer, and/or alter pricing without notice. Price excludes furniture and décor items. Limited outgoings are paid for by Simonds Homes for the life of the leaseback (excluding land tax). Rental return is calculated as a percentage of the purchase price per annum and paid as stipulated in the agreement for the duration of the lease. Minimum lease terms apply.

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