

FAIRVIEW
11-15 Fairview Avenue,
The Entrance



Overview

Located in the heart of The Entrance, Fairview is a beautifully designed 6 storey development with all the quality finishes and inclusions that you could ever want. Functional, yet spacious in design, apartments are available in 2 or 3 bedrooms and all have a northerly aspect and huge terrace with brilliant panoramic ocean and lake views.

This stunning low maintenance complex is an undisputed masterpiece of the area and will delight even the most discerning of buyers. Proudly constructed by its owner/master builder, Fairview offers:

- Contemporary design with quality inclusions throughout.
- High ceilings, allowing plenty of natural light.
- State-of-the-art security for peace-of-mind.
- Fantastic location within easy walking distance to the town centre.

Key Investment Points

- 6.3% capital growth each year from 2001 - 2006
- 2 bedroom apartments from only \$363,000
3 bedroom apartments from only \$462,000.
- Expected rental return of between \$280 and \$320 per week for 2 bedroom apartments.

Location: The Entrance

Total dwellings: 22 apartments - 15 remaining (7 have been sold to owner-occupier)

Prices: 2 bedroom apartments from \$363,000
3 bedroom apartments from \$462,000
(Prices correct at time of writing)

Rent Return: \$280 to \$320 per week - 2 bedroom apartments
(As per market rate at time of going to print)

Area (m2): 2 bedroom apartments - 100 to 123 square metres
Balconies on 2 bedroom apartments - 27 to 45 square metres

3 bedroom apartments - 160 square metres
Balconies on 3 bedroom apartments - 49 square metres

Fixtures and Fittings: Premium quality throughout

Capital Growth: 6.3% per annum from 2001 to 2006

Ownership: Strata titled

Completion: Available now

Location analysis

As at 2005 the population of The Entrance was 48,812, experiencing a 1.2% growth from the previous year. The majority of the population is either couples with children, or "empty-nesters". The average age of the area is 39. The average weekly income is between \$600 - \$700.

From 2001 to 2006 units have experienced a 6.3% per annum growth over the 5 years. Compare this to Sydney, with only a 5.3% per annum growth for the same period.

At The Entrance, only 8% of dwellings are units, with the majority of 79% being house dwellings.

Development location

The Entrance region's beaches are considered some of the finest in the world. With golden sand and crisp clear ocean water, the beaches are a popular location for not only tourists and visitors but the locals as well.

Tuggerah Region Business Centre is located near The Entrance and has opened its door to a host of new opportunities for business and industry and is growing rapidly. Tuggerah has an advantage given its proximity to Sydney, existing infrastructure and easy access to the F3 freeway.

For more information contact:
Debbie Eyers, Dougmal Real Estate
Ph: (02) 4628 7444, Fax: (02) 4628 7177
Email: promotions@dougmal.com.au



HOW TO INVEST

To secure a property within this development, below are the steps you will be required to take:

1) Contact

Contact Dougmal Real Estate to register your interest in the property and to arrange viewing.

Debbie Eyers
Dougmal Real Estate
Email: promotions@dougmal.com.au
Ph: (02) 4628 7444
Fax: (02) 4628 7177
www.dougmal.com.au

2) Organise the deposit

A 10% deposit is required to exchange contracts. This deposit can be provided via any of the following methods:

- Cash (held Dougmal Real Estate's Trust Account)
- Deposit Bond
- Bank Guarantee

3) Exchange contracts

- a) Your solicitor will be sent the contract to review.
- b) Once you are satisfied with the contract you will need to sign and return it to your solicitor with the 10% deposit.
- c) This needs to happen within 14 days of receiving the contract.

4) Settlement

- a) The balance of payment (the remaining 90%) is due on settlement.
- b) We will keep you informed as to the status of the development and give you ample forewarning of settlement dates.

If you do not have your own solicitor or mortgage broker, we can provide you with details of a solicitor or broker in your area.