

# SA's Best Display Homes



**Hickinbotham**

**9%**  
**Rental  
Return\***

## Lot 195 Edwin Street Blakeview (Blakes Crossing)

Located in a brand new estate in the heart of the Northern development area, the Greendale presents a sensational opportunity for investors to purchase one of SA's best display homes.

**Design:** Greendale  
**Price:** \$445,950\*  
**Lease:** 1 year plus 2 x 1 year options\*  
**Rental:** 9% of purchase price (\$40,136 per annum based on \$445,950)  
**Furniture:** Furniture included\*  
**Land area:** 460 sqm (approx)

Set and forget: Hickinbotham is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details)

Set among new houses in a sensational new estate, with stunning parks and gardens, schools, shops and public transport all so close, the Greendale presents a sensational opportunity to enter the property market in Blakeview.

The Greendale is an outstanding design with beautiful spaces to spread out, relax and enjoy. An angled hallway leads you past 4 bedrooms, all with robes and main with ensuite. A formal living area as well as an open plan kitchen and meals area provides a spacious feeling and encourages outdoor entertaining with large alfresco doors and a sensational outdoor entertaining space. With the colour scheme chosen by professional interior designer and garden sculpted by landscape architect, this home exudes luxury and class.

\* Conditions apply. Date of issue 04.04.12 Settlements must occur on or before 30.06.12 to receive 9% rental return.

## Blue chip investment opportunity

# Greendale

21.92 squares



## Size Specifications

Living	166.56m <sup>2</sup>
Porch	1.50m <sup>2</sup>
Garage	36.00m <sup>2</sup>
Total	204.06m <sup>2</sup> / 21.92 sqs
Width	11.50m
Depth	(incl. double garage) 21.04m

An outstanding design with beautiful spaces as well as practical touches like the state-of-the-art kitchen with walk-in pantry or scullery.

Note: there may be slight differences between the floorplan shown above and the actual home