

Australian Unity **Select Income Fund**

McDowall, QLD	Syndicate No: 681
	Interest Rate (Net PA)
	9.10%*
	Loan to Value Ratio (LVR)
	67.48%*
	Start Date
	February 2024
	Investment Term
	February 2024 - June 2024*
	Property Type
	Residential Construction

Artist's impression of the completed development site at 902-904 Hamilton Road, McDowall QLD

Summary

The proposed development is located in the established residential suburb of McDowall which is within an 11 kilometre radius (or 14 kilometres by road), north-west of the Brisbane CBD which can be accessed by major arterial roads nearby. Frequent and regular bus services operate in both directions along Beckett Road, with the closest bus stop being 250 metres from the Security Property and the nearest Train Station, Enoggera, is five kilometres to the south.

Nearby amenities include 'McDowall Village' neighbourhood shopping centre which is approximately 200 metres away and the Westfield Chermside shopping centre which is about four kilometres away. A number of private and state primary and secondary schools are within a three kilometre radius. The Prince Charles Hospital and the North West Private Hospital are both within a three kilometre radius, and a number of parks and reserves are in close proximity to the Security Property.

The proposed development will comprise a total of 83 townhouses, with six different types of floor plans. 21 townhouses will comprise three-storey construction and the remaining townhouses will comprise two-storeys. Each townhouse will have two car parks and there will be a total of 16 visitor car parks provided. Access to the development will be via a new access road off Hamilton Road, allowing left-in and left-out traffic movements only. A communal recreation area will be located at the south west rear boundary of the development

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Existing investors contact us to request a Supplementary Product Disclosure Statement of this investment.

Important information

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This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, australianunity.com.au/wealth/sif, including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.