

# 47 ROCHESTER CIRCLE, BALGA



Fantastic brand new villas, located opposite the best park in Balga. These turnkey homes are in one of the most sought after spots in Balga – close to everything, especially schools, shops and transport.

## Standard specification list

- DSC Alarms systems
- Durable wash and wear paint low sheen acrylic
- Ceiling height of 2700mm
- Horizontal louver blinds
- Wool blended carpet
- Fully vitrified floor tiling
- Mirrored sliding wardrobe doors
- Painted 67mm half spayed MDF skirting
- Stone bench tops
- BOSCH cooktop & oven , dishwasher, range hood
- Semi-frameless fixed glass shower screens
- Chrome towel rails
- Quality LED down light fittings provided
- Reverse cycle split system air-conditioning to all living ad bedroom areas
- Fully reticulated landscaping

## Availability

Unit	A	B	C	D
Type	villa	villa	villa	villa
Availability	sold	sold	sold	sold

## Development particulars at a glance

Unit	A	B	C	D
Type	villa	villa	villa	villa
Land size M2	235	221	235	250
House Size m2	140	133	143	151
Bedrooms	3	3	3	3
Toilets	2	2	2	2
Garage	all double			
Internal Selections	as per selections board			
Package Price	price on application			
Deposit Required	10%	10%	10%	10%
Estimated rent p/w	\$430-480	\$430-480	\$430-480	\$430-480
Yield	5%	5%	5%	5%
Construction start	Mar-14			
Completion date	Aug-14			
Titles due	Sep-14			
Settlement	14 days from titles			
Houses in development	4			
Strata fees	none			



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