

Triple Living



Airlie Trinity ^{12.5}

\$897,500.00

 3  3  2

Lot 7 Cromarty Circuit Darley

Land Size	388m ²
House Area	182m ²
Title Forecast	Titled

Rental Estimate

Studio 1	\$390/week
Studio 2	\$370/week
Studio 3	\$350/week
Total Weekly	\$1110/week

Features & Inclusions:

- Full Turnkey!
- 7* Energy Rating
- Fixed Site Cost
- 2740MM Ceiling Height
- Three Private Living areas
- Three Private Kitchens
- Three Private Laundries
- Stone Benchtops Throughout
- Laminate Flooring
- Front and Rear Landscaping
- Design Guidelines and Developer Approvals
- Infrastructure Levy
- Split System Heating & Cooling
- IL Upgrade Available at extra 10k
- Much Much More.....

The Future of Investment Living

Triple the Space. Triple the Income



Low Vacancy



High Yields



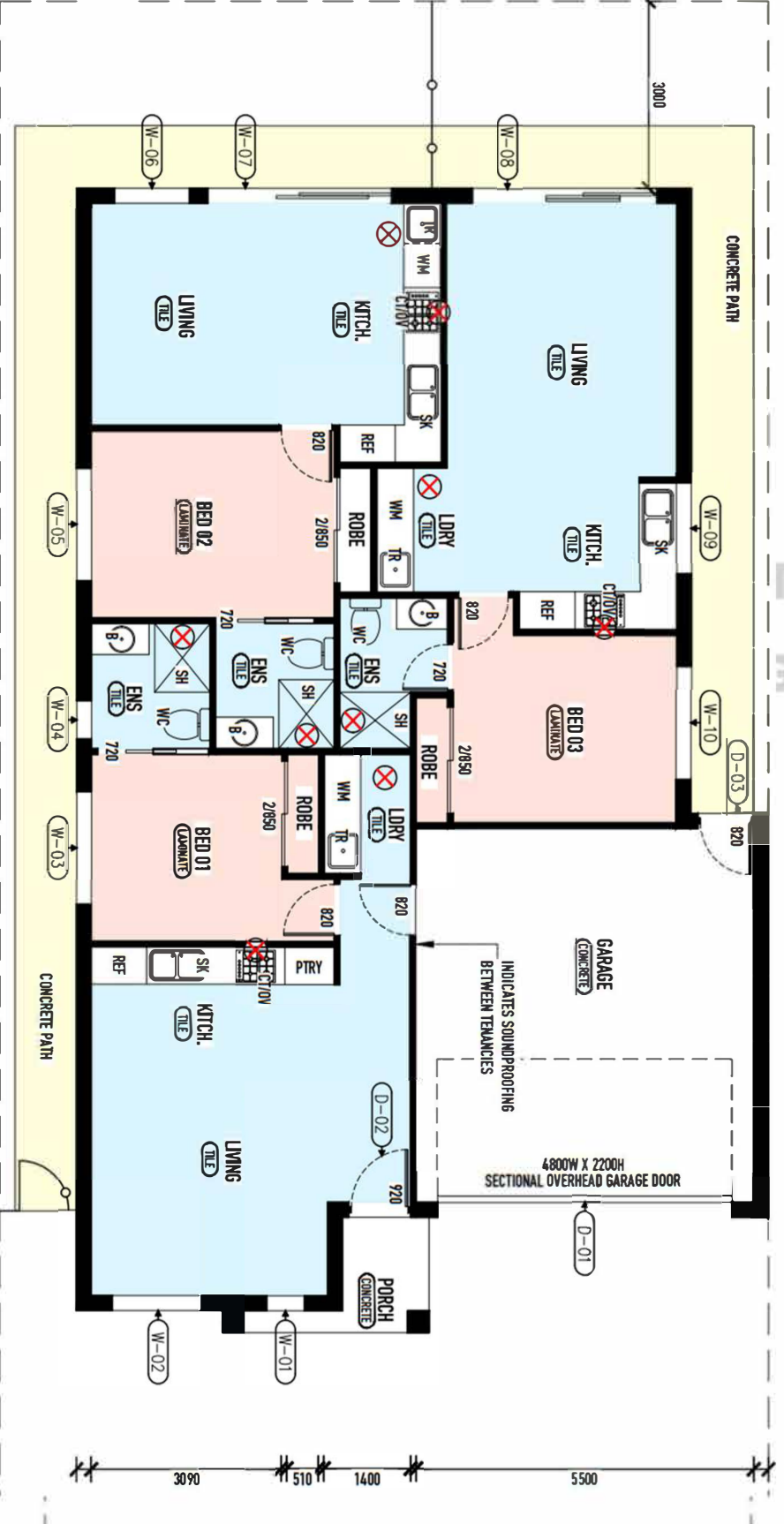
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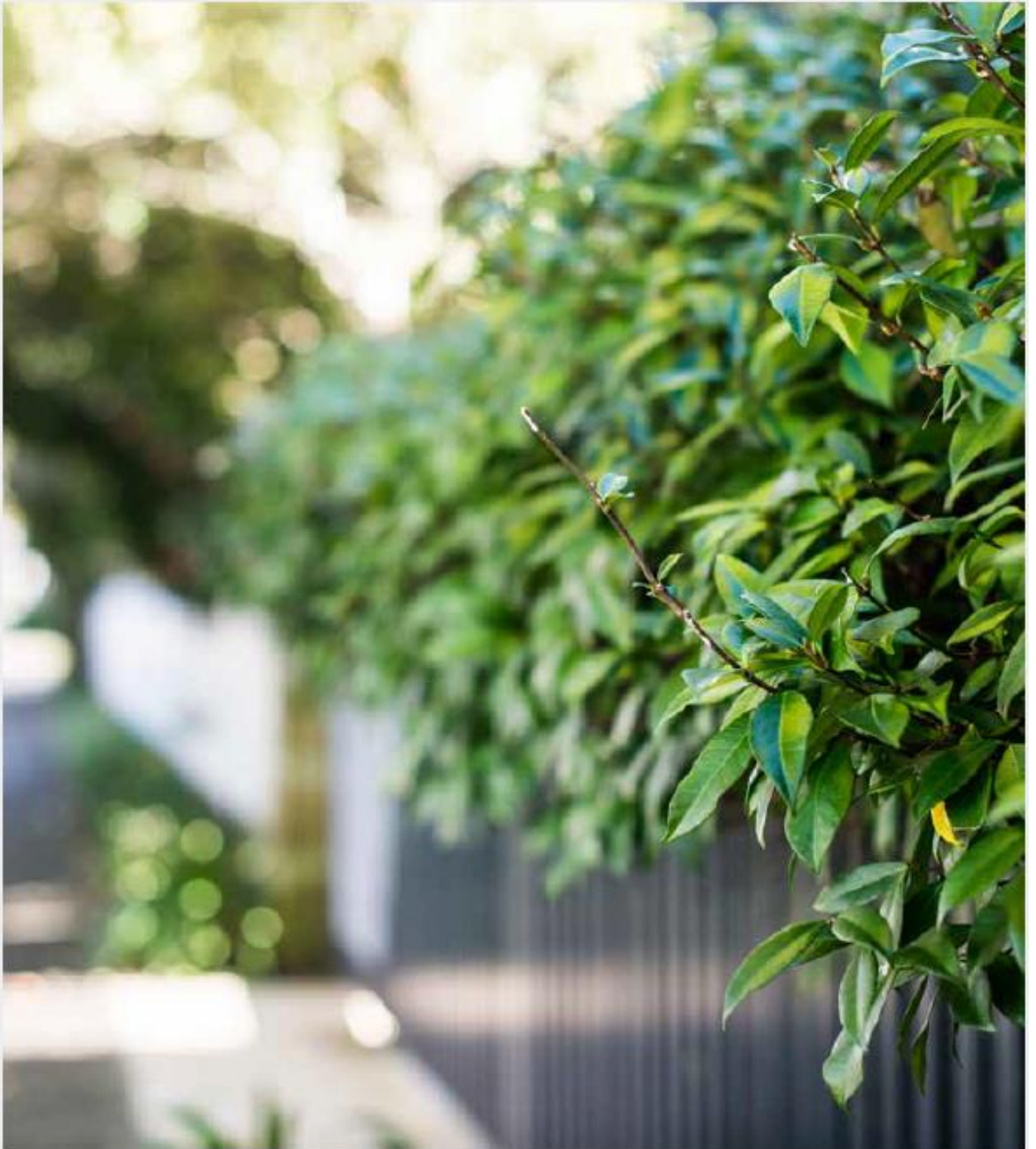


Low Maintenance



Multiple sources of income





Your rental appraisal

McGrath
PROPERTY MANAGEMENT



19th Feb 2025

To whom it may concern,

RE: Units 1, 2 & 3 of Lot 7 Cromarty Circuit, Darley VIC 3340

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of **\$390** per week for Unit 1, **\$370** per week for Unit 2 and **\$350** per week for Unit 3.

Should you require any further information or have any further questions, please do not hesitate to contact me directly.

I look forward to hearing from you in the near future.

Yours faithfully,

McGrath Property Management

Amanda Robinson

Property Manager

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TNE Holdings Ballan Pty Ltd ABN 90 650 258 665 (an independently owned and operated franchise business) t/as McGrath Ballan