

# House & Land Package

Do you pay too much tax? Want to create a better lifestyle for your retirement? Act now!

**Now with  
lifetime  
rental  
guarantee!**



LOT 1044 DUMBARTON AVE, EDWARDSTOWN

No stress – Fully inclusive “Turn Key” package

Ready to Rent out!

- **Rent Guaranteed for Life - \$430 per week**
- Modern brick veneer home comprising 3 bedrooms and single garage with roller door and remote control.
- 2700mm High Ceilings.
- Open plan cook/meals/family rooms.
- Spacious master bedroom with ensuite.
- Built in robes to bedrooms 2 and 3.
- 6 Star energy rating, fully insulated & ducted air conditioning system.
- Quality floor coverings throughout.
- Light fittings and window-dressings throughout.
- Low maintenance landscaping with irrigation.
- All fencing, paving and gates.
- Alfresco under the main roof.
- Land size 361m<sup>2</sup> (approx.).
- **2 year Garden Maintenance Guarantee.**
- Home has been carefully designed to achieve the maximum depreciation benefits and tenant appeal to maximise your investment.
- Fully turnkey, no more work for you to do, right down to the letterbox!



FOR THIS OFFER CALL

**BROOKE THOMSON 0422 585 606**

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