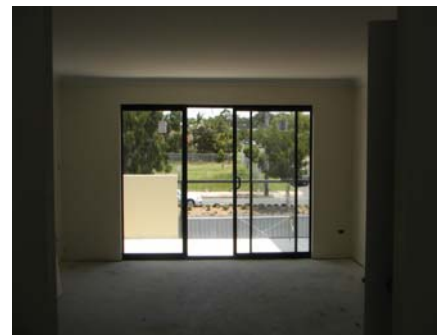


Cannon Hill



Price:	\$ 370,000
Rent Estimate:	\$ 350 pw approx
Body Corporate:	\$ 40 pw approx
Rates:	\$ 1,300 pa approx

These two bedroom units are of an excellent size and suited to the rental market. Close to all amenities such as shops, cafes, train, bus, coffee shops, supermarkets and schools.

All units have split system air conditioners in living area, dryers, dishwashers, vertical blinds and security screens. All wet areas and living areas will be tiled, with carpets in bedrooms.

Project information

Name: Cannon Hill
 Total investment units in block: 11
 Architect: Ferro Muller Partnership

Location: 960 Wynnum Road

- 10m to shops
- 5m from bus
- 500m from schools
- 6km east of Brisbane CBD

Investment Structure:
 Strata titled, luxury apartments

Depreciation Schedule:
 Suggest 3.5—4.0% depreciation until Quantity Surveyor completes report

Financial Scenario
 Please talk to your financial advisor in regards to an individual cash flow analysis on your chosen investment.

Outgoings:
 Rates: Approx \$1300 pa
 Body corp: Approx \$40 pw

Rental Estimate:
 Approx \$350 pw



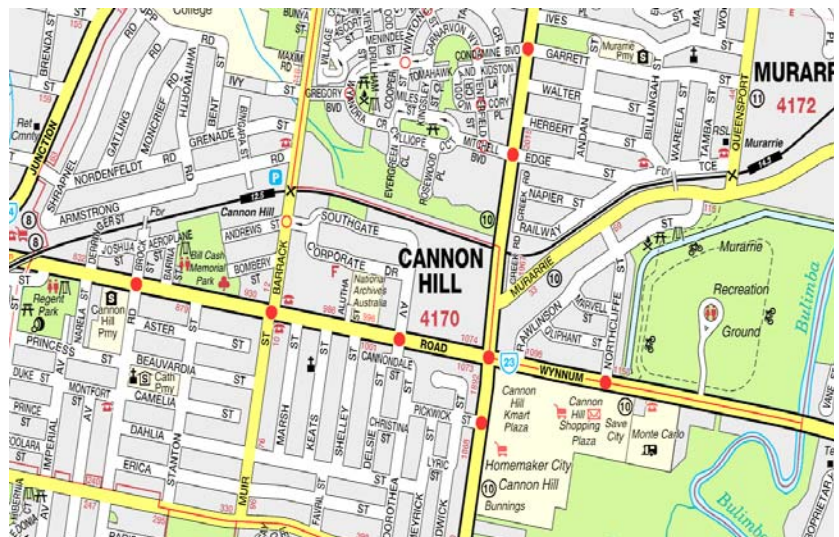
PARTNERSHIP SECURITIES
 property promoter and developer

CANNON HILL

\$370,000



Unit	Area	Level	Bed	Car	Ens	Price
10	84 sqm	1	2	1	1	\$370,000
11	84 sqm	1	2	1	1	\$370,000

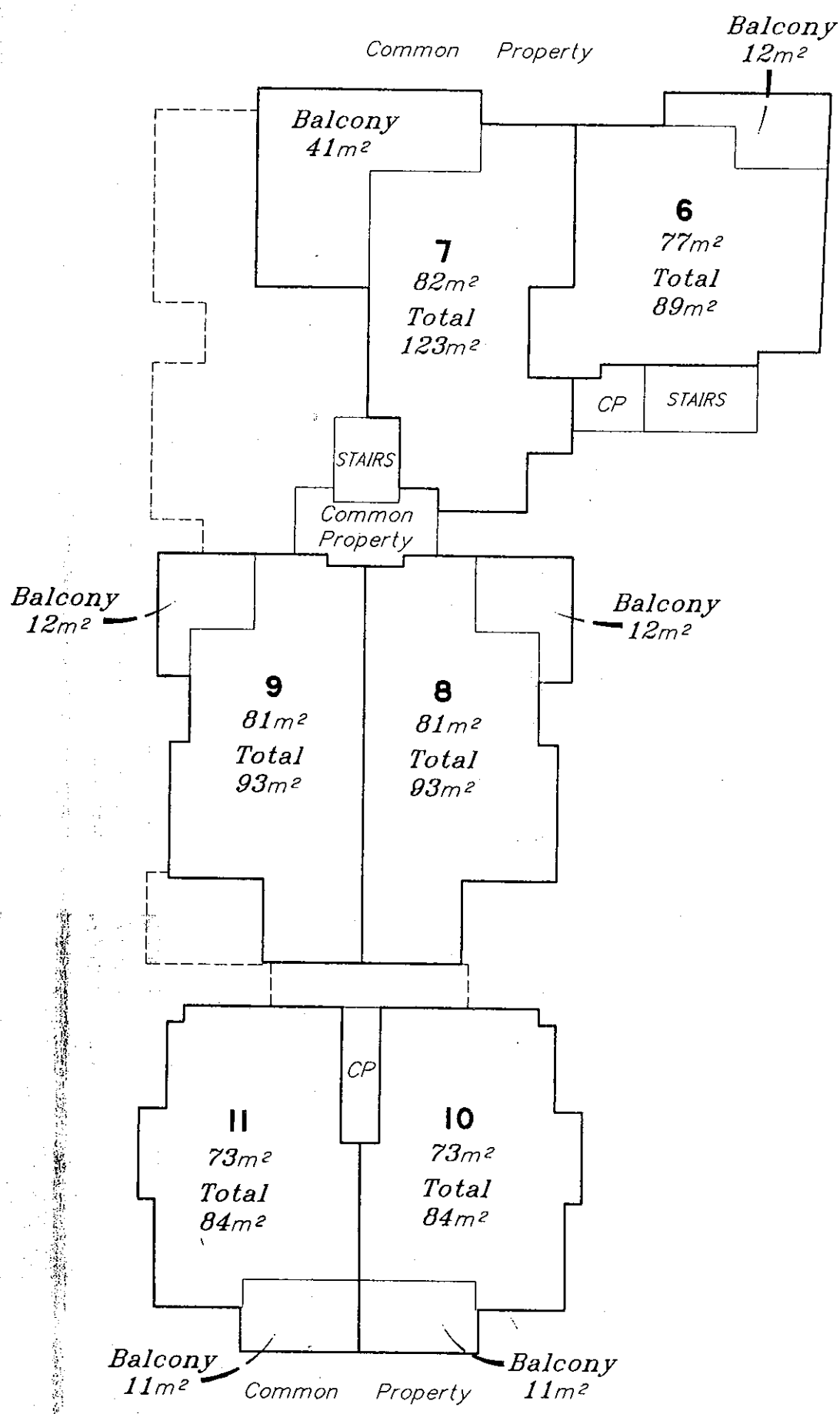


PARTNERSHIP SECURITIES

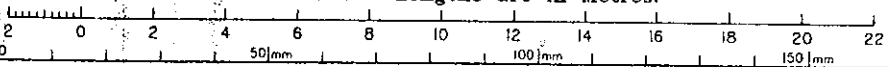
Unit 2/121 Newmarket Road
 Windsor, Qld 4030
 07 3857 2700/2744
 Robert@partnershipsecurities.com.au

P O Box 498
 Albany Creek, Qld 4035
 Robert 0419 026 643

ADDITIONAL SHEET
LEVEL C



Scale 1:150 - Lengths are in Metres.



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Insert Plan Number **SP179636**

**SCHEDULE OF FINISHES AND FITTINGS
(INC CHATTELS)**

External	Painted Cement Render
Entrance	Tiled Floor with Rendered walls Painted
Internal Walls	Painted Plasterboard Gyprock
Ground Floor Ceilings	Texture Finish
Party Walls	Concrete block walls with painted plasterboard Gyprock
Windows	Aluminium powdercoated
Balustrade	Aluminium powdercoated
Painting	Interior/Exterior Undercoat + 2 finish coats quality paint
Floor Coverings	Carpet except wet areas and lounge/dining areas
Floor Tiles	Ceramic in wet areas
Wall Tiles	Ceramic in wet areas
Joinery	Timber/Laminex
Internal Doors	Corinthian Flush Panel
Robes	Shelves with sliding doors
Plumbing Items	Toilets, sinks, laundry, flick mixers
Community Power	Yes
Electrical	All electrical fittings including oven and hot-plate, rangehood, blanco or similar
Driveway	Concrete finish / decorative banding
Landscaping	As per plan approved by BCC
Garage	Remote control sliding gate to garage area
Lounge/Dining	Split system air-conditioner