

## Invest with confidence 7% rental return guaranteed

Secure a minimum 7% rental return on select quality Display Homes.



### Harvey 23

7 Hummock Rise, Werribee

Homebuyers Centre Display Home investments guarantee 6% leaseback, which include landscaping and upgrades, plus your tenants [Homebuyers Centre] have it professionally maintained throughout the duration of the Display Village being open.

With flexible finance available, let our in-house finance specialists help you choose the home loan that's right for you from some of Australia's leading lenders.

**Purchase price:** \$769,900

**Leaseback:** 7%

**Annual Return:** \$53,893\*

**Façade:** Kensington

**Estate:** Harpley

**Suburb:** Tarneit

**Developer:** Lendlease

**Leaseback:** 7%

**Leaseback amount:** \$53,893\*

[vic.homebuyers.com.au/display-homes-for-sale](https://vic.homebuyers.com.au/display-homes-for-sale)

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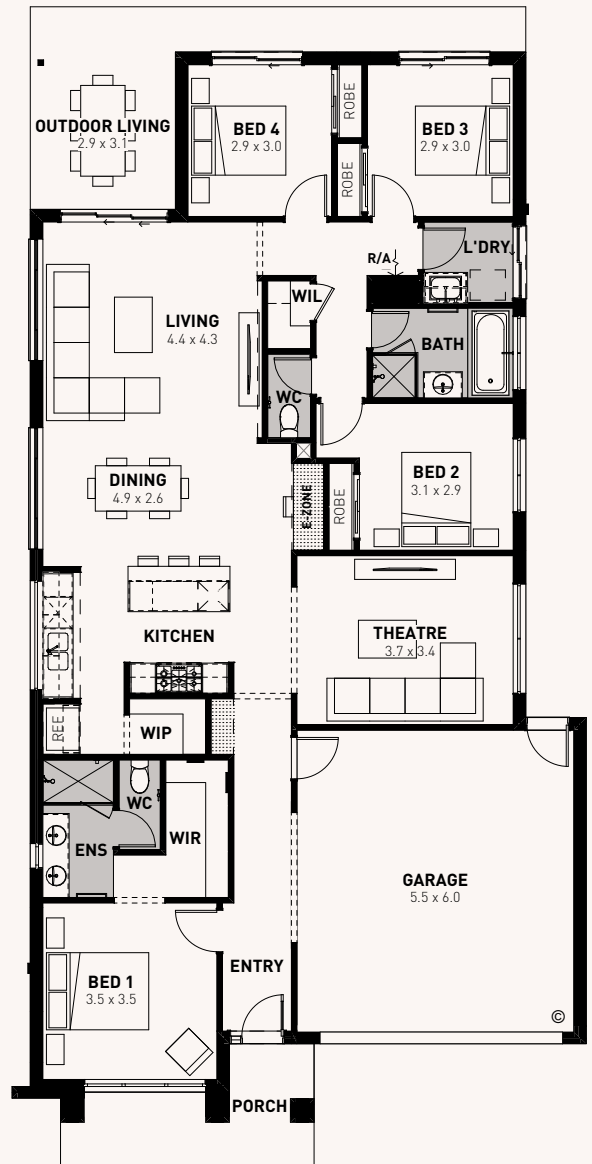
\*Terms & Conditions apply. Annual earnings based only on a leaseback of 7% and does not factor in any mortgage repayments, interest rates, insurance, rates and service charges or body corporate fees. Earnings figure based on 7% of advertised purchase price From \$769,900 for Homebuyers Centre Harvey 23 at Harpley Estate Werribee. Image used is for illustrative purposes only and may show decorative items not included in the purchase. Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. The building practitioner is ABN Group (Vic) Pty Ltd trading as Homebuyers Centre, registration number CDB-U 49215. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. Correct as of 15/12/2023

A delightful home for the whole family to enjoy. The Harvey is the perfect blend of stylish design and thoughtful use of space.

Positioned at the front of the home, the master bedroom features a large walk-in robe and ensuite with a double shower and provides optimal privacy for a secluded retreat. The three minor bedrooms are located toward the rear of the home, each offering a generous size complete with built-in robes and a shared bathroom. The kitchen and expansive open plan living area make entertaining easy, yet functional. Enjoy the benefits of three kitchen benchtops and hide all that unwanted clutter with the large walk-in pantry, giving you plentiful storage and keeping your fridge out of sight. The main island bench also provides an area for casual and informal entertaining with the kitchen sink located along the adjacent benchtop. The Harvey also includes a dedicated second living area with flexibility to cater for a home theatre or study, whilst the outdoor living provides an abundance of natural light, bringing you versatility for a smooth and functional flowing home from start to finish.

### Luxury Inclusions in this Display Home:

- Kensington façade
- 2550mm ceiling height
- Westinghouse appliances
- Premium quality carpets
- Premium quality laminate floating floors
- Professional landscaping
- Professionally designed colour scheme by Alisa and Lysandra
- Extensive downlights throughout with alarm system



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Harpley

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