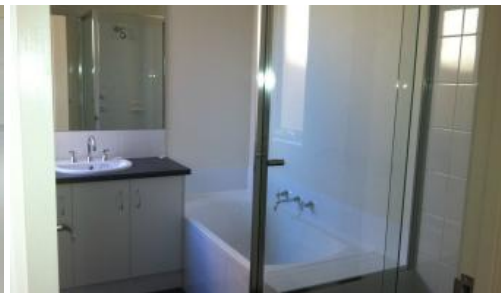




19 Sugarbush Way, Yanchep



Investment GOLD!! Depreciation and NRAS included!

**** UNDER OFFER ** INVESTMENT GOLD!!** This near new (1 year young) 4 bedroom, 2 bathroom, double garage home is finished superbly and comes with a depreciation schedule and has NRAS - giving you a BONUS \$10,350 a year TAX FREE, making this a positively geared investment (dependant on income) with dedicated tenants who want to stay - and with the NRAS scheme you should never have problems finding a tenant!

Don't know what NRAS is? You get \$10,350.00 TAX FREE a year (and it goes up by inflation every year!) for the next 9 years from the government (in exchange for reducing the rent by \$3952 a year. AND you can claim the \$3952 rent reduction as a LOSS on your tax (based on current figures - rent reduction is 20%)

If you are looking for an investment that essentially costs you nothing (in fact should make you money every year if you work) you MUST contact Cameron today to discuss this - 0404 388 596

Here's the NRAS website if you want to know more!

<http://www.fahcsia.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/national-rental-affordability-scheme-nras-incentive-indexation>

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 inquiries in order to determine whether or not this information is in fact accurate.

4 2 2 335 m2

Price	SOLD
Property Type	Residential
Property ID	1143
Land Area	335 m2
Floor Area	180 m2

Agent Details

Stan Horsman - 0418 949 875

Office Details

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