



FOR IMMEDIATE RELEASE

2 Years of Guaranteed Rental Income Means Low Money Down To Buy
Positive Real Estate Has Sourced A Spacious, 2 BR Double Storey Unit - With Ocean Views!

A beautiful, nearly new 2 bedroom apartment boasting 101 sqm of living space, and lying within a boutique development of 21 units is now available. Positive Real Estate has brokered this apartment, which was constructed in 2007 to a high level of quality, and offers tenants beautiful views of both the Pacific and Lake Macquarie.

The apartment is on the top floor and has access to unencumbered views of the Pacific Ocean from the common rooftop terrace, as well as filtered views of shining Lake Macquarie. Also included are modern kitchens complete with ceramic tile splashbacks, granite bench-tops, dishwasher and stainless steel appliances, air conditioning, an internal laundry, and a private balcony off of the living room.

“Investors will receive, at closing, a 2 year rental guarantee in a lump sum settlement, as well as ownership of a fantastic capital growth opportunity with a gross yield of 6.3 percent,” said Director Sam Saggars, of Positive Real Estate. “Now is a perfect time to jump into the market and snag this fabulous deal!”

“This apartment is just 25 minutes away from Newcastle, described as Australia's next “hot spot”, where billions of dollars are being spent on infrastructure, the population is expanding by leaps and bounds, house prices are very affordable and the rental market is tight,” said Sam.

Blue collar workers dominate the workforce in this Newcastle suburb, and families occupy most of the homes in the area. This apartment lies opposite TAFE NSW Hunter Institute’s Belmont Campus and it's within a mere 200m to the Belmont Shopping Precinct.

The Lake Macquarie Region is growing and infrastructure spending is helping to aid the growth. Belmont Hospital, the only public hospital in Lake Macquarie, is experiencing a \$31 million upgrade and expansion and the Belmont Bowling Club site is being revamped to include a new clubhouse and a Woolworths supermarket as well as 28 speciality stores. An Aldi supermarket will also be located nearby, off the Pacific Highway.

Amenities are found all around this fabulous apartment. The regional campus of the Hunter Institute of Technology (TAFE) is close at hand, while top notch medical facilities are close by at just 1.7 km distance, and the Pacific Highway, which links Belmont to Newcastle is a stone's throw away.

The supply of homes in the Belmont area is steady, as supply is being restricted, and only 1 other major unit development in the area is selling 2 bedroom units, at a price which is nearly two times that of the asking price for this lovely apartment!

“The area is home to more than 900 businesses, and current estimates by Lake Macquarie Council put population growth for the Belmont area at nearly 3 times its current level by the year 2020, putting investors in a prime situation to experience fantastic capital growth,” said Sam.

“The unique Vendor finance offering and choice location combine to create a perfect investment choice for individuals who are low on equity, but are looking for high capital growth and serviceability,” notes Sam.

Sam continues, “Rents for this apartment are guaranteed at \$500 per week for the next two years, and should the rental market remain tight, it's expected that rents could possibly go even higher after the rental guarantee has expired!”