

\$565,800

4 2 2



GAMA 17 WHITLAM

North Quarter

Lot 107 Road F, Newborough - 7 Star Energy Rating

Lot Frontage: 18m

Lot Depth: 33m

Land Area: 594(m²)

Total House Area: 156.67(m²)

Land Price: \$212,250

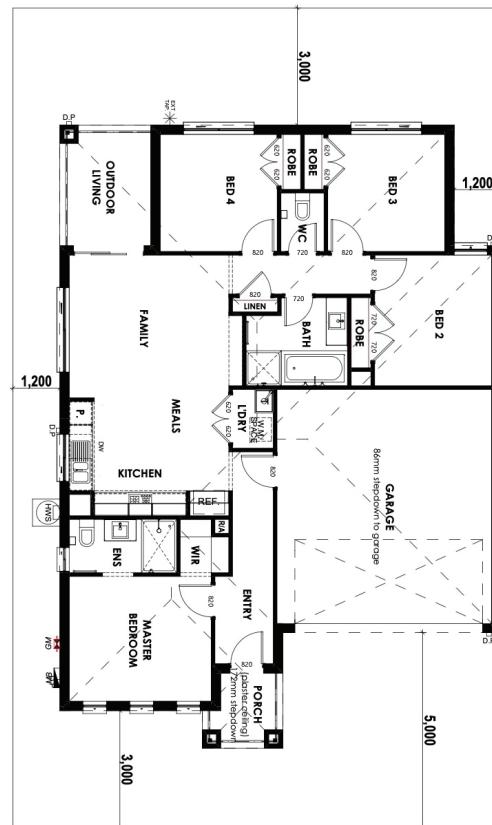
Build Price: \$ 353,550

Exp. Title Date: March 2026

Package Structure: 2 Part Contract

Orientation: South

*façade renders are an artist impression only



AWARD WINNING BUILDER



BUILDING HOMES FOR OVER 25 YEARS



100% FULL TURNKEY PRICE



LANDSCAPING, FENCING AND DRIVEWAY INCLUDED



2590MM CEILINGS

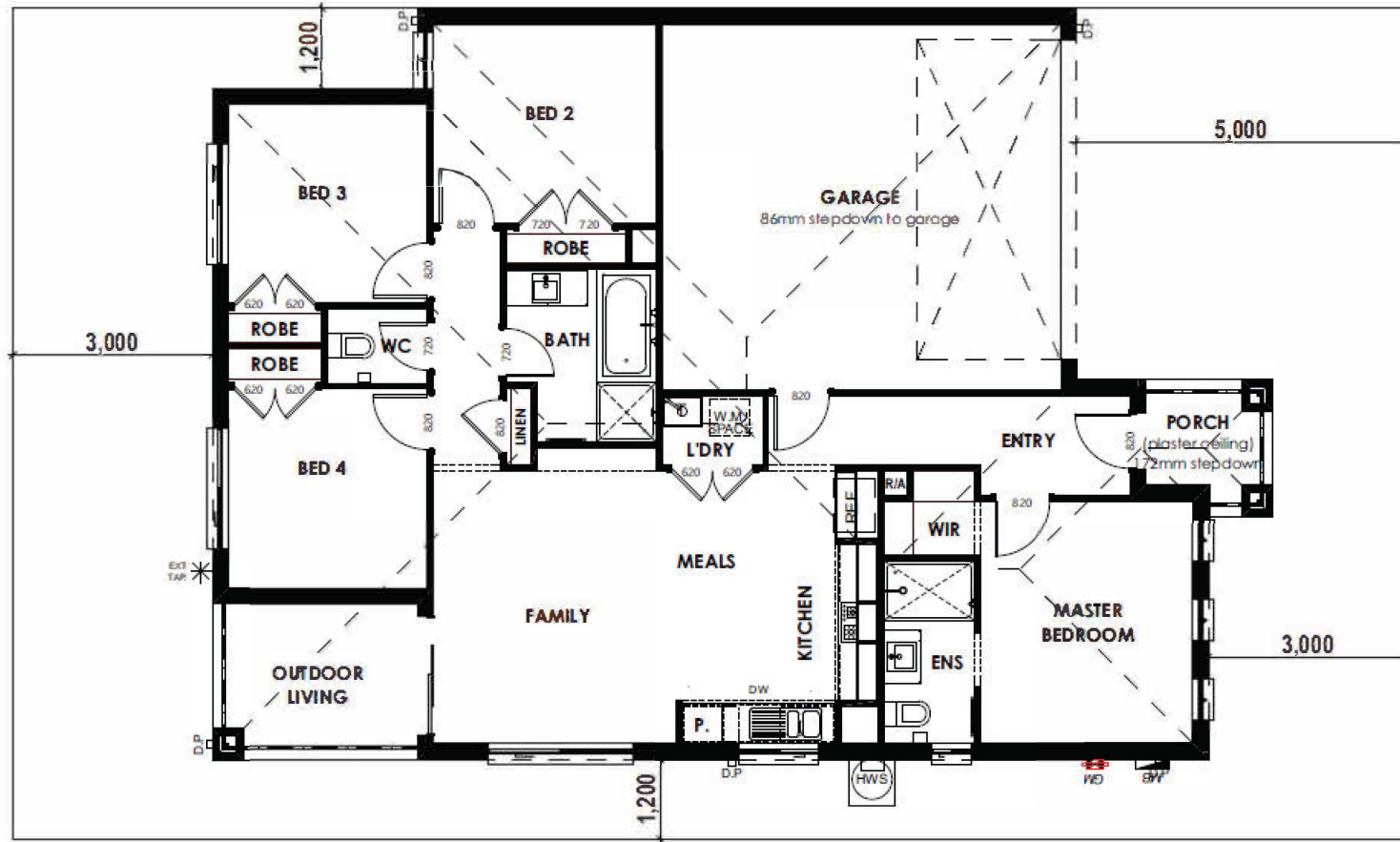


900MM APPLIANCES



ROOM SCHEDULE		
LEVELS	DWELLING AREAS	AREAS m ²
GRL	GROUND FLOOR	108.08
GRL	GARAGE	38.04
GRL	OUTDOOR LIVING	7.20
GRL	PORCH	3.35
		156.67 m ²

12.5x21 SINGLE_4 BED - HOLT



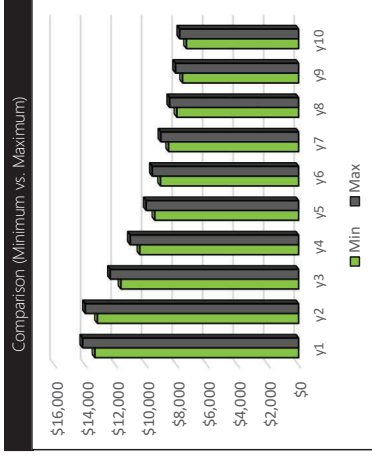
ESTIMATE /

Depreciation Estimate

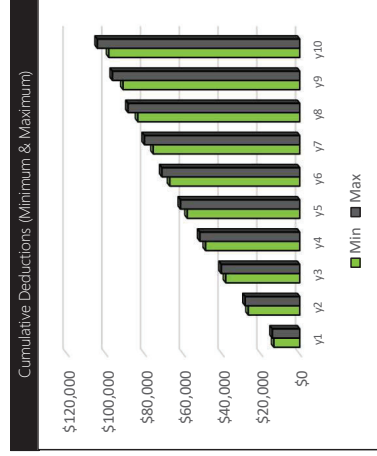
Gama 17 Design

MCG Quantity Surveyors

Year	Maximum		Total
	Division 40	Division 43	
1	\$7,304	\$6,850	\$14,154
2	\$7,128	\$6,850	\$13,979
3	\$5,493	\$6,850	\$12,343
4	\$4,185	\$6,850	\$11,035
5	\$3,140	\$6,850	\$9,990
6	\$2,743	\$6,850	\$9,593
7	\$2,179	\$6,850	\$9,029
8	\$1,603	\$6,850	\$8,453
9	\$1,213	\$6,850	\$8,064
10	\$944	\$6,850	\$7,794
Total Value	\$41,121	\$274,012	\$315,134



Year	Minimum		Total
	Division 40	Division 43	
1	\$6,891	\$6,462	\$13,353
2	\$6,725	\$6,462	\$13,187
3	\$5,182	\$6,462	\$11,644
4	\$3,948	\$6,462	\$10,411
5	\$2,962	\$6,462	\$9,425
6	\$2,588	\$6,462	\$9,050
7	\$2,056	\$6,462	\$8,518
8	\$1,512	\$6,462	\$7,975
9	\$1,145	\$6,462	\$7,607
10	\$890	\$6,462	\$7,353
Total Value	\$38,793	\$258,500	\$297,293



This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES.

