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## Brisbane-Golf Course Estate-Cannon Hill- QLD 4170

### Property

Duplex, New

Estimated completion date: June 2020

### Location

Cannon Hill

11km East of Brisbane CBD

### Shopping

3km Westfield Carindale Shopping Centre

### Retail

Coles Express - 1.5km

Cannon Hill Kmart Plaza - 1.8km

Aldi Cannon Hill - 1.4km

### Schools

Carina San Sisto College - 2.7km

Murarie State School - 2.7km

Cannon Hill State School - 3.0km

Cannon Hill Anglican College - 4.6km

Balmoral State High School - 5.1km

St. Oliver Plunkett Primary School - 2.4km

Price:

**\$720,000 - \$1,050,000**

Rent Return:

**4.25% - 5.41%**

### Did you know?

This is a very RARE opportunity for our Members prior to the official launch. New Brisbane Golf Course Estate-what a fantastic lifestyle!

Only 11 km east of the CBD and fronting the FIRST golf course to be built in Brisbane in the past 70 years. 90 hectares of adjoining golf course, open space, parkland and environmental habitat

**MEMBERS EOFY SPECIAL:**  
(only until 30.6.19)

- 24 months rent guarantee at 5%

- 12 months body-corp fees paid

## Property Description

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Distance from CBD	11km East of Brisbane CBD
Nearest major shopping	3km Westfield Carindale Shopping Centre
Nearest retail facilities	Coles Express - 1.5km Cannon Hill Kmart Plaza - 1.8km Aldi Cannon Hill - 1.4km
Nearest high school	Carina San Sisto College - 2.7km Murarrie State School - 2.7km Cannon Hill State School - 3.0km Cannon Hill Anglican College - 4.6km Balmoral State High School - 5.1km St. Oliver Plunkett Primary School - 2.4km
Dwellings in development	Only 31 homes in a gated community within the Minnippi Golf Course Estate
Roof cladding	Color bond
Internal features	Expect the best: High end European appliances, walk-in pantry, wine fridge, double ovens, 900m cook-top, feature rang-hood, stone-benchtops throughout, ducted air-conditioning, 2 colour schemes to choose from and much more. Please request a detailed specification list
Development features	ONLY 31 Homes in a gated-secure estate adjoining hole No 6 at the Minnippi Golf Course (to be constructed)
Council rate per annum approx	\$ 2,500
Body Corp per annum approx	TBA
	For more detailed information, please refer to Body Corporate Disclosure Statement attached to Contract of Sale.
When built or completion date	TBA

## Finance

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TBA

## Contracts

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**When contracts are received please check it against the inclusions / schedule of finishes in the profile and if there are any discrepancies please contact the Researcher prior to signing for clarification.**

## Characteristics

Number	Listing Price	Rent	Rent Return	Characteristics
19	\$720,000	\$650 - \$750	4.69% - 5.41%	West facing- Residence with a total of 205 sqm= 4 bed/ 2.5 bath/ 2 car
22	\$720,000SOLD	\$650 - \$750	4.69% - 5.41%	West facing- Residence with a total of 205 sqm= 4 bed/ 2.5 bath/ 2 car
21	\$720,000	\$650 - \$750	4.69% - 5.41%	West facing- Residence with a total of 205 sqm= 4 bed/ 2.5 bath/ 2 car
16	\$875,000	\$860 - \$900	5.11% - 5.34%	South facing- Residence with a total of 274 sqm= 4 bed/ 2.5 bath/ 2 car
11	\$1,050,000	\$860 - \$900	4.25% - 4.45%	EAST- Golf Course Facing- Residence with a total of 236 sqm= 4 bed/ 2.5 bath/ 2 car
9	\$1,050,000	\$860 - \$900	4.25% - 4.45%	EAST- Golf Course Facing- Residence with a total of 236 sqm= 4 bed/ 2.5 bath/ 2 car
8	\$1,050,000	\$860 - \$900	4.25% - 4.45%	EAST- Golf Course Facing- Residence with a total of 236 sqm= 4 bed/ 2.5 bath/ 2 car

## Sizes

Number	Floor Level	Design	First Floor	Second Floor	Balcony / Courtyard	Garage Area	Total Area
19	2	C	91 sqm	54 sqm	26 sqm	2	205 sqm
22	2	C	91 sqm	54 sqm	26 sqm	2	205 sqm
21	2	C	91 sqm	54 sqm	26 sqm	2	205 sqm
16	2	A	95 sqm	58 sqm	67 sqm	2	274 sqm
11	2	A 1	100 sqm	61 sqm	23 sqm	2	236 sqm
9	2	A 1	100 sqm	61 sqm	23 sqm	2	236 sqm
8	2	A 1	100 sqm	61 sqm	23 sqm	2	236 sqm

## Location Appraisal

Breathtaking and serene yet surprisingly convenient, everything about Minnippi makes it a magical spot to live. Over 90 hectares of open space, parkland, golf course and environmental habitat in the midst of city suburbia, Minnippi is more than a little out of the ordinary. But then ordinary was never what the address set out to achieve. Just 11 kilometres from Brisbane, this exclusive residential haven pays tribute to the stunning natural vegetation that surrounds it. The Brisbane CBD is just 11 km away, as is Brisbane airport. Great schools, parks, bikeways and sports centres are also within very easy reach. It's a 5 minute drive to Westfield Carindale or the Gateway Motorway. The restaurants, cafés, shopping and entertainment of Bulimba's Oxford Street are effortlessly close too. Seclusion and convenience come together like never before at this breathtaking address.

## Local Facilities

## Schedule of Finishes

Sometimes a builder changes inclusions in a contract and does not inform the researcher. Members must check their contract to see if there are changes to the list of inclusions below.

Contact your Property Mentor if you have any concerns about the inclusions written on your contract and your Property Mentor will liaise with the researcher.

Please do this before you sign the contract. Once the contract is signed you will be accepting the inclusions list as it is written in that contract.

Expect the best:

High end European appliances, walk-in pantry, wine fridge, double ovens, 900mm cook-top, feature range-hood, stone-benchtops throughout, ducted air-conditioning, 2 colour schemes to choose from and much more. Please request a detailed specification list

## Property Photos

