

# 11 Ontario Street, Ocean Grove, Vic 3226

## House For Sale

Monday, 13 May 2024



11 Ontario Street, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



Pratap Singh  
0421035533

## **\$929,274 Single Part Contract - SMSF**

Use your SUPER to purchase an investment property. It has never been easy to purchase a BAND NEW HOME AND LAND through your SMSF. This is SINGLE PART CONTRACT. Top Six Reasons to Begin Your SMSF Property

1. Enjoy 15% Income Tax Rate.
2. Benefit from a Minimal 10% Capital Gains Tax.
3. Tax-Free Rental Income and Capital Gains in Retirement
4. Enjoy a 100% Tax Cut Post-Retirement
5. Tax-Deductible Interest on Loans
6. Unlock Enhanced Buying Potential

• Median Price in Ocean Grove for 4bedroom in 2019 was \$750,000 and 2024 March is \$1,065,000. STUNNING and SMART design is THE BEST SELLER OF ALL TIMES, its PRACTICAL design utilises a central area that includes the kitchen, dining and living spaces. While its hallway creates a clever separation between the main living areas and the bedrooms. Master bedroom is positioned in the front of the home to see who is coming and going from your house and to have a good view of what's happening in the neighbourhood. The WIP provides ample storage, keeps your kitchen organised and add value to your home. It has an Amazing Alfresco space that you'll want to use as often as you can, whether it's for big family barbecue or cosy dinner for two. The home design has every member of the family covered. This home comes with 4BED - 2BATH - 2LIVING - ALFRESCO - DOUBLE GARAGE. 4 Facades Included as standard. FULL TURNKEY INCLUSIONS Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Double Glazed Window 20mm Stone throughout Kitchen, Bathroom and Ensuite Recessed Tiled Shower bases to Ensuite & Bathroom Down lights throughout Dishwasher 3.5kw Solar Pack 870mm Wide Internal Hinged Door to Bedrooms 280 Litre Heat Pump 7.0kW Split system to Family / Meals 2.6kW Split system to Master bedroom Gas Ducted heating to Living areas and Bedrooms. (Excluding Wet Areas) Front & Rear Landscaping Driveway Fencing Blinds Fold out Clothesline to Rear Yard 7 Star energy rating included. Letter box and Much More. WHY BUY THIS SINGLE PART CONTRACT: • High Capital Growth Area. • Excellent Rental Return. • Attractive to Renters - Evidenced from the low vacancy rate. • Brand New ( Take advantage of DEPRECIATION ) • SUBJECT TO FINANCE Available. • The land is TITLED - READY TO BUILD. • BUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. ( THAT NEW FEEL ). • More ENERGY - EFFICIENT and MODERN FEATURES. • NO Headache of Maintenance and Repairs. • Home on Display. • Single part Contract Available for signing within 7 days. • Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. Don't See Your Perfect Package ? Contact Pat on 0421035533 today to get a Customised Package in any Estate in Victoria. Let ME show you this IRRESISTIBLE Single Storey - Don't Judge Before you see it. PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 " TO LEARN MORE ABOUT THE SINGLE PART CONTRACT OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES. Please Note: Facades is not included and used for illustrative purpose. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising.