






# POSITIVE INCOME PROPERTIES



 6 BEDROOMS
  6 BATHROOMS
  6 LIVING AREA

## COLIVING INVESTMENT PACKAGE

-  5 YEAR RENTAL GUARANTEE
-  CASHFLOW POSITIVE

# 6 BEDROOMS 6 BATHROOMS

Purchase Price  
**\$998,850**

Buckley Avenue Winter Valley VIC 3358

Land Size : 512 square metres

**Annual Gross Income** \_\_\_\_\_ **\$109,200**

This figure shows the annual income generated from leasing six units, showcasing the substantial income of this Co-living Investment Property compared to traditional investments like single-tenant houses at the rate of three to four times

**Guaranteed Return** \_\_\_\_\_ **11.00%**

This Co-Living Investment Property comes with a 5 year rental guarantee, providing no investment risk to the investor with guaranteed returns.

**VISIT**  
[Coliving Investment Properties](#)



# OUR PROCESS

Positive Income Properties has access to hundreds of investment properties across Australia. We use DEAPS to deliver Low Risk High Return properties for our client and we arrange to meet our clients' Goals, Aspirations and within their Budget.



## DETERMINE

Determine your investment property goals and financial capability.



## EVALUATE

Evaluate the market and focus on locating suitable properties.



## ASSIST

Assist in securing finance with our industry partners.



## PROVIDE

Provide support in all aspects of the build to handover



## SOURCE

Source reliable tenants and property management.



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# BREAKDOWN



## CO-LIVING PACKAGE ————— \$998,850

The **NextGen 6 package** brings together both land and build into one complete solution. Ensuring the property is **complete** and **ready to lease**.



## BUILD PRICE ————— \$683,850

The build price is a **fixed full turn-key solution**.



## LAND PRICE ————— \$315,000

The land price encompasses all necessary **fixed site costs**.



[WALKTHROUGH VIDEO OF SAMPLE BUILD](#)

# FLOORPLAN & FEATURES

**This Property includes six self contained units each with a:**

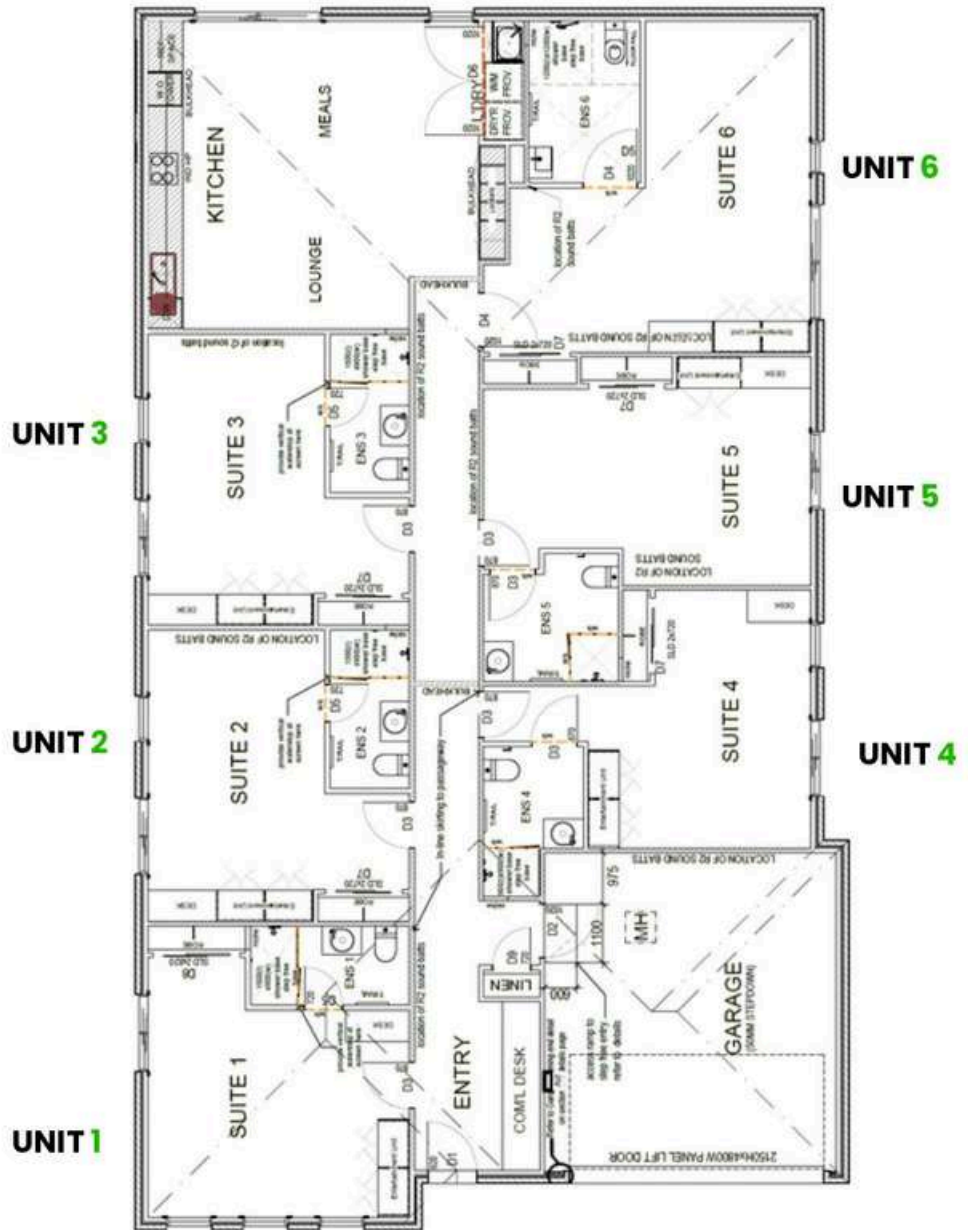
- + Bedroom
- + Bathroom
- + Study Desk
- + Living Room
- + Kitchenette
- + A/C
- + Courtyard

**Common area includes:**

- + Storage
- + Bike Rack
- + Kitchen
- + Dining Room
- + Laundry
- + Social Area
- + 6 Mailboxes

**Rent includes:**

- + Wi-fi
- + Electricity
- + Water
- + Common Area Cleaning
- + Gardening
- + Maintenance



<b>TOTAL AREA:</b>	32.28sq
<b>PORCH:</b>	0.43sq
<b>GARAGE:</b>	3.86sq
<b>LIVING:</b>	27.98sq

# TURN-KEY PACKAGE



## FURNITURE PACK

Each unit is equipped with a **55" flat-screen TV**, **data points**, a **digital door lock** for security, and a **kitchenette** with a **convection oven** and **fridge**.

Furnishings include a **double bed**, **lamp**, **desk**, **chair**, **TV unit**, **two-seater couch** and **coffee table**.

The common area features a **dining table**, **washing machine**, **dryer**, and **fridge**.



## 3.1KW SOLAR SYSTEM

Features **3.1kw** 3ph Hybrid (battery ready) PV Solar system, **reducing power consumption** from the grid and a sustainable **environmental benefit**.



## SPLIT SYSTEM

**2.65kW A/C Split System** is included in each unit for optimal comfort. **Split system heating and cooling** is provided to **each unit** and the **communal area** for complete climate control.



## FRONT & REAR LANDSCAPING

The **landscaping** features a stylish blend of **mulch**, **turf**, and **garden beds** with **trees** and **shrubs**. The property also includes **side** and **back fencing**, along with **wing fences** which create **private outdoor areas for each unit**. Each unit's outdoor area has a **9m<sup>2</sup> concrete pad** for table and chairs.

# CO-LIVING INCLUSIONS

## PRELIMINARIES

**Council and Authorities:** Builder to order all council and authority property information  
**Drafting:** Builder to complete full set of sited working drawings  
**Engineering:** Builder to provide a full set of structural and civil engineering design  
**Energy Rating:** Builder to provide energy rating report and allowance for 7-star energy rating requirements  
**Colour Selections:** Colour selection via builder pre-selected colour boards

## BUILDING ALLOTMENT

**Foundation Class:** Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required, or additional charges may apply  
**Temporary Fencing:** Supply and hire of temporary fencing to site where required to council requirements  
**Silt Fence:** Supply and hire of environmental silt fence to front of property as required by council  
**Rock Allowance:** Allowance of rock excavation and removal. If explosives or core drilling is required, extra charges will apply  
**Termite Treatment:** Termite spray system where required by relevant authority  
**Angle of Repose:** Home to be sited to a minimum of three meters off easement. If sited closer, then additional charges may apply  
**BAL 12.5:** Included if required

## CONNECTION OF SERVICES

**Stormwater and Sewer:** Includes connection to stormwater and sewer points within the building lot  
**Power:** Three phase underground power provision (up to 10m)  
**Tapping:** Same side dry water tapping included  
**NBN:** Includes NBN basic, cable, telephone points, 1 (no) data point, NBN conduit and connection point

## EXTERNAL FEATURES

**Brickwork:** Clay brick selection single storey homes, and ground floor of double storey homes as per plans  
**Mortar Joints:** Natural colour rolled joints to brickwork  
**Render:** Acrylic texture coating render as per plan (design specific)  
**Infills Over Windows:** Brick infills over all windows and doors, including garage front elevation to single storey homes, and ground floor only of double storey homes  
**Front Entry Door:** Hume XN1 with clear glazing  
**Front Entry Door Furniture:** Provide Schlage Level Lock Ease (or similar) digital door lock to entry door  
**Front Entry Door Frame:** Aluminium powder coat finish  
**External Doors:** 2040x970mm external doors in lieu of standard 2040x820mm as nominated on plans  
**External Hinged Door Furniture:** Entrance lockset  
**Windows:** Powder coated double glazed aluminium framed windows to habitable rooms. Clear glazing to habitable areas, translucent glazing to wet areas  
**Sliding Doors:** Powder coated double glazed aluminium framed sliding doors as per plans  
**Locks:** Locks to all windows and sliding doors keyed alike  
**Flyscreens to Windows:** Aluminium framed fly screens to windows

## EXTERNAL FEATURES cont.

**Flyscreens to Hinged Doors:** Aluminium framed fly screens to all external hinged doors (excluding garage access door)  
**Flyscreens to Glass Sliding Doors:** Aluminium framed fly screens to all external sliding doors  
**Letterbox:** Brick letterbox enclosure including chrome letterbox inserts and numbers.  
**Paving:** Colour-through concrete paving to driveway and front porch as per plans  
**Eaves:** Full perimeter 450mm wide eaves with cement sheet soffits as per plans  
**Fencing:** Full share boundary fencing including one wing fence in line with relevant design guidelines. Includes 1.8m high timber paling or colour bond  
**Landscaping:** Builders range front and rear landscaping

## GARAGE

**Panel Lift Door:** 2100mm high Colorbond® sectional overhead door with (2) No remote-control handsets  
**Access Door:** Weatherproof flush panel door with low sheen acrylic paint finish  
**Door Frame:** Aluminium powder coat finish  
**Door Furniture:** Entrance lockset

## ROOFING

**Pitch:** 22.5 degrees  
**Material:** Colorbond® with sarking  
**Fascia and Guttering:** Colorbond® fascia, gutter and downpipes

## FRAMING

Engineered prefabricated pine wall frame and roof trusses

## CEILING

2550mm ceiling height throughout

## INSULATION

**Ceiling:** R4.0 insulation batts  
**External Walls:** R2.0 insulation batts  
**NOTE:** Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star Standard compliant (excluding double glazing and Low-E)

## PLASTER

**Walls:** 10mm plaster  
**Ceiling:** 10mm plaster  
**Cornice:** 75mm cove  
**Wet Areas:** Water resistant plaster

## INTERNAL FEATURES

**Doors:** 2040mm high flush hinged panel hollow core throughout. Width as per plans  
**Door Furniture:** Lever door furniture  
**Built In Robe Doors:** Smart robe sliding doors with satin chrome track and frame  
**Skirtings:** 67x18mm single beveled primed MDF  
**Architraves:** 67x18mm single beveled primed MDF  
**Internal Door Locks:** Provide Schlage Level Lock Ease (or similar) digital door locks to each bedroom door  
**Door Stop:** Nylon 75mm, white  
**Draft Seals:** Full perimeter draft seals to all entry door frames and internal access door to garage and garage external pedestrian door  
**Holland Blinds:** Single holland blinds to all windows

## PAINTWORK – THREE COAT APPLICATION

**Timberwork:** Semi-Gloss enamel to internal doors, jambs and mouldings  
**Ceilings:** Flat acrylic  
**Internal Walls:** Washable low-sheen acrylic  
**Entry Door:** Semi-Gloss enamel

# CO-LIVING INCLUSIONS



## ELECTRICAL

**Internal Light Points:** 100mm diameter 240V white downlight fittings throughout  
**External Light Points:** 100mm diameter 240V white recessed downlight to front entry. Weatherproof para flood light to rear as per plans  
**Power Points:** Double power points throughout, excluding single power point to dishwasher, microwave and refrigerator provision (design specific)  
**TV Points:** Provide TV point to each bedroom, and communal area  
**Data Points:** Provide data point to each bedroom, and communal area  
**Antenna:** Provide digital TV antenna, including booster and splitter  
**Telephone Points:** (2 No) pre-wired telephone points  
**Internal Light Switches:** Wall mounted switches in white  
**External Feature Light:** Up/Down LED lights to porch piers  
**Smoke Detector:** Hardwired with battery backup.  
**Exhaust Fans:** Above all showers and toilet ducted to outside air  
**Safety Switch:** RCD safety switch and circuit breakers to meter box  
**Circuits and Switchboards:** Provide individual circuits and switchboards to each bedroom suite, and to the garage with a shared connection to the electricity main  
**Solar:** 3.1kw 3ph Hybrid (battery ready) PV Solar system

## PLUMBING

(2 No) garden taps, one located to the front, and one located to the rear, positioned at builder discretion

## HEATING & COOLING

Haier 2.65kw high wall split system air conditioner to each bedroom, located at builder discretion  
Haier 2.65kw high wall split system air conditioner to communal area located at builder discretion

## HOT WATER SYSTEM

**Hot Water:** (2 No) Chromagen Midea 280L heat pump hot water services, located at builder discretion

## KITCHEN APPLIANCES AND FITTINGS

**Oven:** 600mm under bench oven with side-opening door in lieu of standard  
**Cooktop:** 600mm induction cook top in lieu of standard  
**Rangehood:** 600mm stainless steel canopy rangehood  
**Dishwasher:** 600mm stainless steel dishwasher  
**Sink:** Stainless steel double bowl inset sink  
**Tapware:** Builders range category 1 chrome sink mixer

## CABINETRY

**Cabinetry to Kitchen:** Fully lined melamine modular cabinets, with overhead cabinets including to fridge space.  
**Cabinetry to Ensuites and Kitchenette:** Fully lined melamine modular cabinets  
**Microwave Provision:** Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point  
**Bench Tops Throughout:** Laminate (including any desks nominated on the plans) (Design specific)  
**Handles:** Builders range pull handles

## BATHROOM AND ENSUITE

**Mirror:** Polished edge mirror to full width of vanities  
**Basin:** Vitreous china vanity basin in white  
**Basin Tapware:** Builders range category 1 chrome sink mixer  
**Shower Bases:** Tiled shower bases, size as per plans  
**Shower Screens:** Semi-frameless shower screen with polished chrome finish and clear glazed door  
**Shower Head:** Category 1 chrome shower rail with chrome mixer  
**Accessories:** Category 1 toilet roll holder and single towel rails  
**Toilet Suite:** Category 1 close coupled toilet suite in white with soft close top  
**Exhaust Fans:** 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom  
**Accessible Bathroom:** Provide accessible bathroom as per plan  
**Structural:** Provide 12mm structural ply lining to all walls to accessible ensuite

## LAUNDRY

**Trough:** Stainless steel tub and melamine cupboard  
**By-Pass:** Direct connection to side of trough waste outlet  
**Tapware:** Builders range category 1 chrome sink mixer

## CERAMIC TILING

**Wall Tiles and Bath Hob:** Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans  
**Floor Tiles:** Floor tiles to ensuite, bathroom, laundry and WC

## FLOOR COVERINGS

**Timber-Look Flooring:** Hybrid vinyl timber look flooring to entry, hallways/passages, communal kitchen and bedroom suites

## STORAGE

**Robe Shelving:** One white melamine shelf with hanging rail  
**Robe Doors:** 2040mm high redicote flush panel hinged or sliding doors (design specific)  
**Pantry/Linen Shelving:** Four white melamine shelves (design specific)  
**Pantry/Linen Doors:** 2040mm high redicote flush panel hinged (design specific)

## STAIRS (DOUBLE STOREY HOMES)

Pine closed stringers with MDF treads and risers with carpet cover and pine No.8 wall rail

## EXTERNAL PAVING

Colour-through concrete driveway and front path to meet front porch. Includes non-slip broom finish

## SPECIAL ADDITIONAL STANDARD INCLUSIONS

Wing Fence x 5 to separate all outdoor areas.  
Brick in 5 bank letter Letterbox in lieu of standard.  
2118DG Sliding door to Living 1 of Unit 1.  
External light point to sliding door of Unit 1  
Paving pad to all External Sliding Doors  
Provide Clark polar overmount sink to each unit with Ivy Sink MKII mixer to all units.

# CO-LIVING INCLUSIONS



**SITE COSTS Site Costs:** Provide fixed site costs up to 800mm of fall over block

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**LANDSCAPING Front Landscaping:** Provide builders range instant turf, mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, electronic battery operated timer, 2 x 1200mm high trees to front of dwelling, and standalone letterbox. Quantity of inserts to letterbox is design specific, based on the number of bedroom suites. **Rear Landscaping:** Provide builders range mulched garden bed with trees to rear boundary, instant turf up to 50m<sup>2</sup>, topping to remainder of land to rear and side boundaries, dripper system connect to rear tap, fold away clothesline with up to 3m<sup>2</sup> plain concrete pad. Includes up to 12m<sup>2</sup> of plain concrete outside communal kitchen/living area, and up to 3m<sup>2</sup> plain concrete pad outside each private courtyard

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## WINDOWS AND DOORS:

**Fly Screen Doors:** Provide builders range fly screen door to the communal kitchen/living sliding door in lieu of standard

**Sliding Doors:** Provide builders range sliding door to each bedroom suite for entrance to private courtyard in lieu of standard

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## FENCING:

**Boundary Fencing:** Provide builders range capped fencing in lieu of standard (specific to relevant design guidelines)

**Private Courtyards:** Provide wing fence to all private courtyard areas, in line with boundary fencing material approved by the developer (design specific).

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## CABINETY:

**Bench Top:** Provide builders range silica-free reconstituted stone bench top with 20mm Aris edge to kitchen in lieu of standard

**Cabinetry to Bedroom Suites:** Provide builders range cabinetry and desk to bedroom suites, including laminate bench top in lieu of standard

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## SECURITY:

**Alarm:** Provide builders range Reliance 8 (or similar) alarm system with 3 sensors. Includes one control panel in the nominated WIR, and keypad to entrance with a single PO

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## DEVELOPER REQUIREMENTS:

**Rain Water Tank:** Provide builders range rain water tank, including sealed system connection (specific to relevant design guidelines)

**Community Infrastructure Levy:** Builder to cover Community Infrastructure levy payment (council specific)

**Crossover:** Builder to construct 1 x crossover to the dwelling (specific to relevant estate requirements)

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## ELECTRICAL:

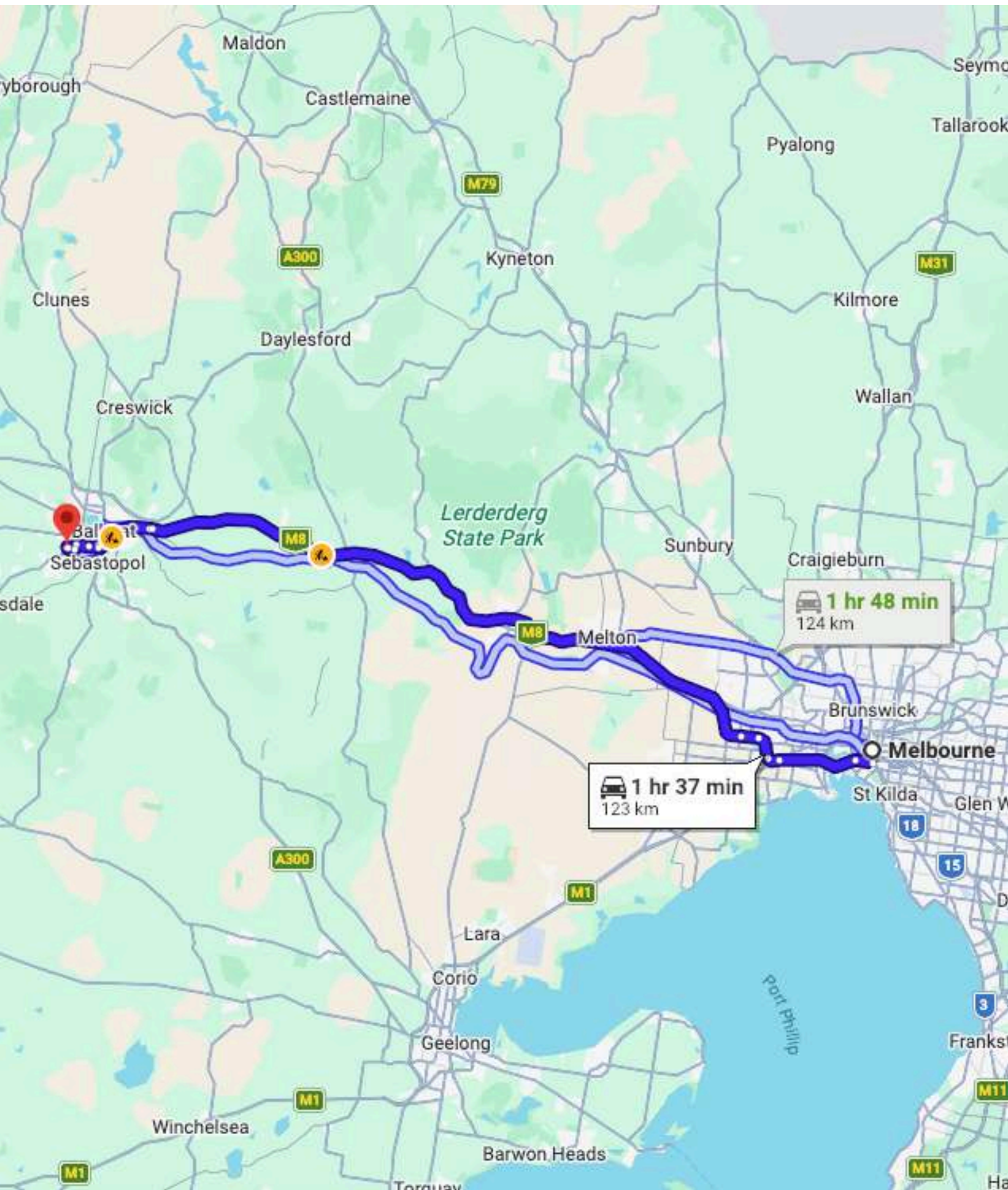
**External Light Points:** Provide builders range external light point outside each sliding door to private courtyards in lieu of standard

## TAPWARE AND SINKS:

**Basin to Ensuites:** Provide builders range Clark Round Bowl Overmount with Tap Landing and 1 Tap Hole in lieu of drop in basin to each ensuite (or similar). (Excluding accessible ensuite)

**Mixer to Ensuites:** Provide Vivid Basin Mixer 120mm Gooseneck in lieu of standard to each ensuite (or similar). (Excluding accessible ensuite)





# BALLARAT SUBURB PROFILE

## WOOLWORTHS BALLARAT CENTRAL



## BALLARAT AQUATIC



## BALLARAT BASE HOSPITAL



## BUNNINGS WAREHOUSE BALLARAT



Ballarat, located west of Melbourne, is an independent city with a rich history of gold rush and now a diverse economy anchored in healthcare, education, retail, tourism, and manufacturing. The city is home to Ballarat University and TAFE, providing a wide array of educational opportunities. It is an attractive location for young professionals, families, and retirees alike, offering a dynamic lifestyle and living.

## KEY STATISTICS



**117,240**

Is the approximate population, which is only expected to increase with time.



**290**

People per square kilometer. Ballarat ranks as one of the more populated cities in Victoria.



**400,000**

Visitors to Sovereign Hill each year.



**0.9%**

Is the current vacancy rate due to high demand.



**\$500 Million**

Funds carried towards building the Ballarat Regional network.



**\$837 Million**

Put towards for the Ballarat Base Hospital Redevelopment.

**CLICK TO VIEW THE FULL INFORMATION**  
**MEMORANDUM**

 **BALLARAT**



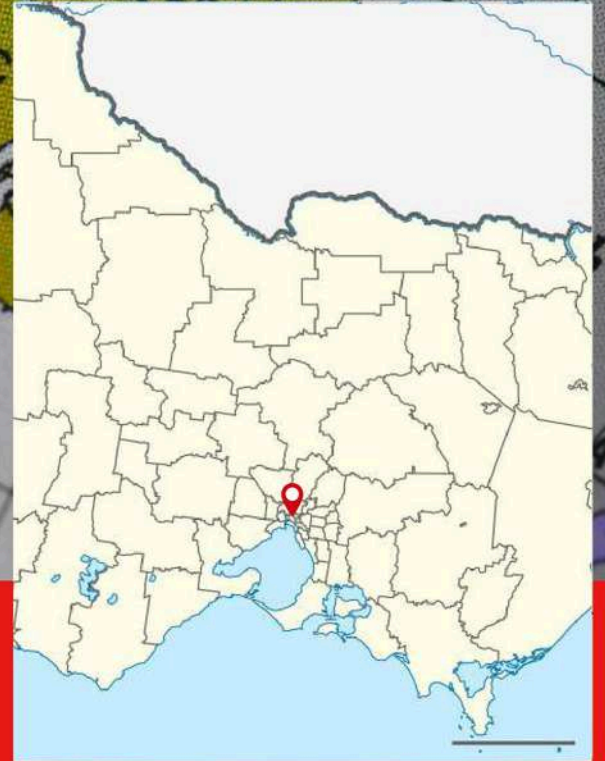
# Ballarat

Ballarat is a city in the **Central Highlands** of Victoria, Australia. At the **2021 census**, Ballarat had a population of **111,973**, making it the **third-largest urban inland city in Australia** and the **third-largest city in Victoria**.



POSITIVE INCOME  
PROPERTIES

## LOCATION AND DEMOGRAPHICS



# Ballarat

- **City / Region:** Ballarat (Central Highlands, Victoria, Australia)
- **Established / Settlement:** 1838 (officially proclaimed a municipality in 1855 following the 1851 gold rush)
- **Area:** ~740 sq km (City of Ballarat local government area)
- **Population:** ~121,000 (2024 estimate; 113,763 at 2021 Census – ABS / [profile.id.com.au](https://profile.id.com.au))



# PROPERTY MARKET AND RENTAL DEMAND

- As of December 2024, house rental yields in Ballarat were about 3.6 %, slightly above Melbourne metro returns. PRD
- The median weekly house rent has been relatively stable at AUD 420.
- Vacancy rates have moved upward modestly; around 2 % was reported in late 2024, as investor activity increased.
- Over the year, rental growth has been mild (~2.4 %) and the rental market is described as under “moderate pressure.”
- In Ballarat Central (postcode 3350), median weekly rents are about AUD 420 for houses and AUD 370 for units, with gross yields circa 3.47 % (houses) and 5.06 % (units).
- On the sales side, the median house price was reported to be ~AUD 525,000, though this was down ~6.3 % over the previous year.



## LOCAL AMENITIES

- Ballarat Botanical Gardens & Lake Wendouree — A key green space and recreation area, ideal for walks, picnics and events.
- Art Gallery of Ballarat — Australia's oldest regional art gallery, housing a large permanent collection and serving as a cultural anchor.
- Ballarat offers cultural, historical, and natural attractions (e.g. the gold rush heritage, museums, gardens).
- Urban amenities: shopping, health services, education, recreation, parks.
- Suburbs like Wendouree serve as residential hubs and secondary commercial zones