



**vivente**  
HAMMOND PARK

# FOR SALE

## Vivente, Hammond Park Land Sales Office

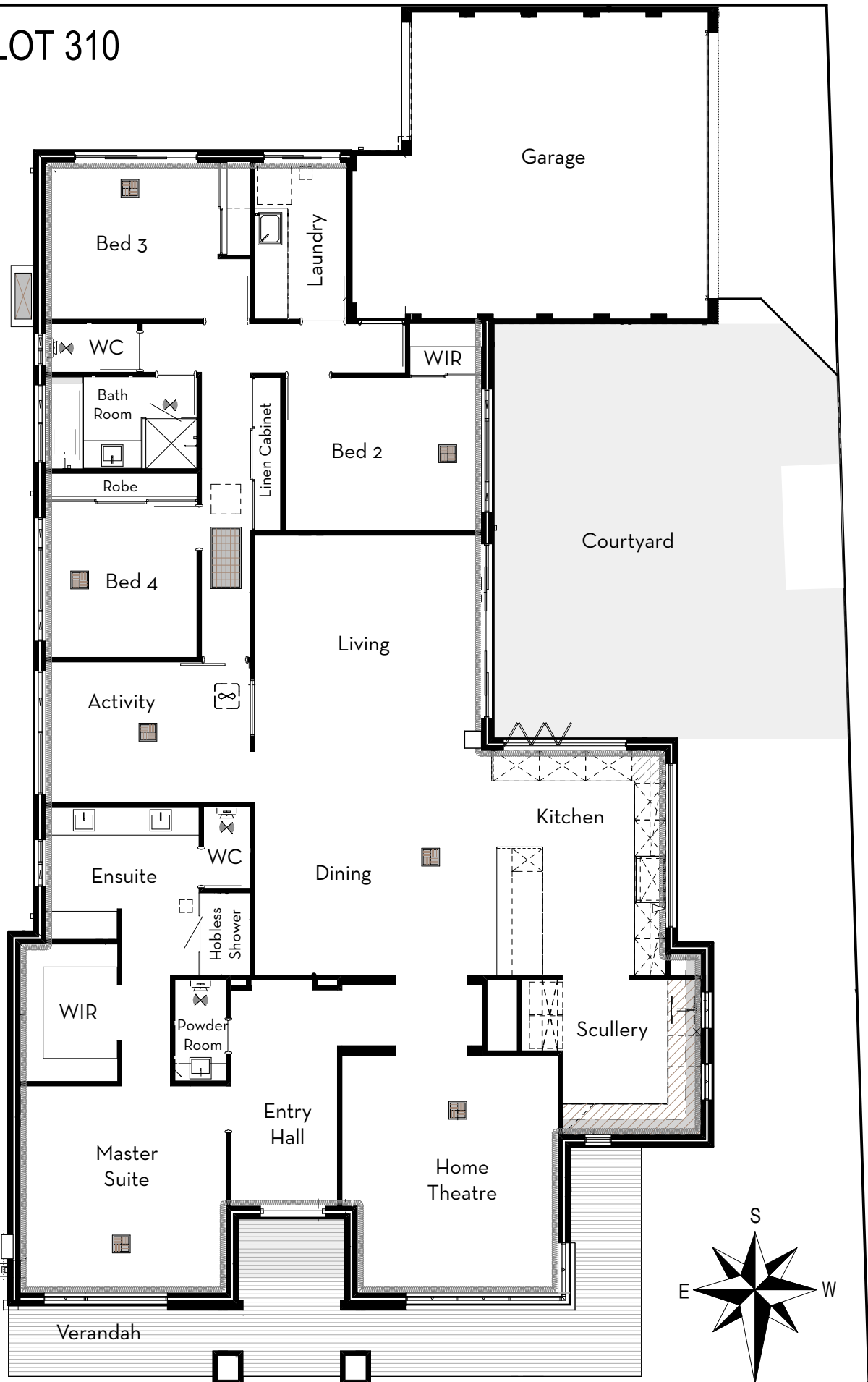


## An outstanding long-term investment opportunity!

- 4 year fixed term lease followed by 3x one year options and 4x six months options
- 6% guaranteed rental return (neg.)
- High quality built home with a 7 Star House Energy Rating
- 4 bed and 2 bathroom home with extensive living areas
- Huge kitchen with scullery including 30mm stone bench tops and SMEG appliances throughout
- Elevated position overlooking public open space

For more information contact Rod Wright  
on 0407 945 834 or [sales@rnoble.com.au](mailto:sales@rnoble.com.au)

# LOT 310



Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	HOUSE	230.14	76.16
	GARAGE / STORE	41.42	26.74
	VERANDAH	25.46	37.82
	STORE	3.89	8.96
		<b>300.91 m<sup>2</sup></b>	

**Disclaimer**  
 All Dimensions and Areas are subject to survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents.