



## McLaren Display Home – 6%p.a for 2 years

The McLaren Display Home – a brand new 2-bedroom plus study display home within our Ingenia Lifestyle Bethania over 50s community.

McLaren features:

- 2 spacious bedrooms
- Separate study
- Walk in robe to main
- Air conditioning
- Modern kitchen with stainless steel appliances
- Open plan living
- Ensuite plus second bathroom
- Single garage plus extra storage
- Separate laundry
- Alfresco area
- Pet Friendly Community

The McLaren is the perfect design to entertain or start that long awaited hobby. It's spacious, smart-by-design, affordable and finished to a high-quality. It's a great home to own and Ingenia Lifestyle Bethania is a wonderful place to live!

Things to know

- Display home is situated on site 191, close to clubhouse
- Lease term is 2 years + 6 month option by Ingenia
- Extras, Window furnishings, Larger than average lot, Long

2 2 1

Price	SOLD
Property ID	101335

### Lifestyle Community Details

Ingenia Lifestyle Bethania

### Sales Representative Details

Ingenia Lifestyle Bethania  
1800 135 010  
info@ingenialifestyle.com.au

Attractive leaseback at 6% p.a (conditions apply)\* with limited outgoings\*\*

Land lease communities are the fastest growing downsizing solution in Australia. Smart, savvy downsizers have embraced the affordable, sustainable housing solution as it enables downsizers to free up more equity and help fund a more comfortable lifestyle for their golden years.

Ingenia Communities is one of Australia's largest owners, operators and developers of seniors rental, lifestyle and holiday communities. Listed on the Australian Stock Exchange (ASX:INA), Ingenia has a strong balance sheet and a market capitalisation of circa \$1bn.

If you would like to know more or express interest in this investment opportunity, simply contact Lydia Lawton today.

#### Invitation

If you are an investor seeking a reliable income stream in an emerging community in a rapidly growing property sector or thinking of downsizing but are not yet ready to move in, this is an exclusive invitation to purchase one of a select number of homes in premium locations within our communities, with attractive leaseback terms.

Invest and enjoy the benefits of an attractive income stream, proposed clubhouse and lifestyle facilities and growing demand as the community matures.

#### The Offer

- 6% net yield (conditions apply)\* for 2 years, with a 6 month option at Ingenia's election (lease length may vary per home)
- Limited outgoings\*\*
- No stamp duty
- No land tax
- No entry or exit fees
- Reduced sale commission (conditions apply)\*\*\* if sold during or at end of the lease term
- Select from a range of innovative architect designed homes
- Homes to be used as display homes, sales office or a temporary clubhouse as nominated by Ingenia\*\*\*\*
- Display homes located in premium locations with special features and additional upgrades

If you would like to know more or express interest in this investment opportunity, simply contact Lydia Lawton today.

## Terms and Conditions

\*6% net yield payable for all homes that settle on or prior to 28 August 2020. Any homes that settle after 28 August will receive a rental payment reflecting a 5% yield.

\*\*The purchaser is not responsible for payment of any water, electricity, public liability or contents insurance during the term of the lease. Council rates are not payable during or after the lease term. Purchasers will be required to pay building insurance and repairs if required.

\*\*\*Reduced sales commission will apply during or at end of lease term if the home is sold, beyond this time resale commission will be at standard rate.

\*\*\*\*Ingenia has an obligation to restore the home to its condition as at commencement of the lease term, fair wear and tear excepted.

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## Why do people love Ingenia Lifestyle?

Over 3,500 people now own their home and enjoy being part of an Ingenia Lifestyle land lease community. It's becoming more popular than ever because of the smart financial reasons and the great lifestyle benefits.

Ingenia Lifestyle homes are built to high-quality standards and modern technology means our homes are stylish yet affordable PLUS high quality and low maintenance. Our homes also include smart-by-design features for over 50s comfort and convenience.

There's so much to love about downsizing and becoming a homeowner in an Ingenia Lifestyle community. Arrange a tour and feel what it's like to be part of an active community with like-minded and welcoming neighbours!

The best way to know is by seeing it for yourself. Seeing is believing.

Ingenia Lifestyle Bethania – Contact Lydia Lawton today.

Downsize to upgrade your life! Ingenia Lifestyle is your key to unlocking a new lifestyle with less stress. Downsizing can be the way you get the independence, freedom, time and money to do more of what you love!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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