



3 Dutton Avenue, Hectorville

These modern new homes in the suburb of Hectorville, 9 kms from the Adelaide CBD are close to completion. These townhouses are a fantastic opportunity for investors and also SMSF looking to invest somewhere other than Sydney, Melbourne or Brisbane providing portfolio diversification.

With a Gross Yield of just under 5%, there are additional benefits of a new build for an investor such as Home Owners Warranty Insurance and depreciation providing further uplift for your return. There are 6 homes in this small group with only 4 left to purchase.

Construction is well underway with completion expected mid-June 2019 so you can secure these properties now, at off the plan prices and take advantage of getting into the market early. This is a perfect opportunity for anyone wanting to secure an investment this financial year. Also, if the government changes, CGT benefits will be decreasing from 50% to 25% as of 1st January 2020 so acting now will also lock in the 50% CGT benefit. There are only 4 available in this small, boutique development so you will need to move fast to secure this investment opportunity.

The homes include:

- 3 large bedrooms
- 2 bathrooms plus a 3rd toilet
- Open plan living areas
- Undercover alfresco area
- 2 car spaces

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Price from \$485,000 to \$510,000

Business Type residential

Business ID 192

Agent Details

Matt Butcher - 0401 193 999

Office Details

Head Office
Suite 1, No. 11 Coast Avenue
Cronulla NSW 2230 Australia
1300 466 455



The high-end finishes include:

- Bosch Appliances with gas appliances
- Stone benchtops
- Timber look flooring
- Lappato tiles
- Ducted reverse cycle air conditioning

These are fixed price contracts with a 10% deposit now, and the rest at completion.

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