

Display home *for sale*

ARDEN HOMES



Sienna 28

36 Waterman Drive, Clyde
House 28sq | Land 512m²

\$850,000

Strong returns

Monthly rental return	\$4,250
Monthly repayment	\$1,887
Net monthly cashflow	+ \$2,363*

Leaseback at 6% until February 2022
with 12 x 1 month options beyond
February 2022.

Display homes are maintained by Arden
Homes. We cover all outgoings including
insurance, rates and water costs.

For more information, contact
Gina Granger 0488 070 944

Key features

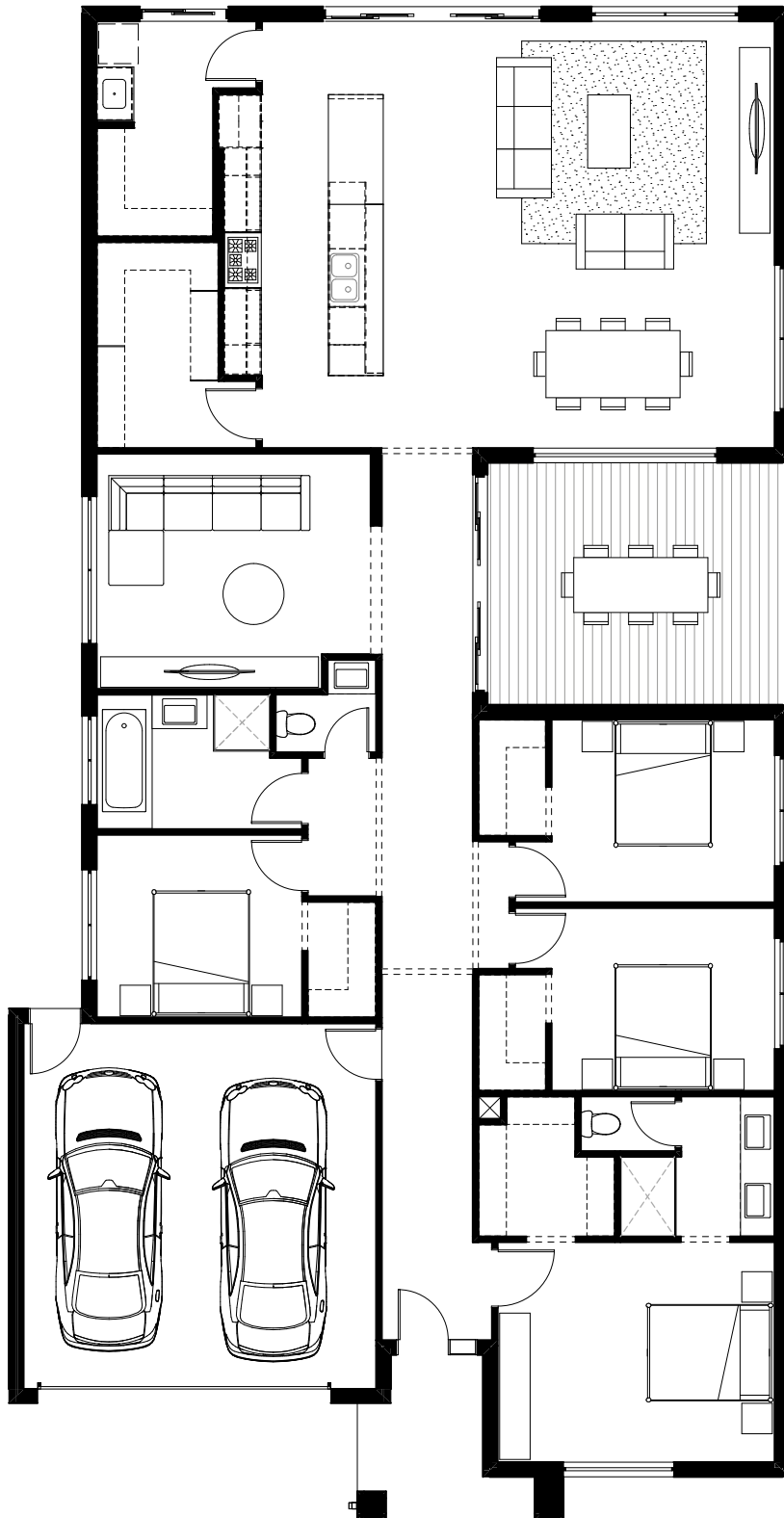
- Solar panels and Tesla Powerwall
- Fully rendered Hebel
- Colorbond steel roof
- Fisher & Paykel integrated kitchen appliances
- Caesarstone benchtops to kitchen, ensuite and bathroom
- Phoenix tapware and Franke undermount sinks
- Fisher & Paykel laundry package
- Porcelain floor tiles and quality carpet
- Double aluminium internal corner sliding doors
- LED downlights
- Actron Air reverse cycle inverter ducted split system
- Hills reliance alarm system
- Fully landscaped front and back garden
- 60 day settlement

ASPIRE

by **ARDEN**

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Bedrooms	4
Bathrooms	2
Garages	2

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ardenhomes.com.au

All figures are based on a 20% + fees deposit for an 80% lend (relatively standard lending terms for display homes) on a variable rate of 3.33% with interest-only repayments. Third party lender fees, terms and eligibility criteria apply. Lease income is 6.0%pa of the purchase price. This information is general information only and is not to be relied upon as advice, we recommend seeking your own financial advice. Price excludes furniture and decor items. Please speak to your Sales Consultant for a full list of inclusions. Pricing is correct as of May 2020. Arden Homes reserves the right to accept or decline any offer, and/or alter pricing without notice. Reproduction in any form, either in whole or in part is strictly forbidden. Images are for illustrative purposes only and may depict features not supplied by Arden Homes including fencing, window furnishings, and furniture.
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