



Lot 2534, Harmony Estate, Palmview, Sunshine Coast, QLD



With this duplex you get 2 incomes from one property

2 Incomes from one property is an investors dream and pay stamp duty on the land only...

These highly sought after Duplex builds are rare in this estate. Less than 5% of lots released are allowed to build Duplex style units making these unique and desirable.

An investor after completion can:

- Strata title them and sell them both making a quick tidy profit
- Keep both as rentals achieving above 5% rental yield
- Benefit from this regions capital growth above 8%

OR sell one and keep one....

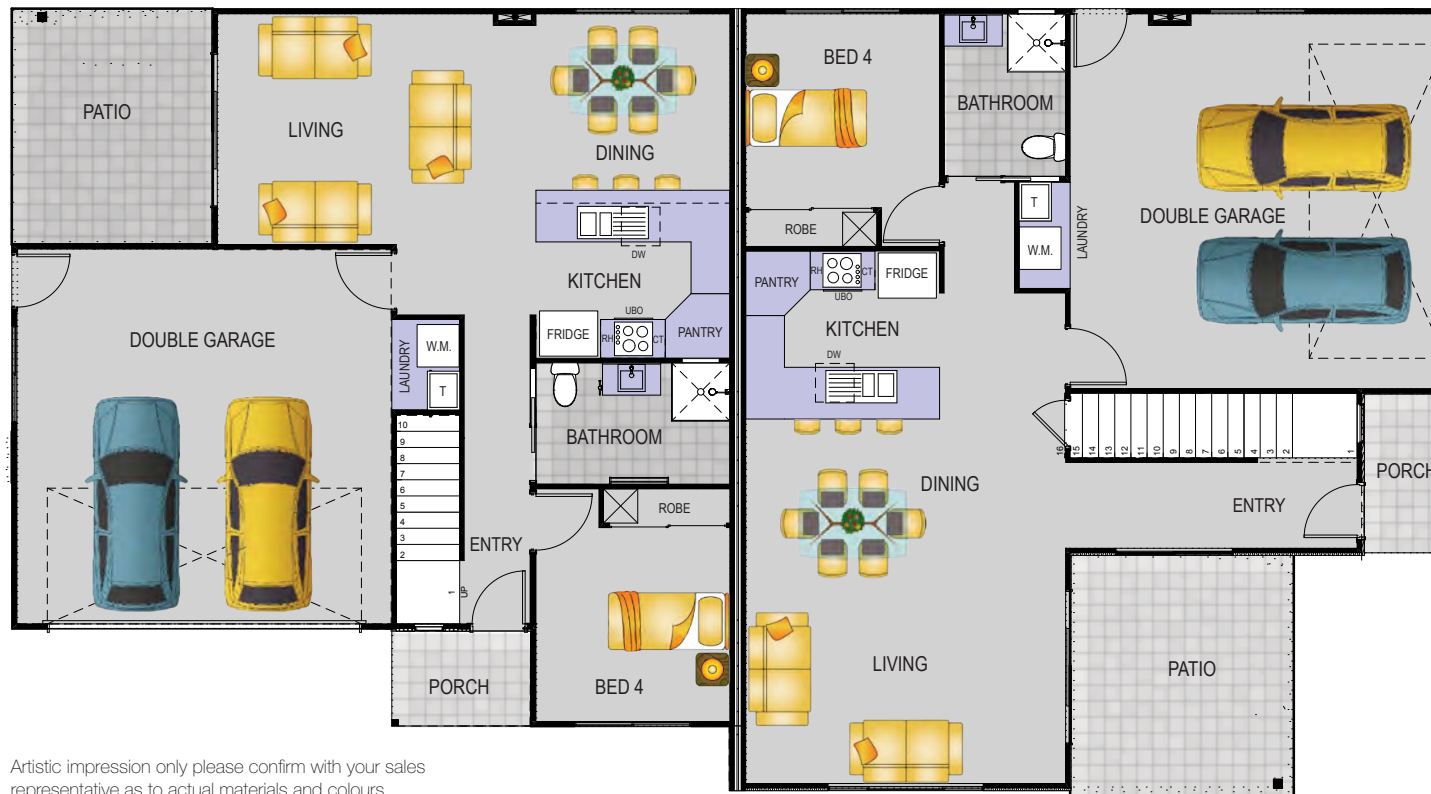
Each unit has:

- ✓ 4 bedrooms
- ✓ 3 bathrooms and ensuite
- ✓ Double lockup garage
- ✓ Open plan living/dining
- ✓ Walk-in wardrobe
- ✓ Patio ground floor
- ✓ Average House size 190m² per unit



Ground Floor for each unit showing:

- ✓ Double lock up garage with internal entry to house and remote garage door
- ✓ Main entry to home with stairs leading up to first floor
- ✓ Large open plan Kitchen, Dining and Living area
- ✓ Kitchen has breakfast bar, large corner pantry and ample storage and bench space
- ✓ Bedroom 4 - built in robe with shelving
- ✓ 2.55m ceilings
- ✓ Bathroom with shower
- ✓ Under stairs storage cupboard
- ✓ Tiled laundry
- ✓ Large tiled Alfresco patio



Artistic impression only please confirm with your sales representative as to actual materials and colours

First Floor for each unit showing:

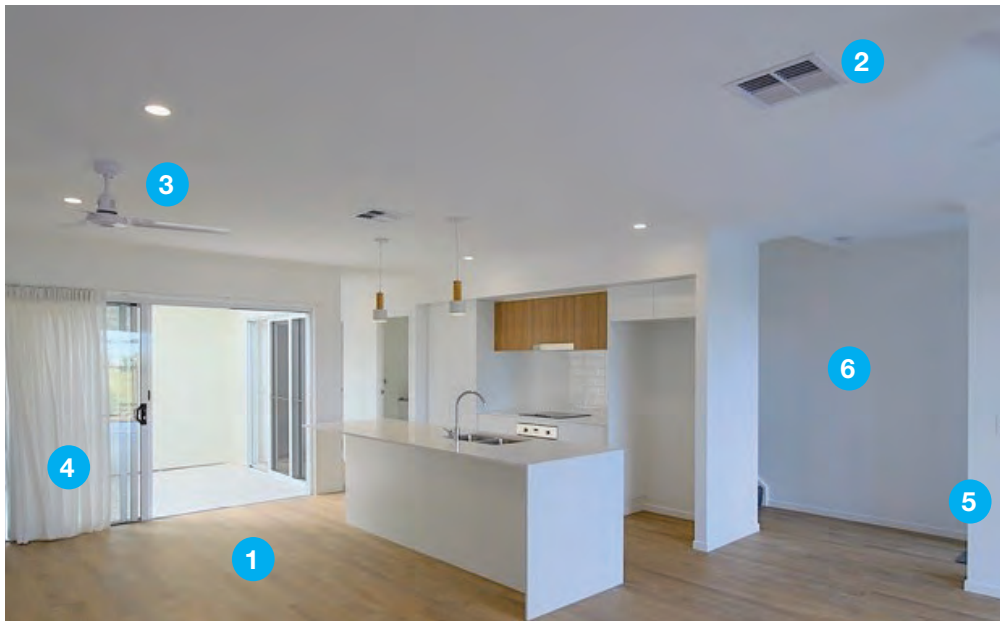
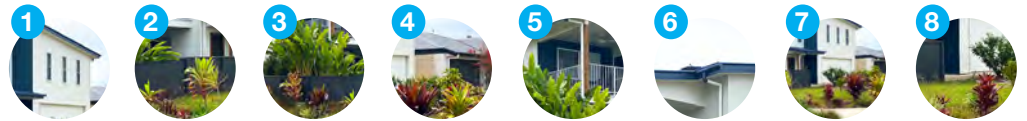
- ✓ Huge Master bedroom suite with ensuite
- ✓ His & hers robes with shelving
- ✓ Two additional bedrooms with built in robes
- ✓ Bathroom with shower
- ✓ Separate powder room
- ✓ Large linen storage cupboard



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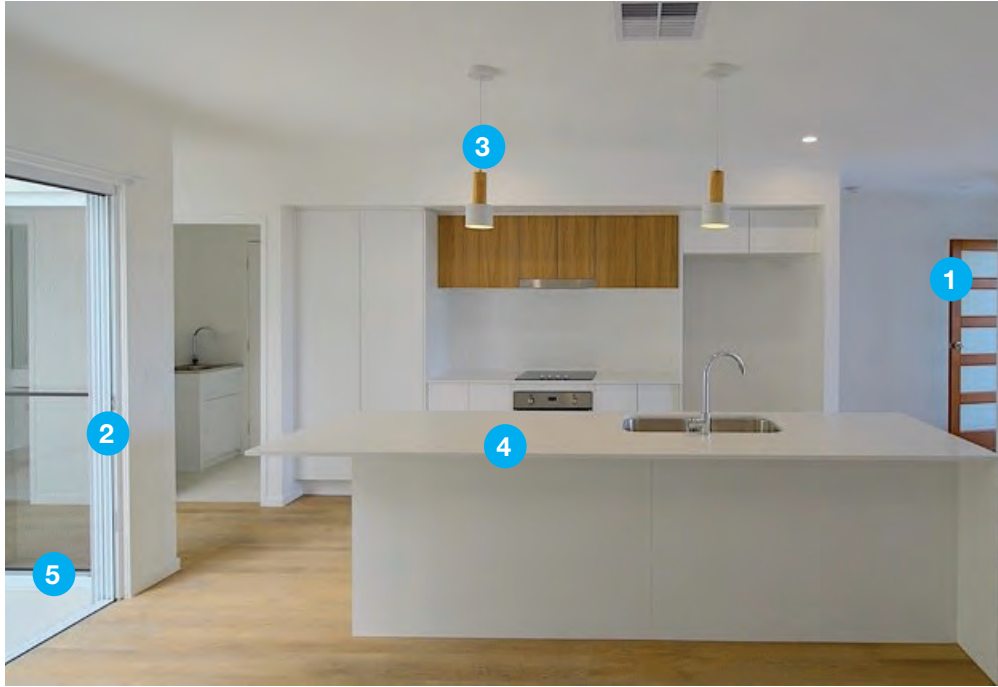


- 1 Contemporary facades which creates a distinctive look for your property
- 2 Front and side fencing creating privacy and screening
- 3 Landscaping with low maintenance native plants which will comply with the design essentials from the land developer
- 4 Rerendered letter box concrete mounted with house number
- 5 Insect screens to all opening windows, sliding doors and front door for extra security
- 6 COLORBOND roof and panel lift garage door with 3 remotes
- 7 Wall mounted clothesline at the rear of property
- 8 Termite treated frame and termite reticulation barrier installed at construction

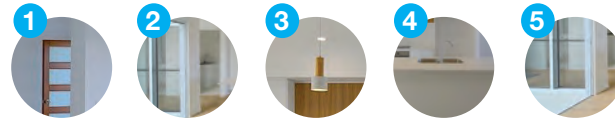


- 1 Warm wood effect vinyl plank flooring
- 2 Split system air conditioning Master bedroom and Living areas
- 3 Wooden blade energy efficient 3 speed overhead fans throughout
- 4 Sheer curtains to glass sliding doors in living areas with black out curtains to bedrooms
- 5 Multiple power points, data points and TV aerial
- 6 3 coat paint Watty paint system





- 1 Contemporary wooden front door with frosted glass insert panels and tri lever dead lock chrome handle
- 2 Sliding glass doors to Alfresco with recessed track
- 3 Pendant lights to kitchen island bench
- 4 900mm kitchen island bench with stone or square set laminate
- 5 Tiled or exposed aggregate courtyard

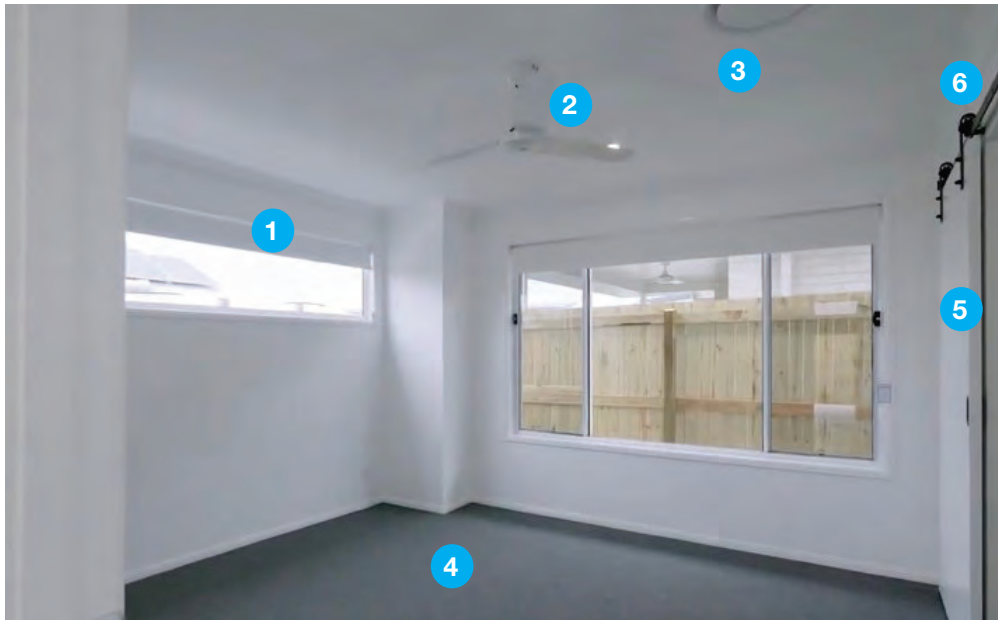
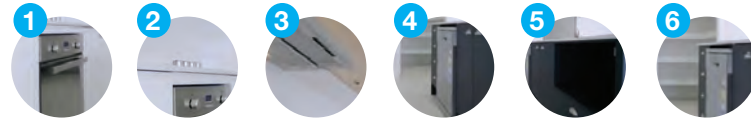


- 1 Wood veneer or similar cupboards on rear wall and above fridge space
- 2 Stainless steel double sink with Axis gooseneck tap
- 3 Moisture resistant melamine cupboards and doors
- 4 Pendant lights over kitchen island bench
- 5 Wide fridge space with built in water tap





- 1 Delonghi stainless steel 5 speed electric oven
- 2 Delonghi stainless steel electric cook top
- 3 Delonghi stainless steel overhead extractor range hood
- 4 Delonghi stainless steel 600mmm dishwasher
- 5 Microwave space with power point
- 6 Soft close drawers



- 1 Black out roller or venetian blinds to all clear glass windows
- 2 Wooden blade energy efficient 3 speed overhead fans throughout
- 3 Split system air conditioning to Master bedroom and living area
- 4 High grade carpets to all bedrooms and robes
- 5 Mirror sliders to all built in robes or sliding barn door to Master walk in robes
- 6 Melamine shelving to all robes with hanging rail



Deluxe package inclusions

- ✓ Timber fencing on all sides with gate
- ✓ Fully landscaped to front, side and rear
- ✓ Front fencing as required by covenants
- ✓ External walls have light weight cladding or render
- ✓ 2.55m ceilings on the ground floor
- ✓ A/C in Master Suite and living area
- ✓ Window furnishing throughout
- ✓ TV antennae and NBN
- ✓ Fans in all bedrooms and living
- ✓ Rendered Letterbox with number
- ✓ Contemporary LED Light fittings throughout
- ✓ Exposed Aggregate driveway and porch
- ✓ Tiled ground floor patio
- ✓ Clothes line fitted with concrete pad
- ✓ Colourbond roof and garage door
- ✓ Carpets to all bedrooms and robes
- ✓ Large floor tiles to all other living areas
- ✓ Insect screens on windows and sliding doors
- ✓ Safety screen fitted to front entrance
- ✓ Built in robes with shelving
- ✓ Stainless steel appliances including dishwasher
- ✓ Water tap to fridge
- ✓ Full perimeter termite protection
- ✓ **12 months maintenance builders warranty**

Dwyer Property Investments 



"I personally guarantee that every Dwyer Quality Home construction is built to the highest standard and ensure that the inclusions are conducive to happy, reliable and long term tenants. This in turn creates a high rental yield, with very low vacancy rates which benefits the investor."

Jason Dwyer
Managing Director



Harmony's \$3 billion residential development will include over 5,000 homes. The estate is centrally located between the green Hinterland and the beaches of the Sunshine Coast. It will have its own town centre, as well as many kilometres of walking and cycling tracks, and a central green belt of parkland and wildlife.

Conventional urban design was thrown out the door when it came to designing the local park in Palmview's largest masterplanned community – Harmony, which is set to home Queensland's first grand linear park.

Spanning more than five hectares and running the length of 10 football fields, the unusually flat development site was able to challenge traditional design concepts and deliver unprecedented open space and functionality to residents and wider community.

Call **1800 088 437** or visit
Visit [dwyerpropertyinvestments.com.au](https://www.dwyerpropertyinvestments.com.au)



THREE YEARS' RENT, GUARANTEED

Dwyer Property Investments offers a 3-year rental guarantee with every investment property we build, secured by our partner Dwyer Quality Homes. Owners are paid the agreed rental amount for three years, whether there are tenants occupying the property or not – which means there's no risk of vacancy, arrears in payments or loss of rental income during that period. For investors, that mean total peace of mind and higher-than-average rental yields.

- **How much do I get?** The current net market rate for that property is paid monthly for a full three-year period from the day the house build completes or settles.
- **What does it cost?** There are no direct costs to the investor for opting into the rental guarantee. An industry-standard admin fee is deducted from the gross rental income to cover the costs of managing the tenancy, but no other charges apply.
- **Can I opt out?** Our rental guarantee is optional and investors can opt out of the contract at any time without paying any exit fees or charges.
- **What happens after 3 years?** A standard property management contract is put in place and we continue to manage the tenancy for an industry-standard fee. Owners also have the option of appointing a real estate agency or managing the property themselves.



DWYER QUALITY HOMES

With a long history of award-winning residential builds on the Sunshine Coast, Dwyer Quality Homes has already completed two boutique terrace projects in Harmony Estate, with two more under construction – setting the standard for luxury living. Backed by 35 years' experience delivering exceptional quality and timeless designs, Dwyer is considered among the top tier of builders in the region.



DWYER PROPERTY INVESTMENTS

A division of Dwyer Quality Homes, Dwyer Property Investments specialises in property development and investment. With a portfolio that spans residential houses and units across South East Queensland, Dwyer Property Investments is committed to ensuring their clients' investment is secure, long-lasting and profitable.

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