

# CURRENT OPPORTUNITIES

## The Ashley Grove Estate - Derby's premier lifestyle community

**ASHLEY GROVE ESTATE, DERBY WA**  
Executive standard housing by Point Developments

**UNITS**

**COOLIBAH VILLAS**  
• 8 2 BED/2BATH VILLAS  
**ALL SOLD**

**LIVISTONA VILLAS**  
• 10 2 BED/2BATH VILLAS  
• PRIME ASHLEY GROVE ESTATE LOCATION  
• CLOSE TO PARK  
• BUILT TO GROH SPEC  
• COMPLETION MAY 2012  
**ALL SOLD**

**11 CYPRESS COURT**  
• 2 STUNNING 3X2 HOUSES  
• PRIME ASHLEY GROVE ESTATE LOCATION  
• BUILT TO GROH SPEC  
• LARGE PRIVATE GARDENS  
• AMPLE PARKING

**1 CYPRESS COURT**  
• 6 X 2 BED VILLAS / 2 X 3 BED VILLAS  
• PRIME ASHLEY GROVE ESTATE LOCATION  
• SECURE GROH LEASES IN PLACE GENERATING 9% RENT RETURN PA  
• COMPLETION MAY 2012

**THE GROVE APARTMENTS**  
• 14 2 BED/2BATH VILLAS  
• PRIME ASHLEY GROVE ESTATE LOCATION  
• ADJACENT TO PARK  
• BUILT TO GROH SPEC  
• AMPLE PARKING  
• COMPLETION APRIL 2012

**DERBY TOWN CENTRE 2KMS**

**Australian ECO CONSTRUCTIONS**  
**NORTHWEST REGIONAL developments**

All enquiries - Giles Tipping - 08 9193 8017 / 0408 097248 / giles@pointdevelopments.com.au

## The Grove Apartments, 1 Cassia Close, Derby WA

14 luxury 2 bed/2 bath units with real potential to achieve the highest rent returns in the North West!



Images of developer's previous project (virtually identical to Grove Apartments). Furniture not included

Typical 2bed/2 bath floor plan



The Grove Apartments site plan



Unit	m2	Bed	Bath	Feature	Type	Price	Rental per week	Rental per annum	Lessee	Lease term	*Rent Review	Rent Return pa
1	119	2	2	Yard	Twin Key	\$ 555,000	TBC	TBC	TBC	TBC	TBC	TBC
2	119	2	2	Patio	Twin Key	\$ 545,000	TBC	TBC	TBC	TBC	TBC	TBC
3	119	2	2	Patio	Twin Key	\$ 545,000	TBC	TBC	TBC	TBC	TBC	TBC
4	119	2	2	Yard	Twin Key	\$ 560,000	TBC	TBC	TBC	TBC	TBC	TBC
5	119	2	2	Yard	Twin Key	\$ 550,000	TBC	TBC	TBC	TBC	TBC	TBC
6	119	2	2	Yard	Twin Key	\$ 550,000	TBC	TBC	TBC	TBC	TBC	TBC
7	119	2	2	Yard	Twin Key	\$ 550,000	TBC	TBC	TBC	TBC	TBC	TBC
8	119	2	2	Patio	Twin Key	\$ 545,000	TBC	TBC	TBC	TBC	TBC	TBC
9	119	2	2	Patio	Twin Key	\$ 545,000	TBC	TBC	TBC	TBC	TBC	TBC
10	119	2	2	Patio	Twin Key	\$ 540,000	TBC	TBC	TBC	TBC	TBC	TBC
11	119	2	2	Patio	Twin Key	\$ 540,000	TBC	TBC	TBC	TBC	TBC	TBC
12	119	2	2	Patio	Twin Key	\$ 540,000	TBC	TBC	TBC	TBC	TBC	TBC
13	119	2	2	Patio	Twin Key	\$ 540,000	TBC	TBC	TBC	TBC	TBC	TBC
14	119	2	2	Patio	Twin Key	\$ 545,000	TBC	TBC	TBC	TBC	TBC	TBC

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- 119m2 2bed/2bath apartments from just \$540,000!
- Virtually identical properties close by achieving up to 12% NET rent returns!
- Apartments will have strong appeal to the corporate and government rental markets
- Twin key set up allows each apartment to be leased as a whole or as two separate accommodation units
- Apartments are finished to a turn key standard
- Each apartment features a private patio and yard space
- Each apartment features a double carport and store room
- Located in the heart of Derby's premier residential address - The Ashley Grove Estate
- Scheduled for completion May 2012

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