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137 Rosanna Rd, ROSANNA

Quality | Value | Return

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Artistic Impression

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137 Rosanna Rd, ROSANNA

Private & quiet, away from the hustle



Artistic Impression

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Easy access after a busy day at work



Artistic Impression

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Expand your space in the private outdoors



Artistic Impression

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Cosy & comfortable for all seasons

ROSANNA

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La Trobe University
BUNDOORA

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Austin Hospital
HEIDELBERG



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Woolworths
HEIDELBERG



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Work, Rest & Play

Yarra Valley Lodge & Golf Course



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Olympic Pride
Suburban Parks & Gardens

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SUBURB SNAPSHOT

Municipality:
Banyule
City Council

Population:
131,631
ABS ERP 2019

Predominant Age Group:
20 - 29

Renting Residents:
55.2 %
2020 CoreLogic Report

Annual Capital Growth:
7 %
RP Data

Melbourne CBD:
12.2 kms
Train, Bus, Tram, Car
from the address

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SUBURB SNAPSHOT

Local jobs in
Banyule District:

49,765

NIEIR 2020

Local Businesses
in Banyule District:

11,471

ABS 2020

Largest Industries:

Community

Health & Education

Land Availability:

Minimal

Suburb - small footprint

Melbourne Airport:

22 kms

Domestic &
International Airport
from the address

Key Establishments within:

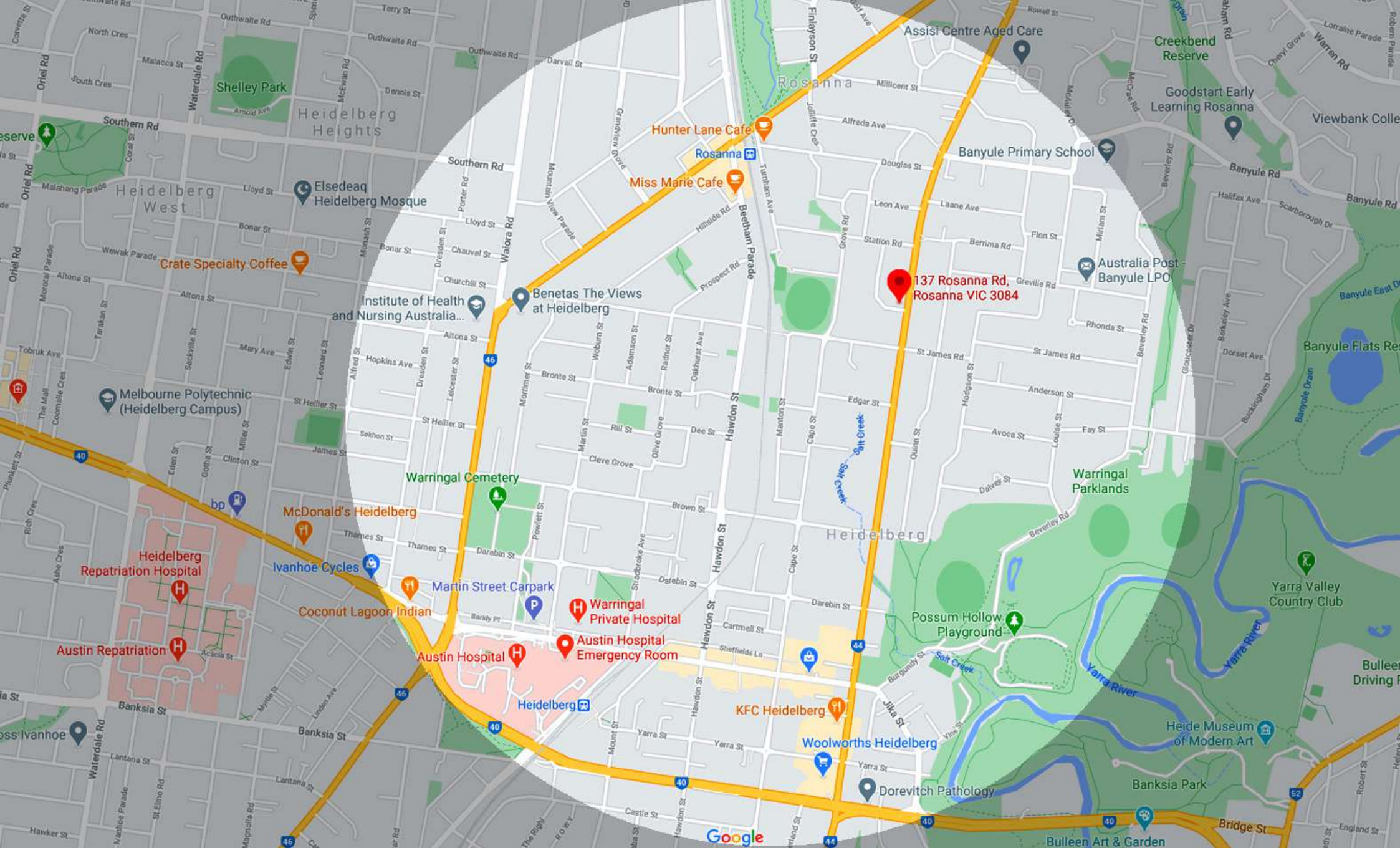
3 kms

Austin Hospital, Heidelberg
Repatriation Hospital, Warringal
Private Hospital, Institute of
Health & Nursing Australia, Our
Lady of Mercy College.



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Close to all the important amenities

Why MELBOURNE?



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CITY SNAPSHOT

City of Greater
Melbourne

Voted Best Lifestyle

Population:

5.08m

ABS Estimated Resident
Population 2019

Employment Status:

62 %

Full time employment
ABS Estimated Resident
Population 2019

PROPERTY

Median House Weekly Rent:

\$475

Metro Melbourne
REIV Data September 2020

PROPERTY

Median House Value:

\$847,000

Metro Melbourne
REIV Data September 2020

PROPERTY

Median Unit Listing Price:

\$623,000

Metro Melbourne
REIV Data September 2020



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INTERNALS

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For Display Purposes Only

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Appliances

Owners Corporation

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137 Rosanna Rd, ROSANNA

Proposed Annual Budget

Owners Corporation for Plan No. PS846308C
137 Rosanna Rd ROSANNA VIC 3084

Administrative Fund

1 July 2020 to 30 June 2021

Expenditure	Budget 07/20 - 06/21
Bank Fees & Charges	75.00
Caretaking Services	600.00
Common Property - Contingency	150.00
Insurance	1,500.00
Minor Building Maintenance	150.00
Strata Manager - disbursements	270.00
Strata Manager - management fees	660.00
Total Administrative Fund Expenditure	3,405.00

Administrative Fund Summary	Budget 07/20 - 06/21	Per Ent
Opening balance	0.00	
Expenditure during budget period	3,405.00	
	3,405.00	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	0.00	
Budgeted levies to be raised \$	3,405.00	113.5000

Total Lot Liability	30
*May include insurance contributions	

1 July 2020 to 30 June 2021

Owners Corporation for Plan No. PS846308C
137 Rosanna Rd ROSANNA VIC 3084

Proposed Levy Period Start	01/07/2020				
Levy Period Duration	12 month(s)				
No. of Instalment(s)	4				
GST	NO				
TOTAL LEVIES	Per Period	Per Year	TOTAL LIABILITIES	Per Period	Per Year
Admin Fund	851.25	3,405.00	Admin Fund	28.3750	113.5000
Maint Fund	0.00	0.00	Maint Fund	0.0000	0.0000
Total Contribution	851.25	3,405.00	Total Per Lot Liability	28.3750	113.5000

Yearly Levy (Estimates Only)						
Lot No	Unit No	Lot Liability	Lot Entitlement	Administrative Fund	Maintenance Fund	Total
1	1	10	10	1,135.00	0.00	1,135.00
2	2	10	10	1,135.00	0.00	1,135.00
3	3	10	10	1,135.00	0.00	1,135.00
		30	30	3,405.00	0.00	3,405.00

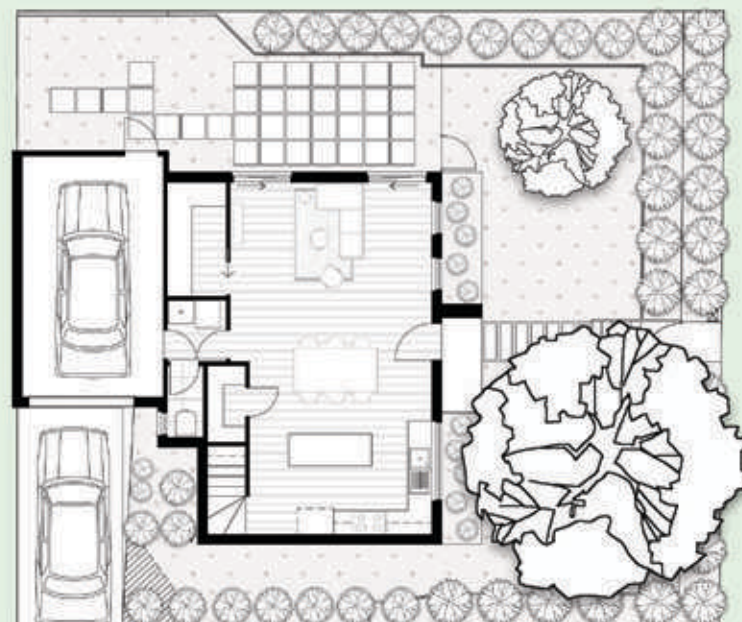
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TOWNHOUSE 1

3
2.5
1

GROUND FLOOR	61.9 m ²
FIRST FLOOR	58.2 m ²
PORCH/GARAGE/BALCONY	25.7 m ²
TOTAL	145.8 m ²



Ground Floor



First Floor



This document has been produced solely for the information of potential purchasers, to assist them in deciding whether they are sufficiently interested in the properties to proceed further. The information contained in this material has been produced in good faith with due care. We do not warrant the accuracy of any information contained herein and do not accept liability for negligence, any error or discrepancy, or otherwise in the information. This document may be subject to change without notice.

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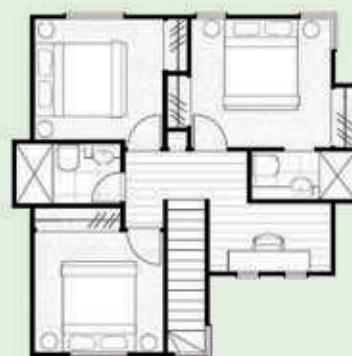
TOWNHOUSE 2

3
2.5
1

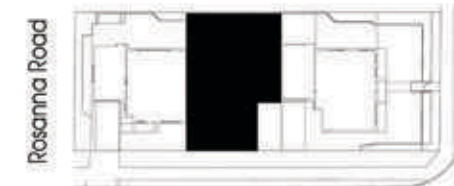
GROUND FLOOR	55.5 m ²
FIRST FLOOR	60.2 m ²
PORCH/GARAGE/BALCONY	24.9 m ²
TOTAL	140.6 m ²



Ground Floor



First Floor



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TOWNHOUSE 3

3
2.5
1

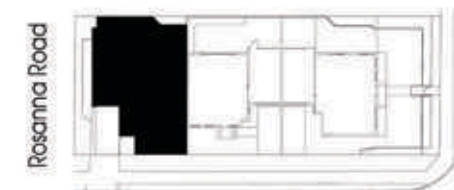
GROUND FLOOR	55.5 m ²
FIRST FLOOR	53.5 m ²
PORCH/GARAGE/BALCONY	26.8 m ²
TOTAL	135.8 m ²



Ground Floor



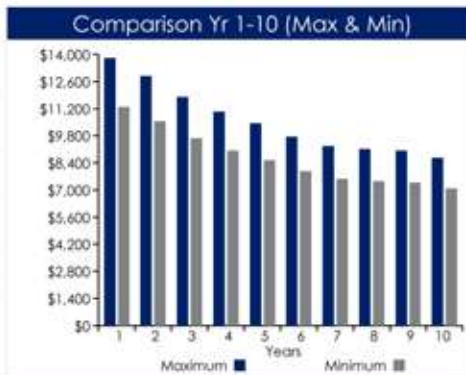
First Floor



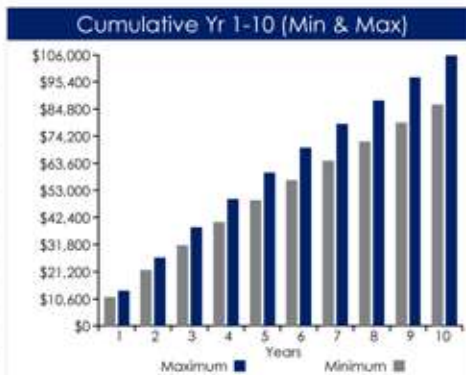
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Estimate of Depreciation Claimable
Typical 3 Bedroom + Study Dwelling
137 Rosanna Road, ROSANNA VIC 3084

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,023	7,791	13,814
2	5,095	7,791	12,886
3	4,025	7,791	11,816
4	3,244	7,791	11,035
5	2,637	7,791	10,428
6	1,947	7,791	9,738
7	1,471	7,791	9,262
8	1,320	7,791	9,111
9	1,236	7,791	9,027
10	865	7,791	8,656
11 +	3,047	233,718	236,765
Total	\$30,910	\$311,628	\$342,538



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,928	6,375	11,303
2	4,169	6,375	10,544
3	3,293	6,375	9,668
4	2,654	6,375	9,029
5	2,157	6,375	8,532
6	1,593	6,375	7,968
7	1,203	6,375	7,578
8	1,080	6,375	7,455
9	1,012	6,375	7,387
10	707	6,375	7,082
11 +	2,493	191,224	193,717
Total	\$25,289	\$254,974	\$280,263



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200

3 Bedroom Dwelling

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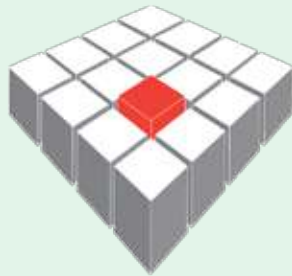
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TEAM

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Architect



DSP
Architects

To exceed our Client's expectations



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Builder



Do it once, do it right.

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High QUALITY

Terrific VALUE

Ideal RETURN

DISCLAIMER: Whilst we have taken great care in compiling this information, we make no warranty or promise as to its accuracy. The information contained within the document has been collated from numerous sources and is accurate at the time of collation. Note that all costings, projections or financial examples listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. This is not Investment Advice - It is suggested that prospective investors seek independent financial advice from your own professional advisors whilst considering the project. Financial forecasts have been produced using industry standard financial software.

Designed & produced by Profile7 - 2021