

## Project Overview

# Tullaroop Residences

## Maryborough VICTORIA

The Tullaroop Residences development will deliver 19 modern, energy-efficient dwellings with private outdoor spaces, and a shared community-focused design. The two-bedroom + study format ensures appeal to a broad tenant market, including professionals, downsizers, retirees and small families.

Address	4-6 Tullaroop Road, Maryborough VIC 3465
Developer	JCP Property
Property Type	Villa
Number of Total Lots	19
Number of Stages	1
Expected Stage Completion	Completion due 4th Qtr 2026
NRAS Stock	N/A
Price Range	\$455,500
Body Corporate / Week	\$23 per week
Expected Rental Return	\$400 per week
Approx. Rental Yields	4.62%
Property Management	Buyer Preferred Local Agent
Project Features	<ul style="list-style-type: none"><li>• Communal BBQ Area</li><li>• Landscaped Community Gardens</li><li>• Internal Pedestrian Walkways</li></ul>
Bedrooms	2 Bedrooms
Bathroom	1.5
Living Area	1
Study	1
Size Range	86m2 - 89m2
Car Spaces	1 Car Space - Covered
Furnished	N/A
Property Features	<ul style="list-style-type: none"><li>• 20mm Stone Benchtop</li><li>• LED Downlights, Glazed Windows</li><li>• Split System to Living Area</li><li>• Roller Blinds &amp; Landscaping</li><li>• 2500L Slimline Poly Water Tank</li><li>• Solarbuild 210L Hot Water System</li></ul>