



FOR IMMEDIATE RELEASE

Capital Growth Opportunity and Strong Yield Of Up To 6.1%
Like Brand New - Guildford Boutique Block of 9 – 2br/1ba Units Now Available!

Positive Real Estate has sourced a terrific investment opportunity in the suburb of Guildford. Situated 25km West of the Sydney CBD and only 4.4km South of Parramatta, this boutique block of 9 apartments spread across 3 levels, has a good history of occupancy rates, and offers the potential for rate increases.

Directly underneath the building, car parking is available for each unit. Although the garage area is open, entry is possible via separate doors. Each unit features 2 bedrooms and 1 bath – each with a separate bath and laundry. Despite being constructed approximately 25 years ago, this development is in very good condition, as each unit received extensive renovations in 2006.

The exterior of these units received both rendering and painting work as well as landscaping and fencing. Inside, each unit received a new kitchen and bath, new carpets and new air conditioning units. Only the ground floor unit lacks a balcony - all other units offer great views from good sized balconies.

“These units offer a fantastic opportunity for investors – with yields of up to 6.1 percent,” said Sam Sagers, Director of Positive Real Estate. “They're close and convenient to schools, shopping and work, and they won't require a massive undertaking to get them ready to rent as renovations were completed just a few years ago.”

Offering an affordable alternative to pricier suburbs in the Parramatta LGA, Guildford has a median unit price which is approximately \$50,000 less than surrounding suburbs. The proximity to work, school and shopping places these units in a highly desirable location. Historically speaking, properties lying within a 2 km radius of a train station experience greater capital growth when compared to the market as a whole.

These nearly new units are close to every possible convenience. Travel to work and various destinations is easy, as the Guildford Train Station is situated merely 100m distance, and a large network of roadways is just minutes away.

Both school and shopping lie nearby, and entertainment venues are close as well, either in Sydney proper, or in Parramatta CBD, often described as Sydney's “second central business district.”

Shopping at Westfield Parramatta, Australia's second largest shopping centre, offers more than just your average shopping trip. A vast selection of stores such as Coles, David Jones, Crazy John's, Lincraft, Target, Woolworths, JB Hi-Fi, Toys "R" Us, as well as cinemas, numerous restaurants and even a gym, offers something for everyone.

Relaxation and fun lie within the 10 hectares of space at Parramatta Park. Perfect for walking, bike riding, and even swimming, this popular destination is just minutes from these beautiful units.

"The area is a very friendly, family oriented community." shared Sam, "The demographic consists largely of families, the majority of them renters. Blue collar sectors dominate this area, and the demand has been steady, with the trend expected to continue."

"These units are available at a fantastic price – approximately \$30,000 less than similar units coming onto the market right now, making them a great deal for the right investor," stated Sam. "They aren't strata titled yet, however they have been approved by the DA, and are going through the registration process with council. Settlement will be contingent upon a successful strata registration, offering investors added incentive to consider this opportunity now."