

PRESTIGE VILLA

4 bedrooms + 2 bathrooms Villas

30 Weston street, Maddington









Kitchen area



Bathroom



Bedroom

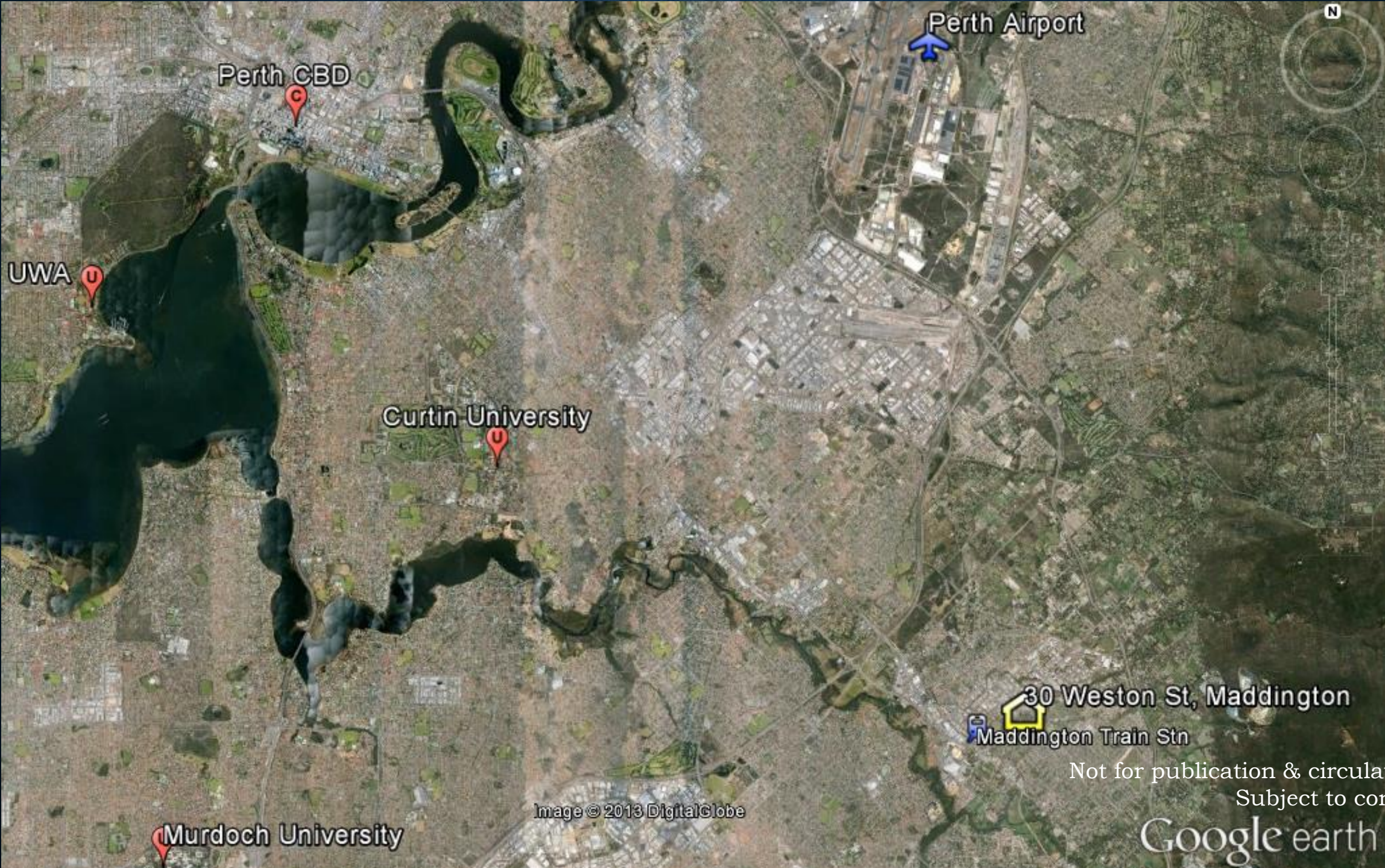


Alfresco / BBQ area

- Brand new modern villas with ~170sqm house on 245sqm ~327sqm land
- Rent income: A\$380 – A\$430 per week (A\$1647 - A\$1863 per month)

Location proximity

- 1km walk to Maddington Train Station
- 1.5km walk to Centro Shopping Centre
- 12km to Curtin University
- 14km to Perth airport
- 18km to Perth CBD



Perth CBD

Perth Airport

UWA

Curtin University

30 Weston St, Maddington

Maddington Train Stn

Murdoch University

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Subject to contract

Google earth



30 Weston St, Maddington



Maddington Train Stn



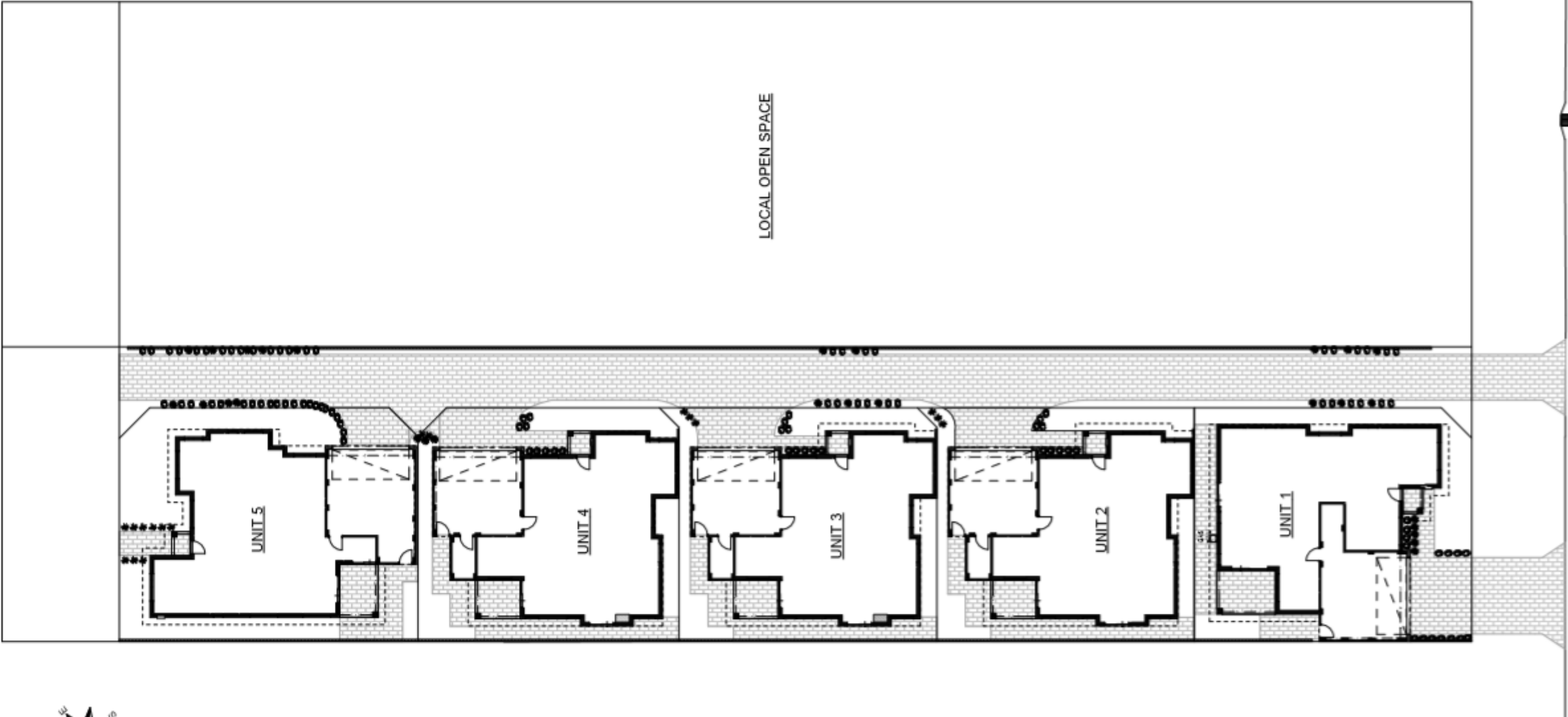
Centro Shopping Center



Maddington Primary School



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**FUTURE PUBLIC
ROAD RESERVE**

UNIT 5
297.67m²

CP

362.97m²

UNIT 4
260.91m²

UNIT 3
260.42m²

UNIT 2
260.63m²

CP

UNIT 1
278.10m²



**LOCAL OPEN
SPACE**
2189.59m²

WESTON STREET

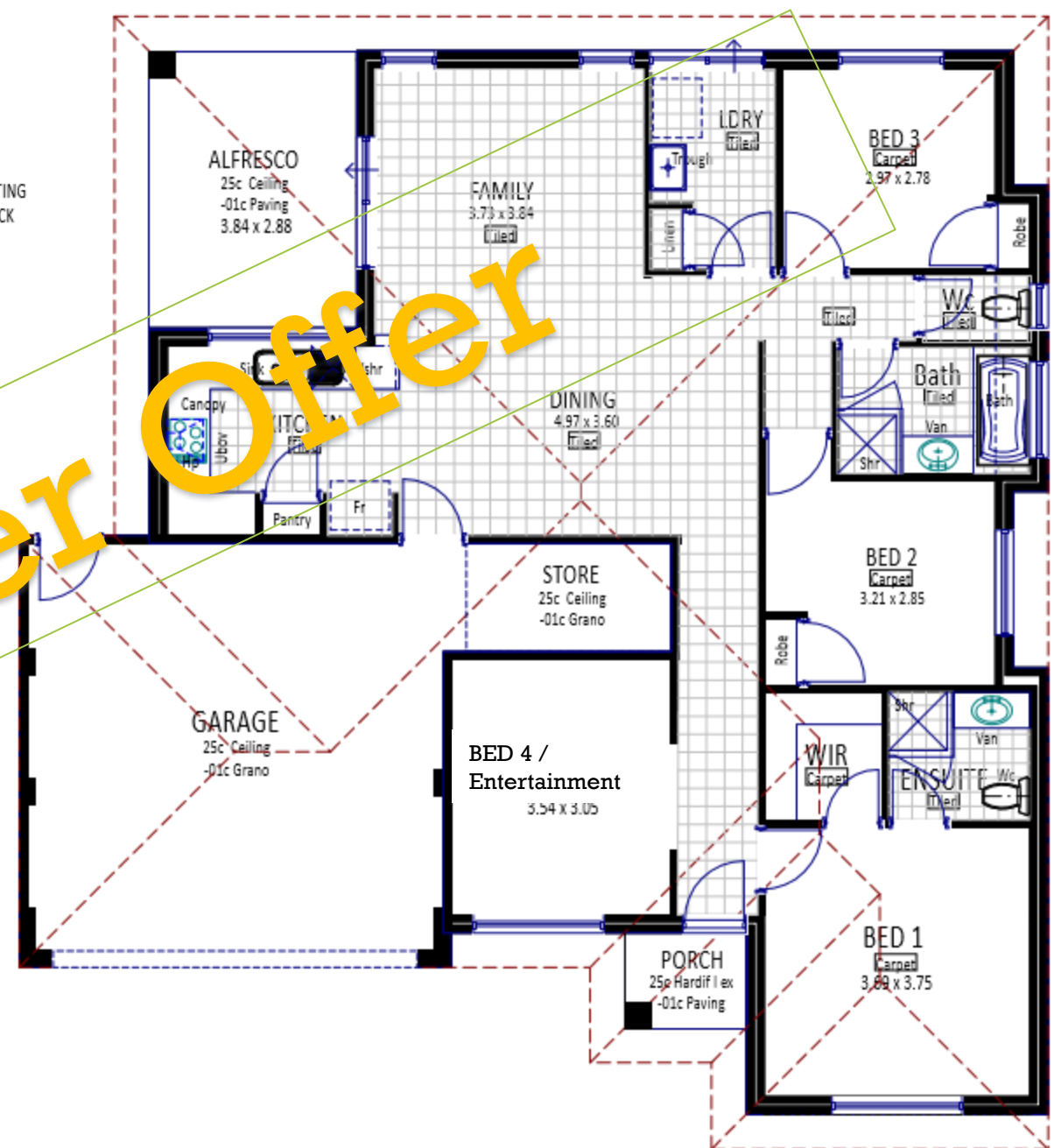
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ELEVATION UNIT 1 - FACING WESTON STREET

UNIT 1

Unit 1 Area (Sqm)	
House	= 123.1 (P=61.72)
Garage/Store	= 39.5
Alfresco	= 11.0
Porch	= 2.2
Overall Total	= 176.0 Sqm



Under Offer

UNITS 2-3-4

Units 2-3-4 Areas (Sqm)

House = 120.4 (P=53.26)

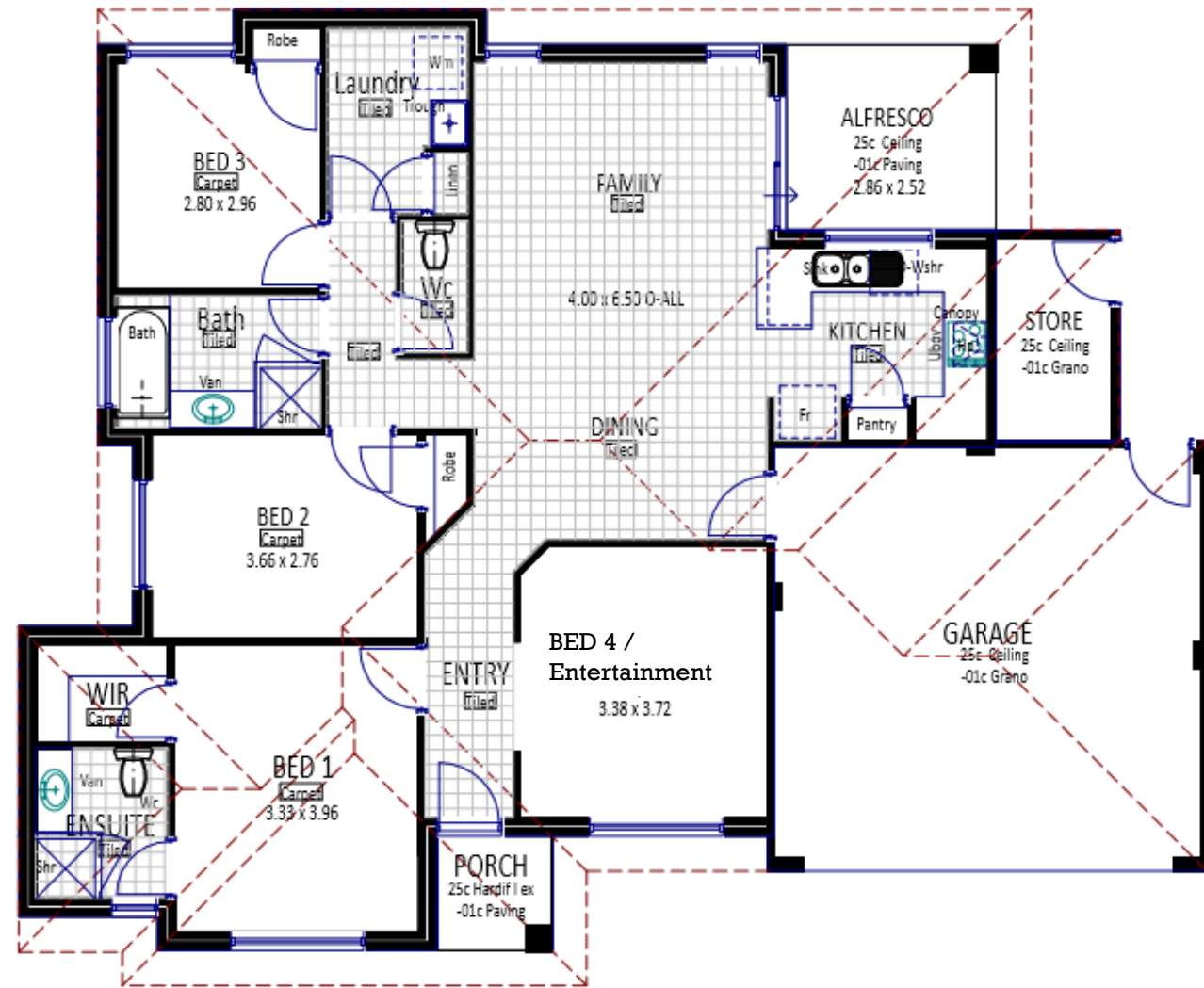
Garage = 34.4

Store = 4.8

Alfresco = 7.2

Porch = 2.4

Overall Total = 169.3 Sqm



ELEVATION UNITS 2-3-4 - FACING COMMON DRIVEWAY

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UNIT 5

Unit 5 Areas (Sqm)

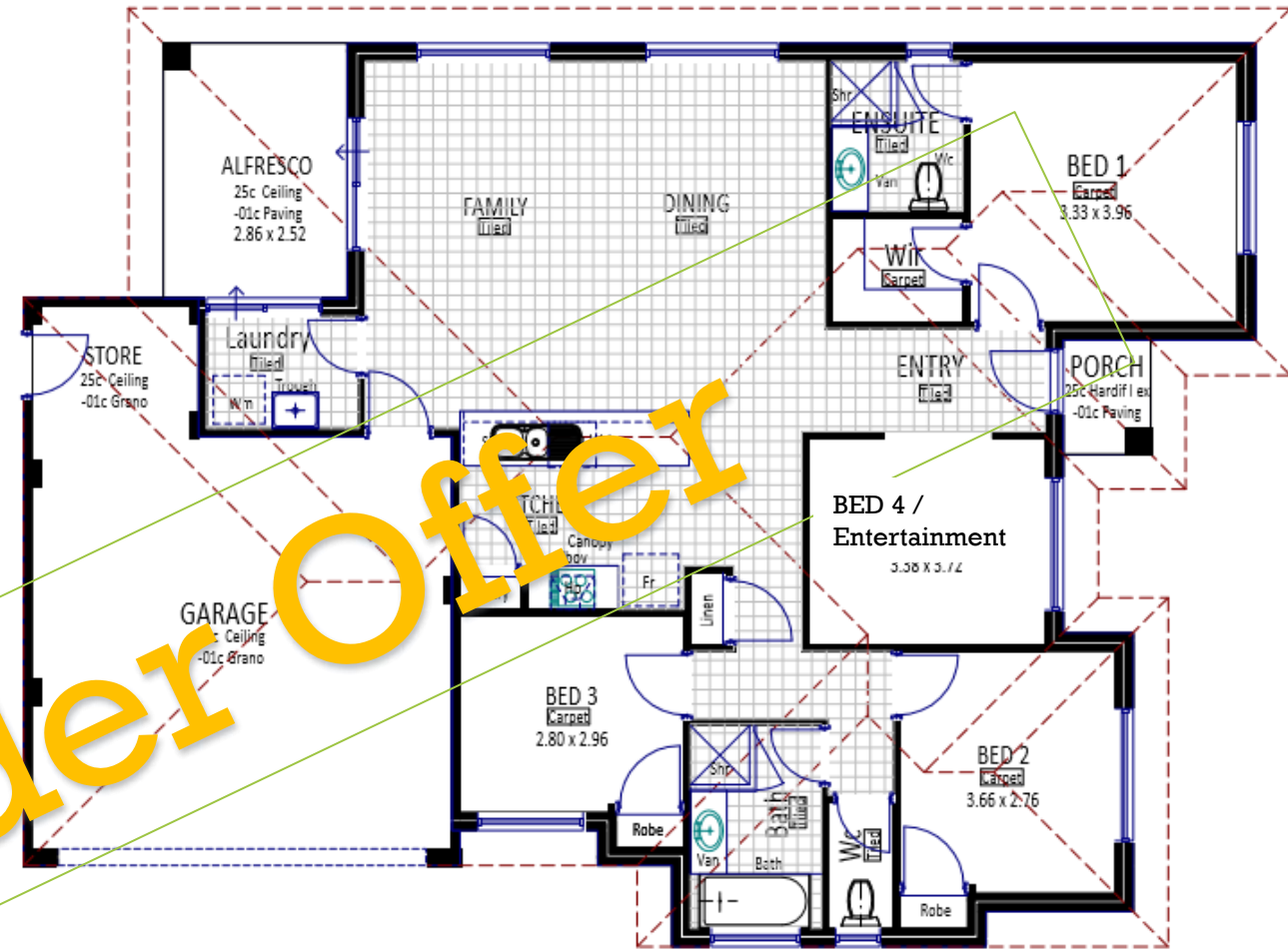
House = 125.0 (P=55.70)

Garage/Store = 39.1

Alfresco = 8.7

Porch = 1.8

Overall Total = 174.9 Sqm



Under Offer

TILED ROOF
AT 25 deg PITCH

28c CEIL.

2435

00c FLOOR LEVEL

CONTRASTING
FACEBRICK

ELEVATION UNIT 1 - FACING FUTURE ROAD RESERVE

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BENEFITS

- Maddington is poised to grow into a regional servicing centre that is easily accessed via the Albany, Roe and Tonkin Highways, only 15-20 minutes by rail from Perth City.
- Surround with good infrastructure such as shopping, supermarkets, schools, train station and easy access to CBD and airports
- Ready for tenants to move in
- Cash flow positive with good return yield ~ 5%
- New buildings can qualify for significant tax depreciation savings
- Positive outlook for Perth property for next few years with high capital growth potential especially with the stable economy, low interest rate & weak Aussie exchange rate