

ABOUT CARINA....

- Located approximately 7.5 km from the Brisbane CBD to the East
- Community infrastructure in this area is more than adequate with a major hospital only 10minutes away. There are primary schools in the area including St Martins Catholic Primary, Whites Hill, Carina, Belmont and Camp Hill. High schools include the Camp Hill Cavendish Road and San Sisto High Schools.
- Griffith University is nearby as is the Mt Gravatt TAFE (Moreton Institute of TAFE).
- Shopping facilities include close access to the large and successful Carindale shopping centre, smaller shopping centres in Carina, Belmont and Mt Gravatt East.
- The suburb has many walk and bikeways, parks, waterways, and includes the Clem Jones sports facility complex, housing many sports fields for the local community.
- The suburb has access to very good bus transport and its nearest railway station is in nearby Tingalpa - 5 minutes drive away.

Partnership Securities Pty Ltd

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PARTNERSHIP SECURITIES

Brand New Luxury Townhouses Carina Heights



Choice of three contemporary townhouses at Carina Heights - convenient to **EVERYTHING!** These townhouses (1 freestanding) comprise three bedrooms, 2.5 bathrooms, and single garage.


PARTNERSHIP SECURITIES
property promoter and developer

**Jones Road &
Cambridge Streets
Carina Heights
Qld 4152**

Prices

\$479,000-\$499,000

Schedule of Finishes

- Caesar stone benchtop in kitchen
- Stainless steel appliances plus dishwasher
- 2 Pac vanity in bathroom
- Quality carpets and tiles
- Security and insect screens
- Vertical blinds
- 2.5 hp split system air conditioner to living area
- Gas hot water

Key Dates

Estimated completion date:
Completed

Depreciation Allowance

3.5% - 4% until Quantity Surveyor completes report

Financial Scenario

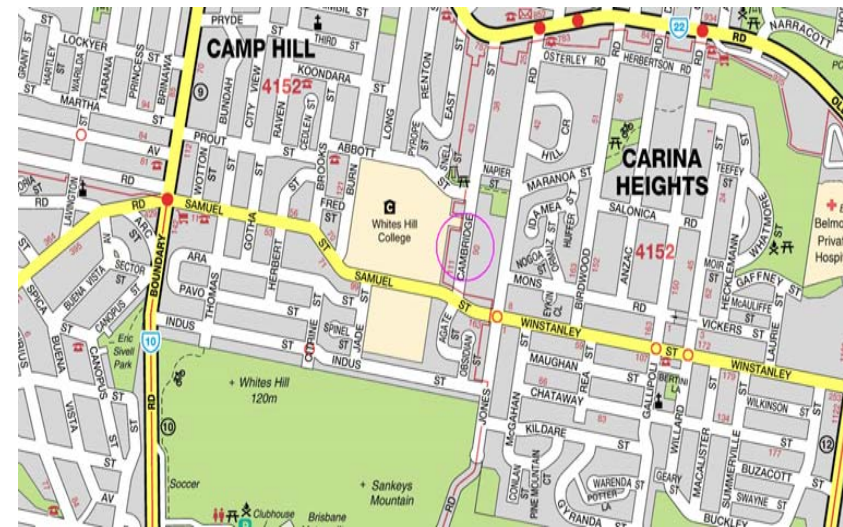
Please talk to your Financial Adviser in regards to an individual cash flow analysis on your chosen investment.

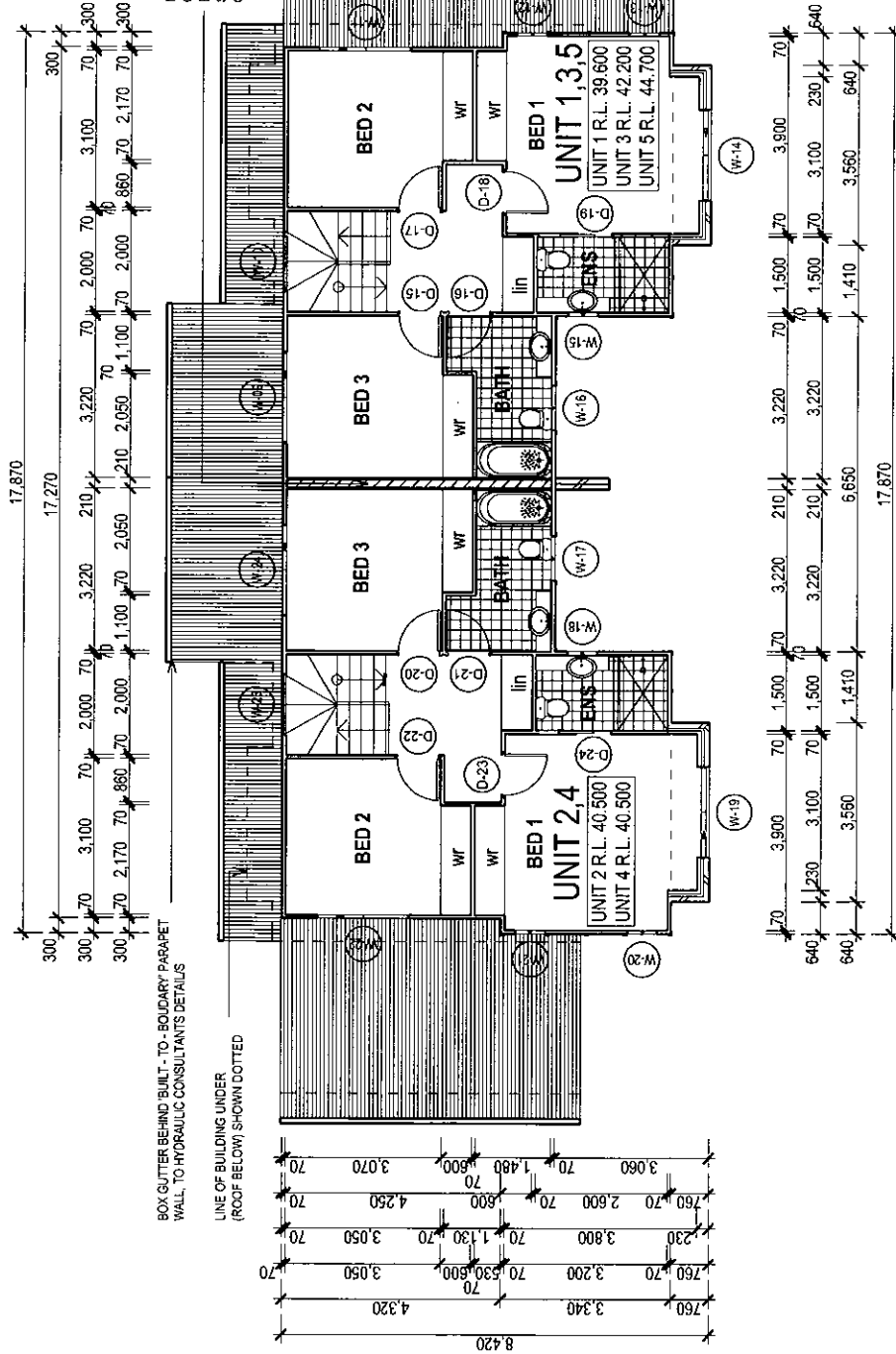
Rental Appraisal

Approx \$460pw

Outgoings

Council Rates: approx \$19 pw
Water / Rates: TBA
Body Corporate: Approx \$1200pa





BOX GUTTER BEHIND/BUILT-TO-BOUNDARY PARAPET WALL, TO HYDRAULIC CONSULTANTS DETAILS
 LINE OF BUILDING UNDER (ROOF BELOW) SHOWN DOTTED

NOTE: PARTY WALL TYPICAL - WHERE DIMENSIONED AS 210MM, TO CONSIST OF 140MM REINF. CONC. BLOCK 15.708 SERIES WITH 35MM NOM. BATTENS EACH SIDE. LININGS & RESILIENT FIXINGS AS REQUIRED TO COMPLY WITH SOUND & FIRE RATING REQUIREMENTS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA.

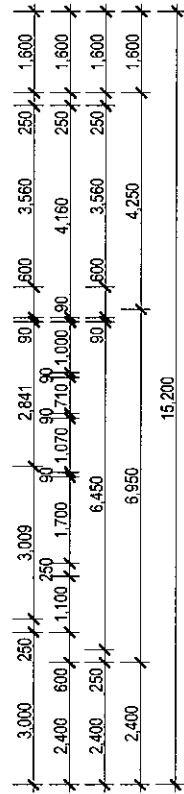
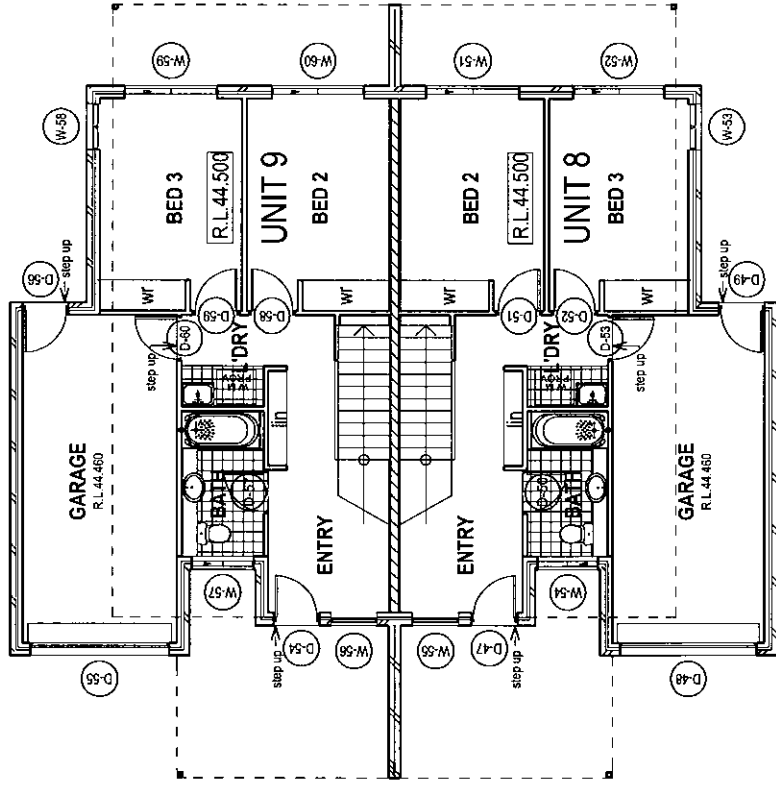
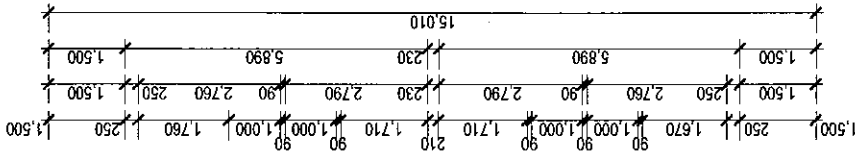
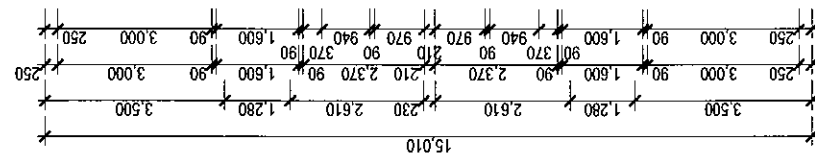
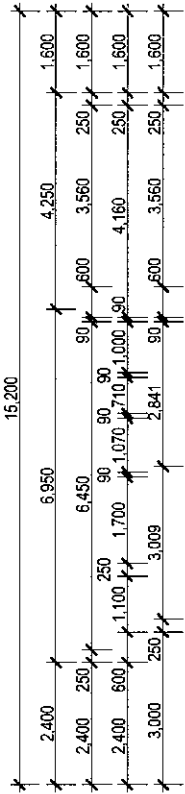
1 First Floor Plan Units 1 - 5

1 : 100

l a v b l design
 23 PORTLAND ST
 ANNERLEY Q 4103
 07 3891 3431
 0410 579 606
 180/250/50/500 BSA Lic. 1010989

TITLE	First Floor Plan Units 1 - 5
SCALE	AS NOTED
SHEET	4 OF 23
PROJECT NO.	
PROPOSED NEW 9 x 3 BED TOWNHOUSE UNITS at	
10 CAMBRIDGE ST / 23 JONES ROAD,	
CARINA HEIGHTS Q 4152.	
DWG NO	BA-04
DRAWN	SOG
DATE	5/03/2007

AMENDMENTS	DATE	DESCRIPTION	ISSUE



AMENDMENTS

DATE	DESCRIPTION	ISSUE

l a v b i design

23 PORTLAND ST
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info@lavbi.com.au BSA Lic 1010658

PROJECT

PROPOSED NEW 9 x 3 BED TOWNHOUSE UNITS at
10 CAMBRIDGE ST / 23 JONES ROAD,
CARINA HEIGHTS Q 4152.

TITLE

Ground Floor Plan Units 8 & 9

SCALE AS NOTED SHEET 7 OF 23

PROJECT NO

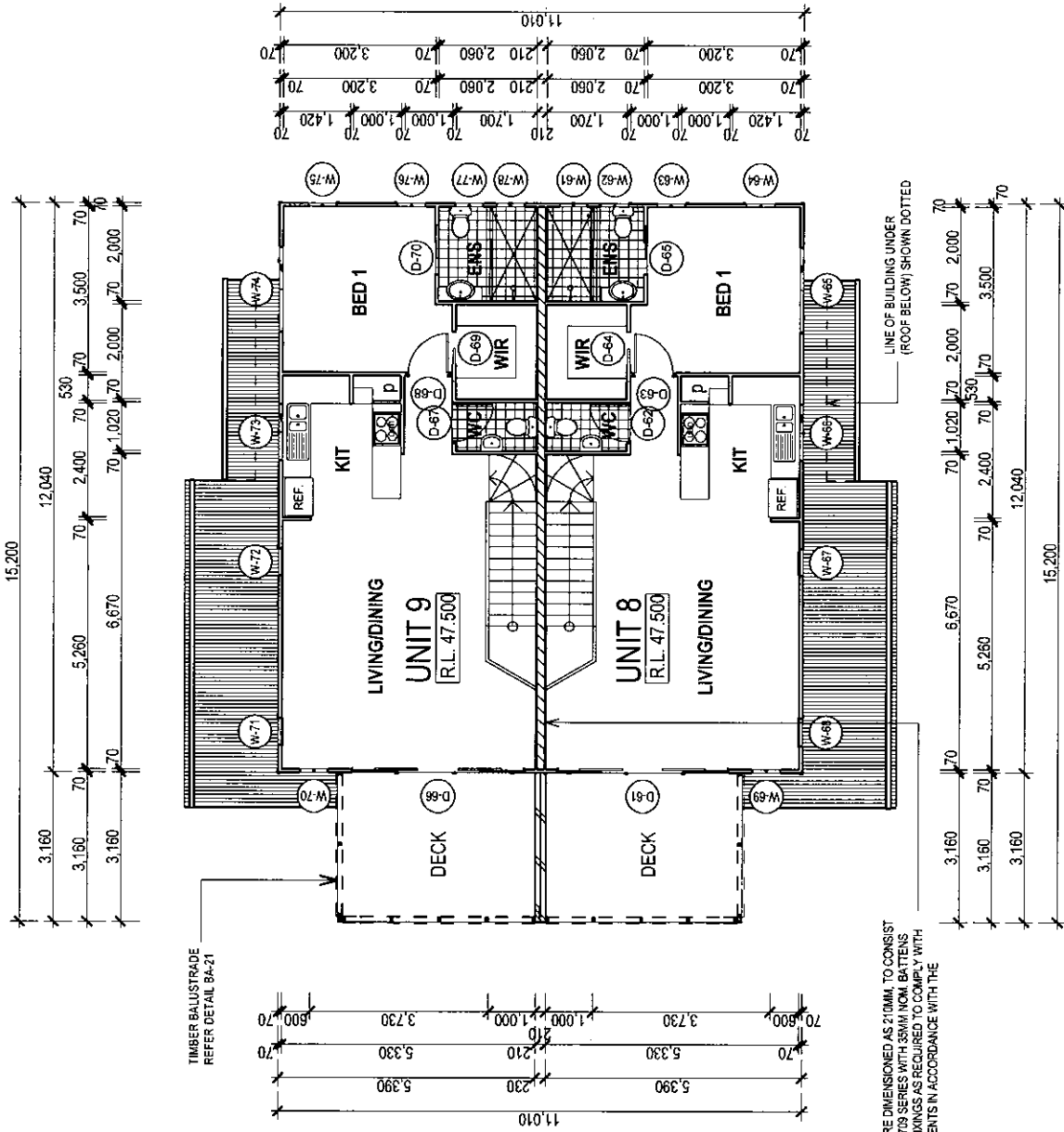
DWG NO. BA-07 DRAWN SDC

DATE 5/03/2007

Ground Floor Plan Units 8 & 9

1 : 100

1



AMENDMENTS

DATE	DESCRIPTION	ISSUE

l a v b l design

23 PORTLAND ST
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 07 3891 3431
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PROJECT

PROPOSED NEW 9 x 3 BED TOWNHOUSE UNITS at
 10 CAMBRIDGE ST / 23 JONES ROAD,
 CARINA HEIGHTS Q 4152.

TITLE

First Floor Plan Units 8 & 9

SCALE AS NOTED SHEET 8 OF 23

PROJECT NO.

DWG NO. BA-08 DRAWN SDG DATE 5/03/2007

1 First Floor Plan Units 8 & 9

1 : 100