

# 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 125, ATHERTON AVENUE, OFFICER SOUTH

FLOOR PLAN: STANNIS 38  
FACADE: NEWTOWN

# \$780,000

4 🚗 2 🍷 2 🚗 3 📄 38.88sqrs 🏠

## DISPLAY INCLUSIONS:

- ▼ Stone benchtop to kitchen and entertainer's kitchen
- ▼ 2700mm ceilings to ground floor
- ▼ Butler's pantry
- ▼ Cooling
- ▼ Downlights throughout



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

## For enquiries please contact:

Tom Bolst 0419 893 809 | [tom.bolst@simonds.com.au](mailto:tom.bolst@simonds.com.au)

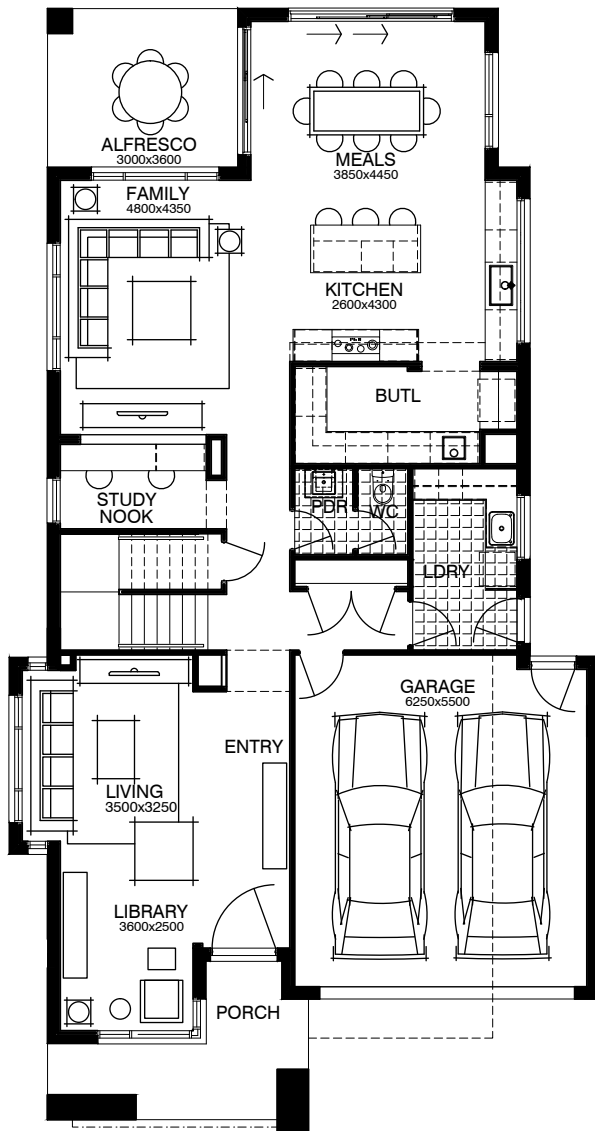
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All advertised prices are correct at the time of publication and Simonds Homes reserves the right to accept or decline any offer, and/or alter pricing without notice. Price excludes furniture and décor items. Limited outgoings are paid for by Simonds 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.

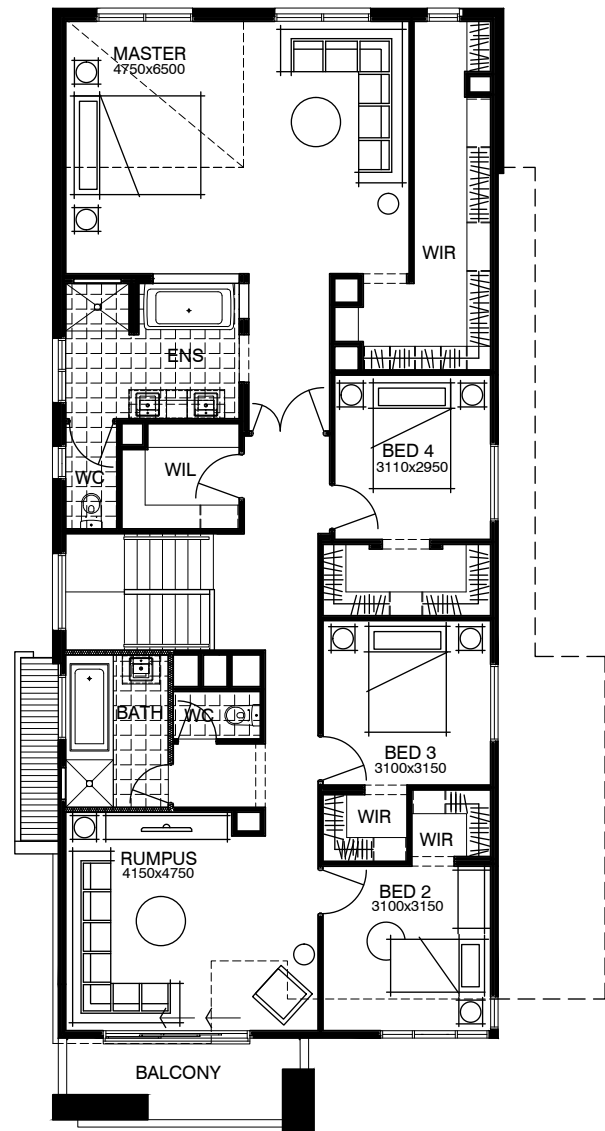
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Ground Floor



First Floor

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