

THE LOFTS II

HOMEBUSH
theloftshomebush.com


—
Project Information



Highlights

The Lofts II Homebush ticks all the boxes for a perfect off the plan investment and owner occupier opportunity. Secure your future and become part of a new era for the Homebush Area.

- ✓ High capital growth potential and high yielding, strong rental market.
- ✓ Low vacancy rates in Homebush.
- ✓ Efficient and spacious, well designed unit layouts.
- ✓ Located close to CBD with very strong infrastructure and amenities nearby.
- ✓ Low outgoings (strata fees and rates), low maintenance.
- ✓ Strong tax depreciation.
- ✓ Good transport access with bus and train services.
- ✓ Seasoned builder/ developer with sound track record.

ADDRESS	208 - 214 Parramatta Road, Homebush, NSW 2140
APARTMENTS	142 Apartments + Retails
BUILDING DETAILS	10 Level with rooftop One Rear Communal Area Double Basement parking
INTERNAL SIZE RANGE (Excluding Balcony / Storage / Parking)	40sqm to 150sqm
TOTAL SIZE RANGE (Excluding parking)	50sqm to 400sqm
PRICE RANGE	1 bedroom from \$470,000 2 bedrooms from \$685,000 3 bedrooms from \$940,000
PROJECT WEBSITE	theloftshomebush.com
DEVELOPER	Landpearl Pty Ltd 
ENQUIRY	info@landpearl.com.au
ESTIMATION OF COMPLETION	Quarter 3 2018
DEPOSIT REQUIRED	\$5000 hold with 10% on exchange

Expected Rental Returns

Based on comparable new apartments rentals in 2016

1 Bedroom	\$450-\$500 per week approximate
1 Bedroom + Study	\$500-\$550 per week approximate
2 Bedrooms	\$600-\$700 per week approximate
3 Bedrooms	\$800-\$900 per week approximate

Strata

Approximate Administration Fund

ADMINISTRATIVE FUND	
Per Annum, per unit entitlement	\$113.97
Per Quarter per unit entitlement	\$28.49
SINKING FUND	
Per Annum, per unit entitlement	\$13.57
Per Quarter per unit entitlement	\$3.39
TOTAL STRATA FEE EXAMPLES	
1 Bedroom	\$450.00 Per Quarter
1 Bedroom + Study	\$580.00 Per Quarter
2 Bedrooms	\$740.00 Per Quarter
3 Bedrooms	\$850.00 Per Quarter

Based on Premium Strata Quoted Estimate November 2016.

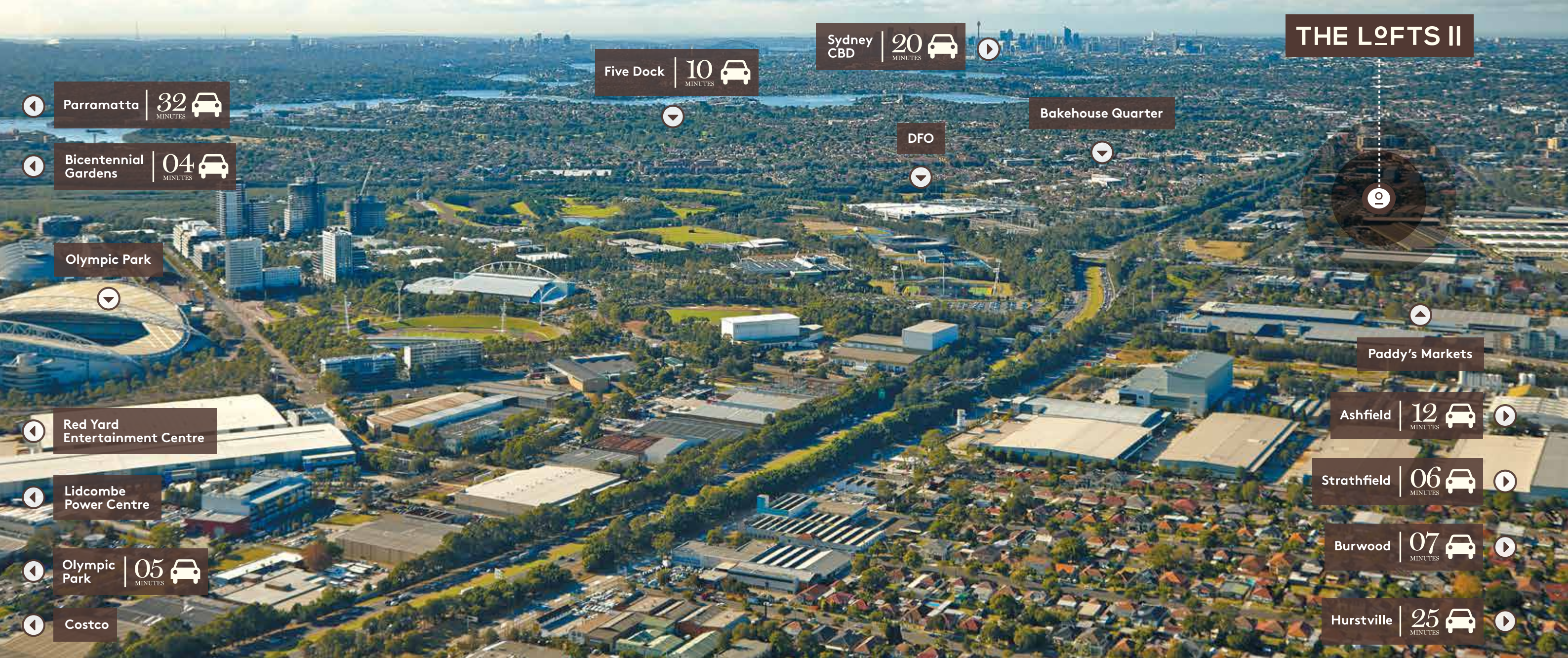
First Home Buyer Incentives and Grants

First time home buyers in NSW are eligible for stamp duty concessions, plus a \$10,000 government grant for newly built or off the plan properties. For further information please check with your solicitor or contact the Office of State revenue.

PROPERTY PRICE	STAMP DUTY	SAVING	GOVERNMENT GRANT
Up to \$550,000	\$0	\$20,240.00	\$10,000
\$560,000	\$2,474.00	\$18,216.00	\$10,000
\$580,000	\$7,422.00	\$14,168.00	\$10,000
\$600,000	\$12,370.00	\$10,120.00	\$10,000
\$620,000	\$17,318.00	\$6,072.00	\$10,000
\$640,000	\$22,266.00	\$2,024.00	\$10,000
\$650,000	\$24,740.00	\$0.00	\$10,000
\$650,000 to \$750,000 Full stamp Duty Applicable – Government Grant \$10,000			

Above are some calculations at various price points under the concessions. For more information please visit office of state revenue: www.osr.nsw.gov.au





About Homebush

Located in magnificent city of Sydney, NSW Australia, Homebush is known for its many diverse cultures, friendly people, exotic foods, great restaurants, and unique shopping experiences.

Sydney's largest entertainment precinct offers doorstep venues for leisure and amusements to suit all moods and ages. There are scenic parks, historical sites and an extensive range of sporting and recreational facilities – Bicentennial Park and Sydney Olympic Park just to name a few.

It's this outstanding amenity that has seen this centrally located suburb grow from strength to strength. Few communities offer such an all-encompassing mix of open space and world-class infrastructure that will only be added to in future years.

The City is geographically well placed, close to suppliers and services, and major transport. The Sydney CBD is just a short drive or train ride away.

Transportation

Just a stroll from Homebush Station, hop on a train for a quick 30 minute commute to the Sydney CBD.

Homebush railway station is the terminus of all stations services on the Airport, Inner West & South Line of the Sydney Trains network. Parramatta Road and the M4 Western Motorway are the main arterial roads passing through the suburb.

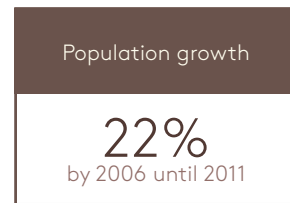
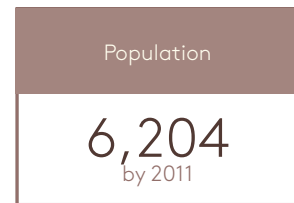
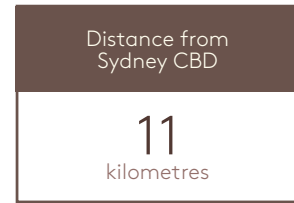
Commercial Area

Superbly connected to a larger world, it provides that perfect mix of convenience, urban energy and easy everyday life.

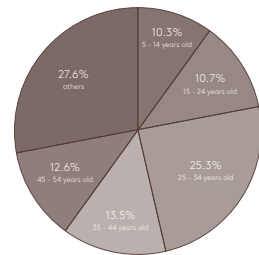
Shop at nearby Rhodes and bustling Burwood Westfield, or the DFO designer outlet. Source fresh produce at the lively Flemington Markets. Sample the diverse multicultural eateries or the Bakehouse Quarter's charming restaurants and stores.

Demographics

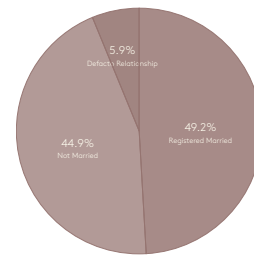
Homebush, NSW 2140 is part of Strathfield Council.



Age Group



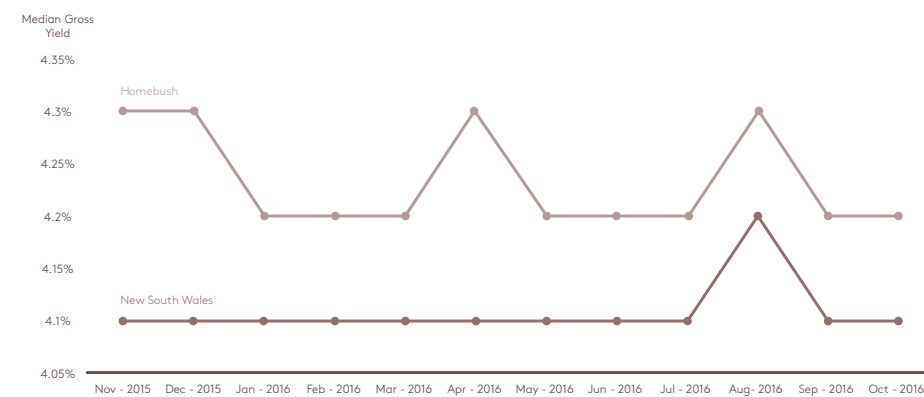
Social Marital Status



Sources : Census 2011, ABS.

Market Trends

In the last few years hundreds of properties changed hands in Homebush, which makes it the 70th most active market in NSW when comparing the number of sales per suburb.



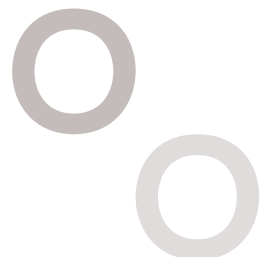
Sources : Propertyvalue.



Stylish, Contemporary and Functional

The Lofts' sophisticated neutral finishing scheme keeps things grounded in nature.

<p>SLEEK KITCHEN</p> <p>Designer Bosche gas cooking, range hoods, oven and dishwasher.</p>	<p>Neutral timber flooring and polyurethane soft close cabinetry for premium feel.</p>	<p>Stone benchtops for lasting quality.</p>
<p>CONTEMPORARY BATHROOM</p> <p>Luxurious wall mounted polyurethane cabinetry and porcelain floor tiles.</p>	<p>Stylish white basins and frame less glass showers.</p>	
<p>COMFORTABLE LIVING AREA</p> <p>Timber floors throughout boasting quality and contemporary feel.</p>	<p>Air-conditioning system and large balconies with open vistas.</p>	<p>Internal laundry with dryer included.</p>



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To take advantage of this special opportunity,
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