

*rivergreen
villas*

溪翠花园

昆士兰经济快速发展地区中心 全新三房联排别墅



MATTHEWS
PROPERTY GROUP

43 River Road, Bundamba Qld 4304 Australia

座落于Ipwish市学区中心旁的滨翠花园Rivergreen是全新倾注建筑师精心设计的豪华生活住宅，业主尊享小区独立入口，诚意为您建造全屋带精品装修及美食家厨房的三房两层豪华联排别墅。

别墅带有独立的室内车库及门前庭院户外车位两个车位，为业主提供便利灵活的车辆空间。除此之外，别墅均带有后花园提供家人休闲娱乐的空间。

花园配套设施包括有游泳池、休闲娱乐用地、篮球场等以满足业主及住户的需求。所有配套设施以及公共绿地娱乐场所都能通过优美的园林小径到达，让各位住户都能安全、舒适的享受社区生活。

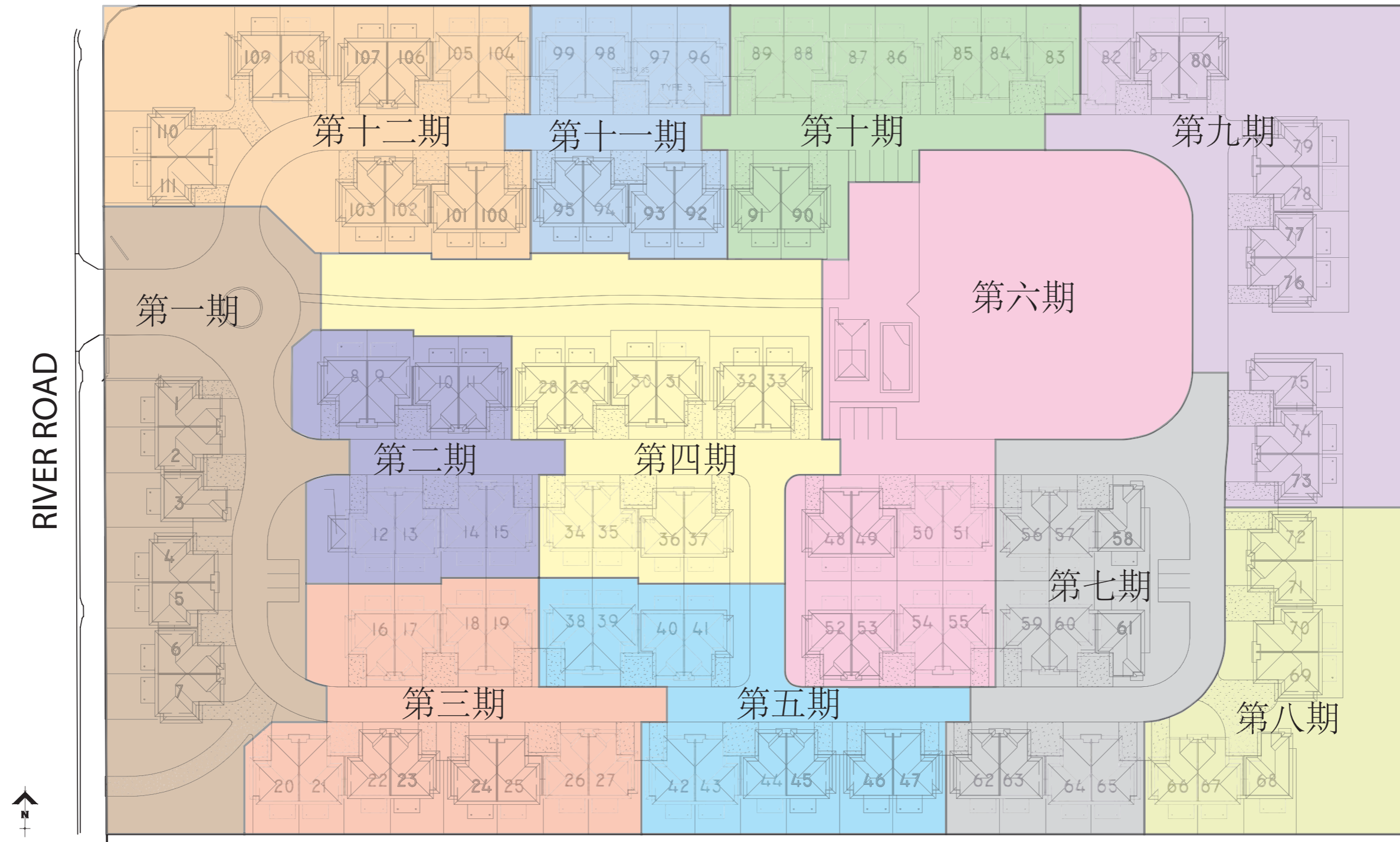


总体规划图

滨翠花园是本地区
仅有三房带精致装
修及开放式美食家
厨房的建筑风格的
联排别墅



建设计划



住宅区特点

- 园林游泳池
- 烧烤休闲设施
- 半场篮球场
- 双车位
- 休闲园林小径
- 进驻式小区管理

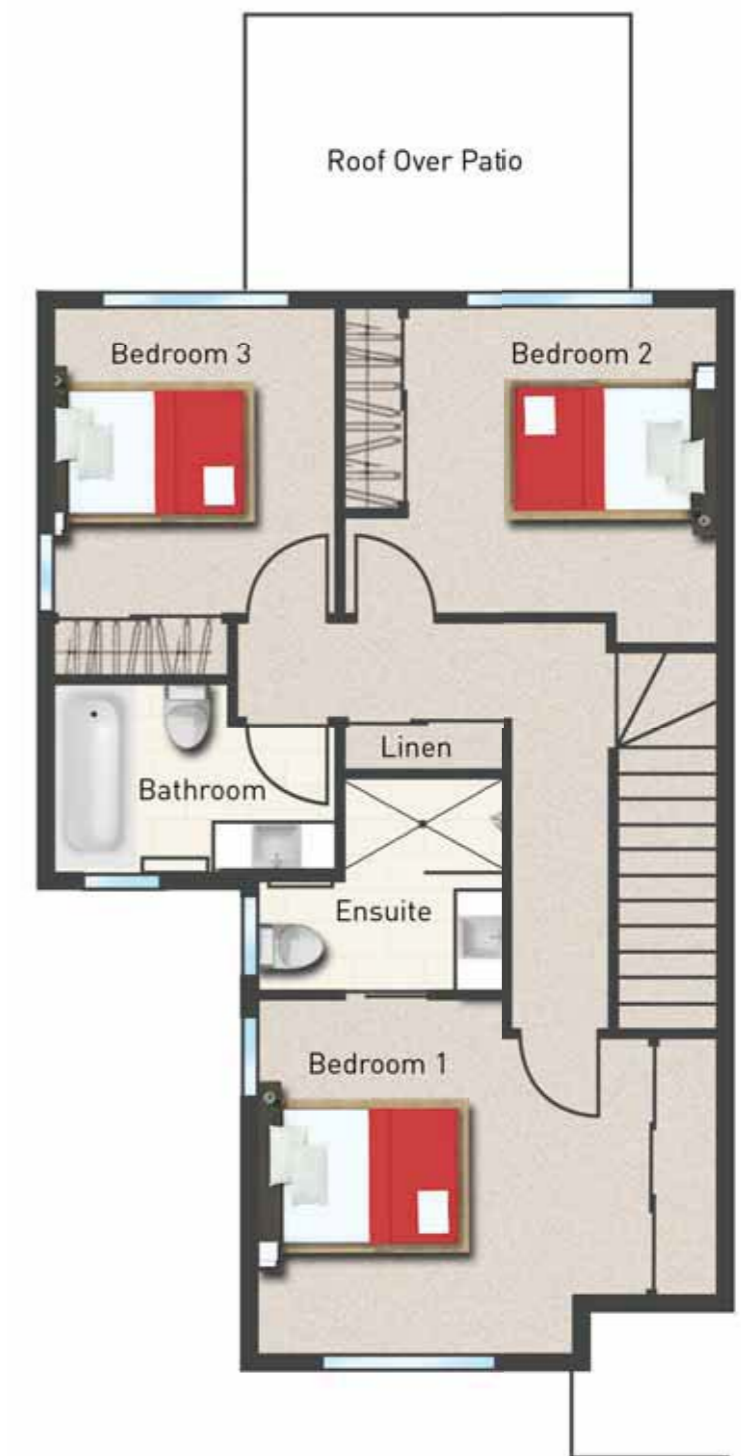


平面图

二层建筑设计特点:

- 3个铺设地毯带衣橱的房间
- 带独立卫浴的主人套房
- 现代开放式客厅
- 覆盖式露台
- 开放式美食家厨房
- 高档大理石料理台面及浴室台面
- 客厅安装空调
- 全自动卷闸独立车库

首层面积	48.8m ²
二层面积	60.5m ²
有顶露台面积	4.0m ²
车库	20.7m ²
合计室内外面积	144.0m ²



室内装修标准

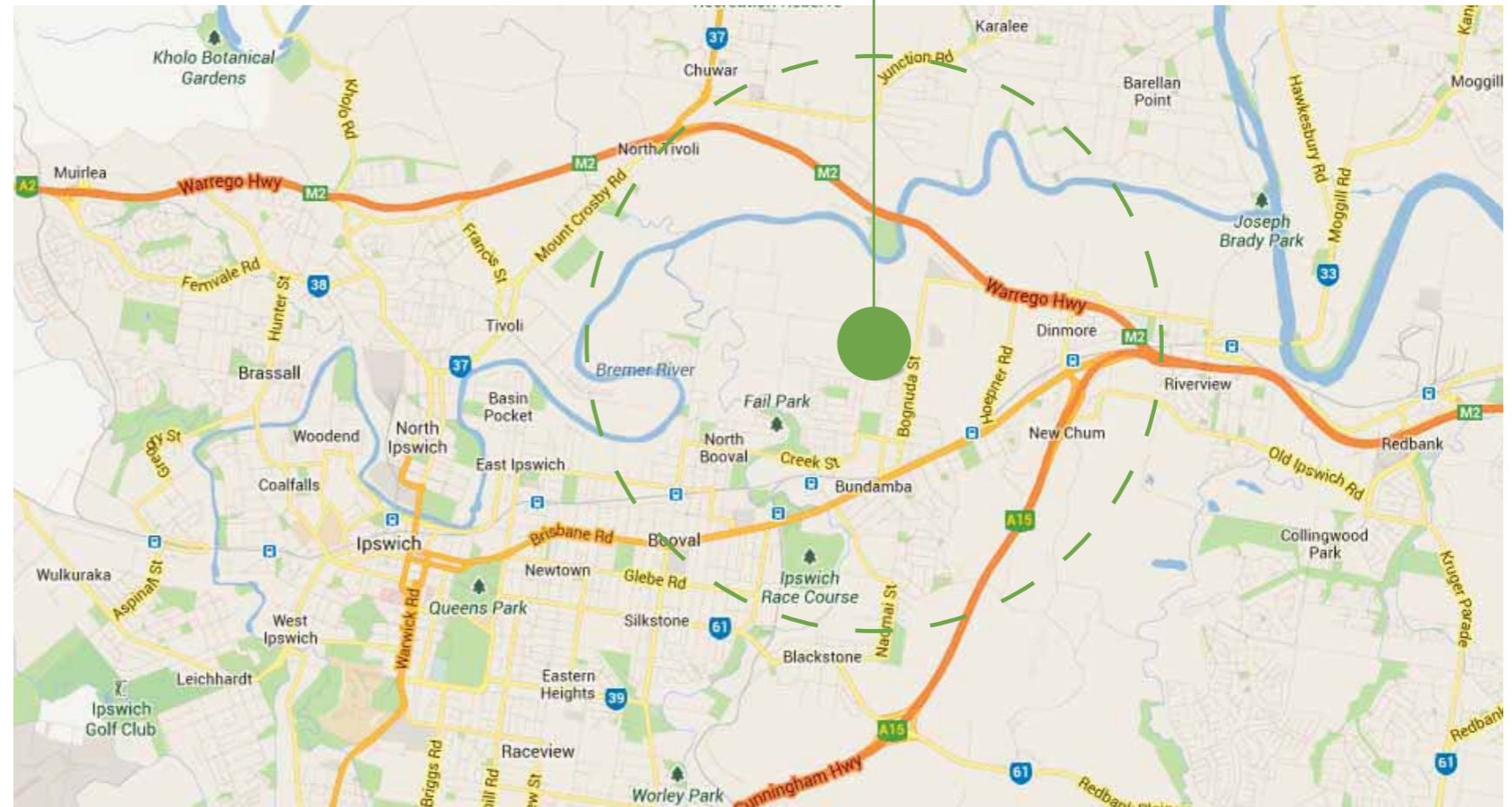
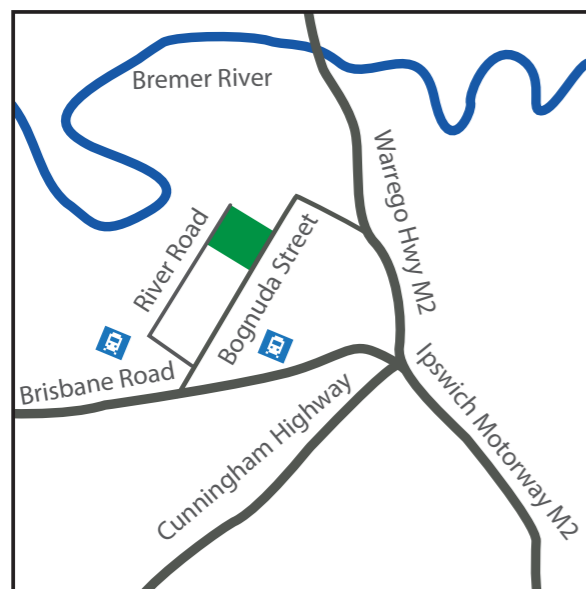
基础部分	符合工程标准的钢筋混凝土基础
地板结构	符合设计标准的木地板结构
木结构	澳大利亚标准的材料与结构
屋顶	混凝土瓦片屋顶
墙体	粉刷轻质墙体
屋檐与排水	镀铝锌钢板
室内	墙与天花板-粉刷饰面石膏板 卫浴间使用维力板 湿区全部带防水层 2040 木门 42mm*12mm 木脚线 67mm * 12mm 墙脚线
起居室	精选优质瓷砖
客房/楼梯	豪华地毯 配套吊扇
浴室	乳白色大理石台面 镶嵌一体洗漱台 1500mm压克力浴缸 豪华陶瓷便盆 混合冷热水水龙头 高级五金花沙 精选优质瓷砖 四周1m高及1.8米高瓷砖贴面 高级全玻璃淋浴间

厨房	白色大理石料理台及整体设计一体式现代橱柜 双槽不锈钢嵌入式水槽 厨房专用双头冷热水混合龙头 精选优质瓷砖 配置全功能烤箱, 电热灶及抽油烟机
洗衣间	全不锈钢洗衣槽 冷热水混合龙头 洗衣槽四周防溅瓷砖
门庭与露台	混凝土基础及精选优质瓷砖 木质入户大门
热水系统	电热水设备
晒衣架	混凝土地台上安装固定晒衣架
空调	客厅安装空调
车库	自动卷闸独立车库
小区车道	露石混凝土路面
门窗	带锁安全纱网门窗及铝合金窗
窗户装饰	百叶窗 房间安装窗帘
衣橱	镜面推拉门木质衣橱



地理位置

Bremner Institute of TAFE	200m
Stan McRea Soccer Fields	200m
Alfred Seymour 公园	300m
火车站	500m
Bundamba 游泳中心	1km
Citiswich 商业园	1km
Ipswich Race Course	1km
Bundamba小学	2km
公立高中	2.4km
Booval Fair 购物中心	3.8km
Ipswich 医院	7.4km
医疗诊所	7.3km



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地区资料 - Bundamba postcode 4304

距离布里斯班35公里

距离Ipswich商业中心7.2公里

Bundamba区是Ipswich市近年来发展最快的地区之一

整个地区有许多供公众使用的公园，游乐场和免费的烧烤公园及康乐中心是丰富。Booval购物中心是该地区最大的购物中心。本地区居民以学徒和商人为主，以及在该地区的零售和工业就业机会的强劲需求。本地区的有很多中小学校，另外还有位于Station Hill的布雷默职业培训学院。

资料来源：REIQ

居住环境

本区早期由富裕居民发展起来的家园小屋住区，现在区内以精心翻修和新建筑设计的住宅和别墅发展混合。由于附近有Bundamba TAFE学院及其相关产业发展商业，临近火车站，很受年轻家庭和学生青睐。

购物环境

离本小区仅2.2公里的Booval购物中心是本区最大型的购物中心，而临近的布里斯班大道分布很多各种各样的商店，居民购物十分方便。

Ipswich市中心距离7公里，有便捷的公共交通服务。

学校

Bundamba 公立高中

Bunamba初中

Bremer职业培训学院

汽车专修学院

交通

临近Bundamba的布里斯班大道是连接布里斯班和市内主要商业繁华中心的主干道路。

Bundamba火车干线提供分别到达布里斯班市区、Ipswich、Rosewood的火车服务，每30分钟就有来往布里斯班市中心的火车，出行非常方便。

娱乐设施

Ipswich跑马场

Ipswich Knights足球俱乐部

保龄球场

旱冰场

Bundamba游泳中心

Rotary公园

Alfred Seymour 公园



Ipswich

丰富多样的文化遗产，昆士兰州经济快速发展的走廊

Ipswich，是官方认可的昆士兰州最古老的城市，蕴含丰富的历史文人遗产。现在，这里是世界上最适宜居住的城市之一，Ipswich很荣幸的经过国际多元文化生活专家评价，选为世界最适宜适宜居住的中型城市之一。

庄园风格的中城市大氛围，让Ipswich独显同时具备丰富历史遗产魅力和独特的大都市交错的住宅居住体验。而作为其重要发展居住区，**Bundamba**成为其最舒适的生活区。

距离布里斯班的中央商务区仅30分钟路程的**Bundamba**是快速发展活力四射的新区，预计到2026年，本区人口规模将翻一番，成为是澳大利亚增长最快的地区的一部分。

本区到2026年的经济增长预测达到 **120 %**，Ipswich有着一个令人兴奋的未来，成为未来投资的热门城市。



Matthews 房地产发展商

Matthews 发展商是黄金海岸本地发展企业，拥有30年卓越的房地产及建筑工程经验。

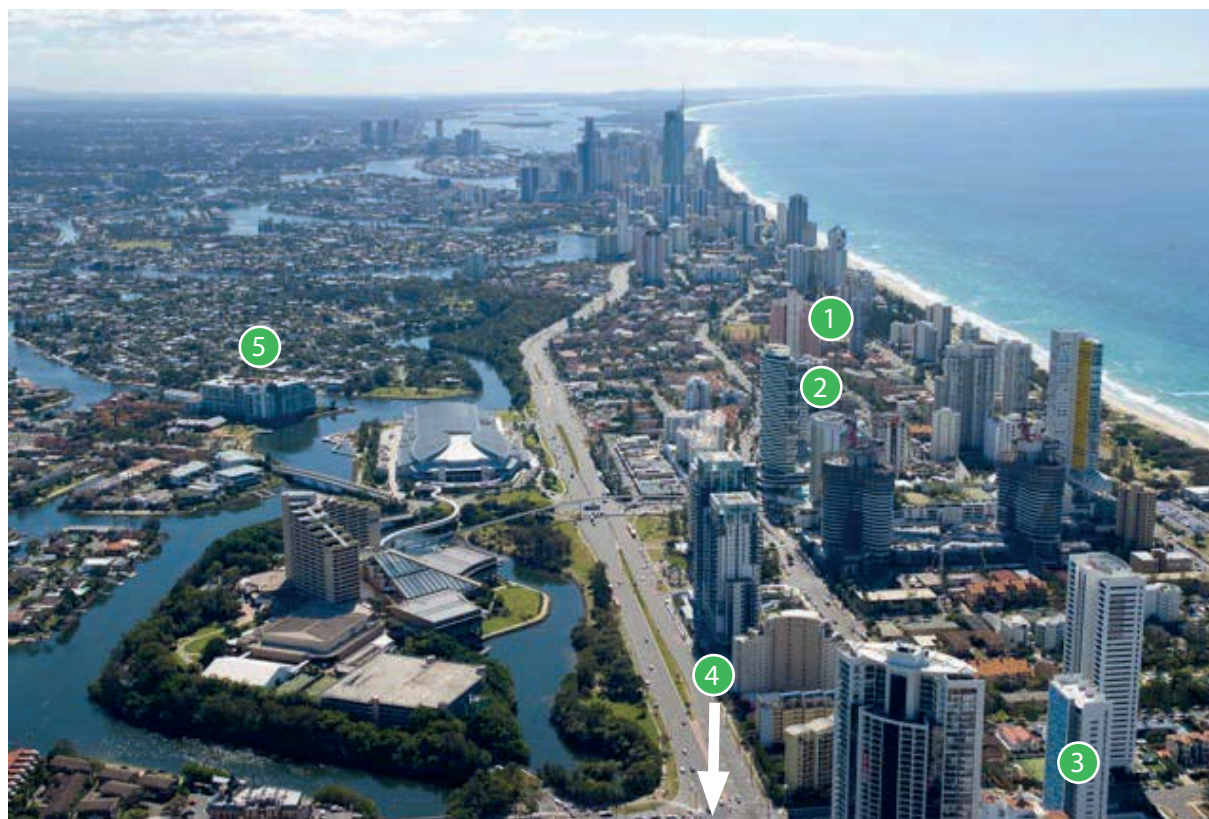
1996年，集团公司建成位于Broadbeach 中心的第一座高层建筑，而后公司快速发展，作为设计及建设一体的集团公司，建成至少5项地标建筑项目：

- 1 Ocean Park - 海边高层公寓
- 2 Sonata - Broadbeach商业中心项目
- 3 Ocean Pacific - Broadbeach中心建筑
- 4 Zone - 位于Mermaid Beach
- 5 Freshwater Point - 与黄金海岸会议与展览中心及木星赌场隔水相望的高级时尚公寓

Disclaimer: All reasonable care has been taken in the preparation of this brochure and floor plans. Any furniture or vehicle shown on the plans are not included in the sale of the lot.

The design, layout and any inclusions may vary between lots.
All information is correct at the time of printing. MPG20038

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Ray White

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Rental Assessment

43 River Road, Bundamba Qld 4304 Australia

Architecturally designed three bedroom two level villas featuring:

- 3 spacious carpeted bedrooms with built-in robes
- Master bedroom with ensuite
- Contemporary open-plan living
- Covered patio
- Gourmet kitchen
- Quality bathroom & ensuite with stone vanity tops
- Air-conditioning to living area
- Automatic Colorbond panel lift garage door

Convenient car parking is provided via a carport and lock up car garaging at the front of each residence allowing a courtyard to be situated at the rear of the villa for private entertaining and relaxing.

Lifestyle facilities include a pool, BBQ entertaining area and for those looking for fun and exercise, a basketball half court is also included in this centrepiece. All these, including a large park and recreation area are connected by a convenient landscaped pathway.



This assessment is backed by our Comparative Market Analysis, which is based upon three main factors.

Recent properties rented in the area, Other properties currently for rent, Our Property Management expertise.

Taking into account the above three factors in today's market. It is estimated that these Villas have the potential to achieve up to **\$330pw.**

It has been a pleasure to provide you with this rental opinion. Please feel free to call me if you have any questions or require further information on (07) 32819655 anytime.

Lyn Torpy
Manager

DISCLAIMER. This Appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.



Ray White New Projects

June 26, 2013

Mathews Property Group
Attention Larry Mathews
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Broadbeach QLD 4218

16 Orchid Avenue
PO Box 765
Surfers Paradise
Queensland 4217
ABN 73 093 431 595
Telephone +61 7 5584 9468
Facsimile +61 7 5570 2547

Rivergreen Villas at 43 River Road, Bundamba QLD

Dear Larry,

Thank you for the introduction of the abovementioned property. I am pleased to provide you with our estimate market value for the proposed sale prices for the villas.

Based upon the current economic climate given a limited understanding of the site, having reviewed the plans and visited the site, I am happy to provide an estimate for the sale prices of the villas for listing to the current marketplace.

Estimated from \$300,000 to \$310,000

We have had record sales volumes in the first half of 2013 and are confident that we are in a stronger market than at any time over the last five years. We should see prices start to strengthen over the next six to twelve months as the existing supply of new properties starts to decrease is a sign of confidence. Please note that this is only an opinion and should not be taken as a written guarantee.

I look forward to receiving your feedback shortly. Please feel free to contact me if you have any further queries in relation to this or any other matter.

Regards

Anthony Mauceri
New Projects Manager
Ray White Surfers Paradise New Projects

Ray WhiteTM

*Be Sure*TM


The **Surfers Paradise** Group

Offices throughout Australia, NZ, Hong Kong & Indonesia

Operated by Orchid Avenue Realty Pty Ltd

ABN 62 010 730 006





Napier & Blakeley
COST • RISK • RETURN

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F 07 3229 2340
www.napierblakeley.com

TYPICAL TOWNHOUSE, 43 River Road Bundamba, QLD

We list our estimate of the minimum and maximum depreciation allowances claimable,
assuming a DIMINISHING VALUE METHOD of depreciation

MINIMUM

Year	Division 40 Allowances \$	Division 43 Deductions \$	Annual Totals \$
1 - (365 days only)	1,600	3,000	4,600
2	1,600	3,000	4,600
3	1,300	3,000	4,300
4	1,000	3,000	4,000
5	800	3,000	3,800
6	700	3,000	3,700
7	600	3,000	3,600
8	500	3,000	3,500
9	500	3,000	3,500
10	400	3,000	3,400
11+	3,700	91,900	95,600
TOTALS	12,700	121,900	134,600

MAXIMUM

Year	Division 40 Allowances \$	Division 43 Deductions \$	Annual Totals \$
1 - (365 days only)	1,800	3,000	4,800
2	1,900	3,000	4,900
3	1,500	3,000	4,500
4	1,200	3,000	4,200
5	1,000	3,000	4,000
6	800	3,000	3,800
7	700	3,000	3,700
8	600	3,000	3,600
9	500	3,000	3,500
10	500	3,000	3,500
11+	4,400	90,900	95,300
TOTALS	14,900	120,900	135,800

These figures are of a general nature and should not be applied or acted upon unless supported by our specific advice.
They must not be used for taxation purposes in this form. Division 43 Allowances are calculated on the PRIME COST METHOD.
A claim will be dependant on the purchaser's tax position

SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING MATTHEW KOPPEL on 07 3221 8255

24 May 2013 MK 4304062547 - J16130.001

Sydney 02 9299 1899	Melbourne 03 9915 6300	Brisbane 07 3221 8255	Gold Coast 07 5570 6432	Sunshine Coast 07 5479 3566	Adelaide 08 8274 3760
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NOT ACCEPTABLE FOR TAX RETURNS

