

RESI

HOMES



1-5 Durham St Mount Druitt NSW 2770

2 bedroom, 2 bathroom apartments

\$235,000

Rental \$300 per week



Thank you for your recent enquiry of 1 Durham Street Mt Druitt.

As you know finding large new quality properties in this area is very hard to achieve. These units are 3 years old but the builder has rented 12 for himself and has not sold them so they qualify for first home owner because the title is still in the name of the builder.

Please look over the plans carefully as we have had a huge enquiry and these properties will sell very fast.

You will notice that the sizes of the 2 bedroom apartments are possibly the largest in the area of Mt Druitt.

At inspection please provide me with a finance approval and the details of your solicitor for the contract.

You can buy cheaper in the area if you want older properties that are small and in worse locations than this property, the developer of this property has a reputation for large designs and built to last.

For any further information please call me on 0419 049 449.

Gratefully yours

Philip Sigglekow

property@resiwealth.com.au

0419 049 449

Disclaimer

This publication is intended to convey general information only in relation to its subject matter. It is not intended nor should it be treated as advice by the reader. Any specific questions or issues should be directed to your accountant or qualified legal practitioner.

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Apartment Details

Levies:

Strata Levy: \$400 per quarter

Council Rates: \$225.00 per quarter

Water Rates: \$121.70 per quarter

Rental:

\$300 - \$320 per week

Features:

2 bedroom, 2 bathroom

Security carspace

Air-conditioning

Built-in wardrobes

Balcony

3 years old - eligible for first home owners
as title still in builders name

Suitable for investors – tenants already secured

Ideal location



Location



- Durham Street Shopping Village including, pizza, post office, sports centre, restaurants, fruit and veggies, all you need within 150m walk
- Durham Street Sports Centre 120m walk
- Mt Druitt Train Station 700m walk or 2 min drive
- Westfield Shoppingtown Mt Druitt 1km walk or 2 min drive
- 2 Primary Schools within walking distance
- Mt Druitt TAFE 1.5km (next to Westfield)

Photos

Westfield Shoppingtown Mt Druiitt



Photos

K-Mart & AutoBarn shopping Mt Drutt (next to Westfield)



Durham St Shopping Village



Durham St Sports Centre



Photos

Kitchen & Balcony (indicative only)



Apartments available

Unit no.	Level	Bedrooms	Net living m2	Basement m2	Total Strata m2	Price	
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Ground

28	Ground	2	96	T36	132	\$245,000	SOLD
37	Ground	2	126	18	144	\$240,000	SOLD
40	Ground	2	97	18	115	\$235,000	HOLD

1st Floor

6	1	2	100	17	117	\$240,000	SOLD
30	1	2	112	18	130	\$240,000	SOLD
42	1	2	100	T36	136	\$245,000	

2nd Floor

19	2	2	100	17	117	\$245,000	
46	2	2	100	18	118	\$245,000	
55	2	2	100	18	118	\$245,000	

3rd Floor

47	3	2	126	18	144	\$245,000	SOLD
48	3	2	100	18	118	\$245,000	
71	3	2	100	17	117	\$235,000	



Floor plans

The following units relate to floor plan **sample 66** :- 6, 19, 30, 40,42,46,48,55

FIRST FLOOR
2 BEDROOMS UNIT
FLOOR AREA (NET) 76M²
BALCONY AREA (NET) 31M²
TOTAL AREA (NET) 107M²

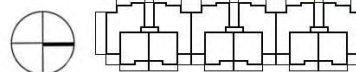
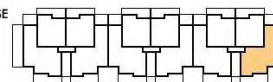


Apartment No. 66



1-5 DURHAM ST, MOUNT DRUITT

LOCATION OF TOWNHOUSE



zhinar design architect.1/142 james ruse drive,rosehill.(p)02 96878787.(f) 02 96879393
Disclaimer: All information contained is gathered from sources deemed to be reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.
All areas are approximate only and subject to any final survey.

Floor Plans

The following units relate to floor plan **sample 41** :- **37,47**

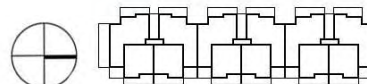
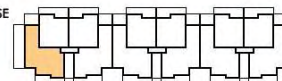


Apartment No. 41

1m 5m

1-5 DURHAM ST, MOUNT DRUITT

LOCATION OF TOWNHOUSE

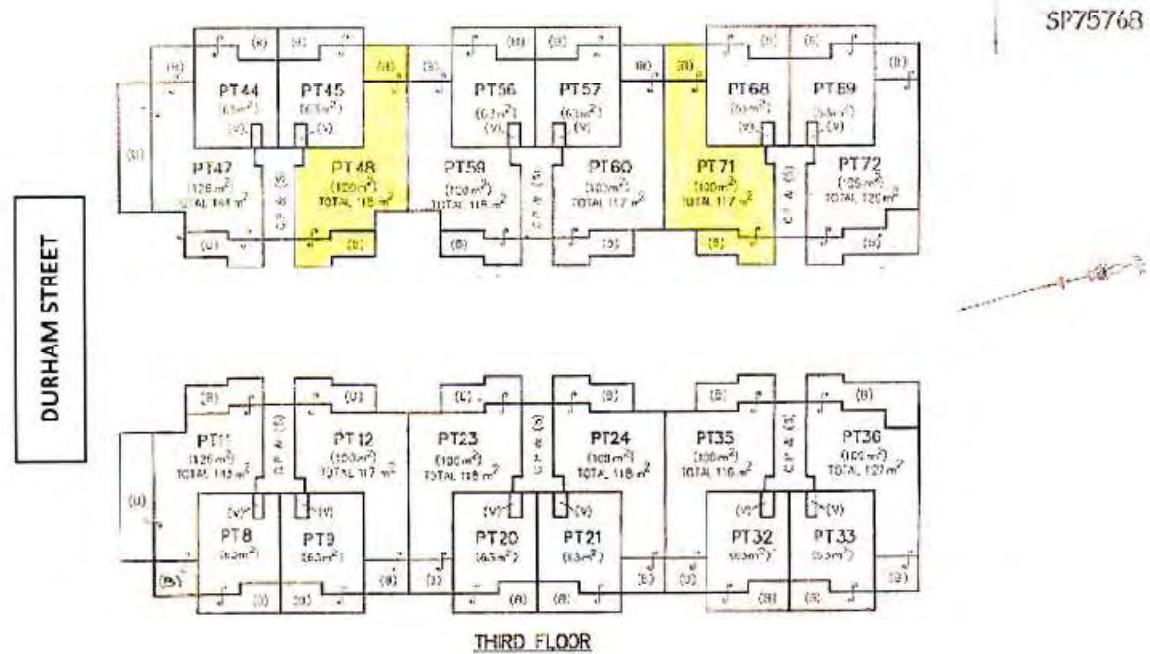


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Floor Plans



Floor Plans



Recent Comparable Sales in complex

(From Feb-July 09)

Unit 57 - \$233,000 30/5/09

Unit 54 - \$251,000 9/2/09

Unit 22 - \$345,000 14/5/09

Unit 25 - \$230,000 23/3/09

Recent Comparable Rentals in complex

(as at 1/7/09)

Unit 45 - \$300 per week

Unit 24 - \$280 per week

Unit in complex - \$295 per week



Schedule of Finishes

ELECTRICAL AND APPLIANCES

- Gas cook top
- Electrical under bench oven
- Range hood
- Hot water heater
- Light fittings, power points, phone and TV point
- Earth leakage electrical safety switch provide in single phase meter box
- Smoke alarms with battery backup as per council requirement

KITCHEN

- 1 ½ Bowl Clarke 2003f (or similar) sink
- Flick mixer
- Pull handle to cupboards
- Tiled splash backs above kitchen bench top and cupboard

BATHROOM

- Vanity
- Toilet dual flush
- White bath
- Taps
- Floor tiles
- Mirror over vanity
- Toilet paper holder, soap holder and towel holder will be provided for each bathroom
- Shower screens with clear laminated safety glass

EXTERNAL FEATURE AND WORKS

- Colour bond gutters
- Quality aluminum windows as per plan with fly screen windows and sliding doors
- Concrete roof tiles

INTERNAL

- Built in wardrobes as per plans
- Internal door with paint finish and door furniture
- Entry panel and door furniture
- Door handles
- Paint to walls and ceiling
- Paint finish to all internal woodwork and metalwork
- Carpet to all bedrooms

1-5 DURHAM STREET, MOUNT DRUITT

Suite 33, Level 3, 1-7 Jordan Street, Gladesville NSW 2111 Ph: 02 9816 2888 Fax: 02 9816 2399 email: property@resiwealth.com.au

Expression of Interest Deposit

Please print clearly, and sign where indicated

"7 days" Cooling Off

Property to be Purchased Details:

Property Name					
Lot Number		Purchase Price		Deposit Paid	\$1,000

Deposit Method <i>(please circle)</i>	Credit Card	Cheque	Cash	Other
Credit Card Details	Name on Card			
	Type (eg. Visa)		Expiry Date	
	Credit Card No.	_____		Amount \$1,000
	Signature			

Purchaser Details:

Full Name of Purchaser					
Email Address					
Purchaser Address					
City/Suburb		State		Postcode	
Telephone No.		Fax No.		Mobile	

Condition for withdrawing Lot off the Market:

If the signed *Contracts for Sale* are not received by ResiWealth Pty Ltd from the purchaser/purchasers within 10 days of the purchaser having received those contracts for signing, the vendor reserves the right to place the property being purchased back on the market to be available for sale without notice to purchaser/s named above.

Purchaser's Solicitor Details:

Solicitor – Name of Firm					
Contact Name					
Postal Address					
City/Suburb		State		Postcode	
Telephone No.			Fax No.		

Purchaser's Signature/s: I hereby apply for the purchase of the said property, and authorise the preparation of a Contract for Sale, subject to the cooling off rights under NSW Real Estate Law. (All contracts subject to finance approval).

.....
(Purchaser)

Date:/...../.....

.....
(Witness Signature)

Date:/...../.....