



## Positive cash flow investment with NRAS, second...

Due to third party error finance has not been approved in time meaning we have one more of these NRAS blue chip investments made available.

NRAS (Federal Governments National Rental Affordability Scheme) provides you with tax benefits and cash back meaning your next investment should be cash positive from day one. You can choose to enjoy the \$10,000 per year of your government entitlement for the next ten years or any part thereof.

With current vacancy rates under the scheme at 0% and rental arrears at 0% across a very large portfolio in this state this investment will tick all of your boxes for getting into the market as an investor or even as a prudent addition to your portfolio.

This is the only NRAS investment within the high capital growth belt close to the city and with rental values growing and property sales picking up again this investment is sure to give you great capital growth into the near future.

16 in this complex sold (15 in last 2 weeks) and likely no more NRAS properties to be approved for some time this may be the type of opportunity that you always hear others bragging about but never seem to hear about in time.

With 2brm, a more functional floor plan than the last units sold and a build quality that others aspire to but never quite reach your bank account will

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	23

### Agent Details

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### Office Details

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always be overflowing with rent due to the high demand for this type of rental property.

Call me now to arrange an inspection or to get more answers.

Jonathan Marlow - 08 9207 2088

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