



**\$889,900**

**7% LEASEBACK\***

## Brooklyn 278



Address: 227 Sovereign Drive, Mount Duneed 3217  
House Area: 28.9sq Block Size: 512m<sup>2</sup>

**4.9kms**

**Waurm Ponds Shopping Centre**

Located just 4.9 kms from Waurm Ponds Shopping Centre

**12.8kms**

**Torquay Beach**

Located just 12.8 kms from Torquay Beach

**6.5kms**

**Deakin University**

Located just 6.5 kms from Deakin University, Waurm Ponds Campus

### Inclusions

- Extended double garage with remote controlled sectional overhead door
- Fully landscaped and established gardens equipped with automated irrigation system to the garden
- Energy efficient LED downlights throughout & alarm system for peace of mind
- Ducted refrigerated cooling & heating with day/night zoning
- A roof made from COLORBOND® Steel
- Master Bedroom with large Walk-In Robe, 4 additional bedrooms & 2 separate living zones

- Laminate timber-look flooring to main living zones & quality carpet completes the home
- 40mm edge Reconstituted stone benchtops to Kitchen
- Built-In joinery as displayed
- Butlers pantry complete with overheads, additional sink & shelving
- Exposed aggregate driveway
- Feature raked ceiling for an architectural feel
- 900mm built-in stainless steel Westinghouse appliances, along with freestanding dishwasher & built-in microwave

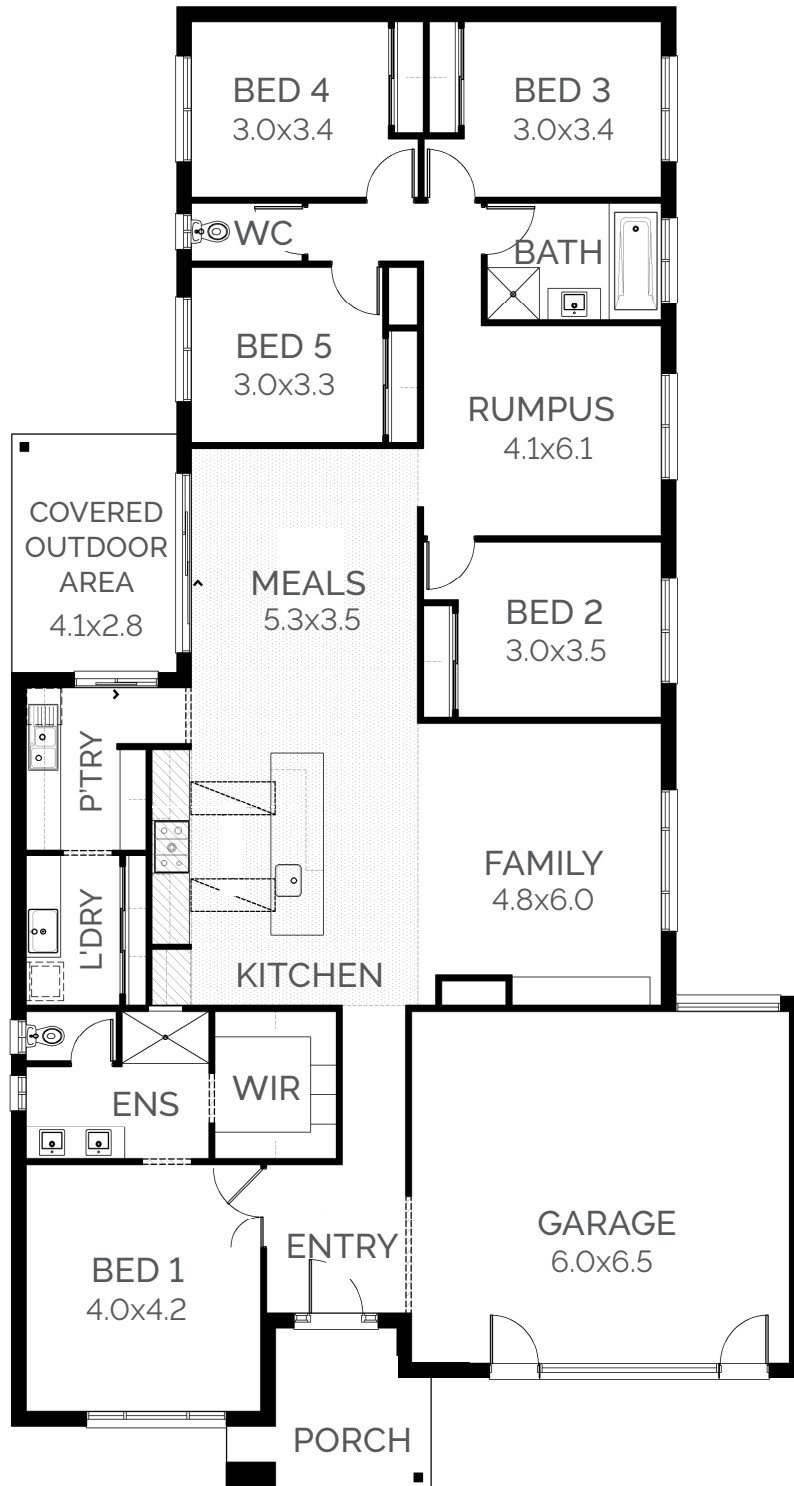
If you would like to book an appointment or find out more information, please contact **David Armitage** on **0449 740 749**

**Fairhaven**  
fairhavenhomes.com.au

\*7% return is a gross return based on the advertised price. It is calculated as an annual yield rate, and the rent is paid during the term of the lease in accordance with the terms of the lease. Please refer to the contract of sale and the proposed lease attached to the vendors statement.

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