

next gen



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

\$978,850

Lyons Street Miners Rest VIC
3352

Land Size : 756 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

11.55%

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 ————— \$978,850

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 ————— \$693,850

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



LAND PRICE ————— \$285,000

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:

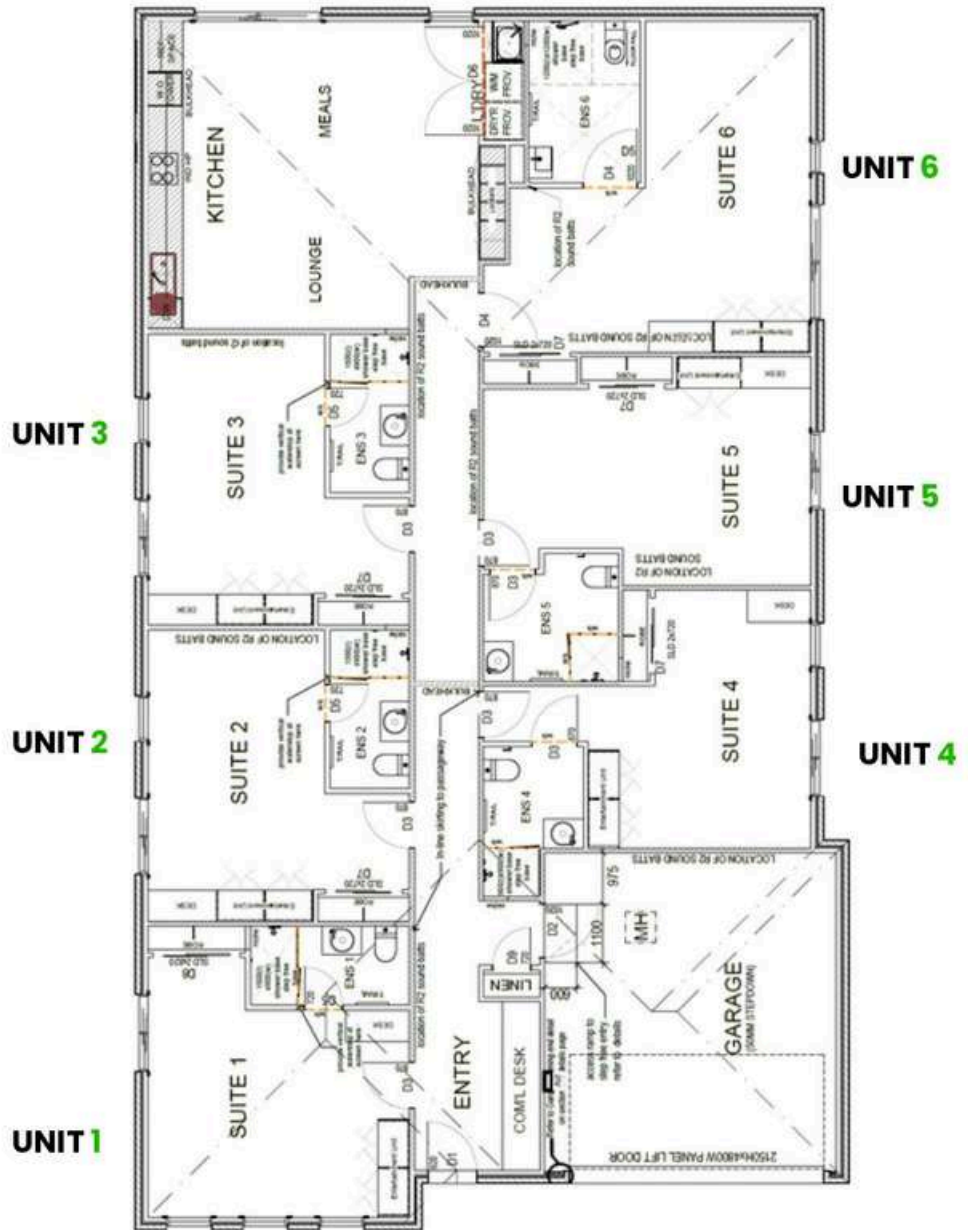
- + Bedroom
- + Bathroom
- + Study Desk
- + Living Room
- + Kitchenette
- + A/C
- + Courtyard

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



TOTAL AREA:	32.28sq
PORCH:	0.43sq
GARAGE:	3.86sq
LIVING:	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 **9m² 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 MK12 mixer to all units.

CO-LIVING INCLUSIONS



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

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 50m², topping to remainder of land to rear and side boundaries, dripper system connect to rear tap, fold away clothesline with up to 3m² plain concrete pad. Includes up to 12m² of plain concrete outside communal kitchen/living area, and up to 3m² plain concrete pad outside each private courtyard

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

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).

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

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

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)

ELECTRICAL:

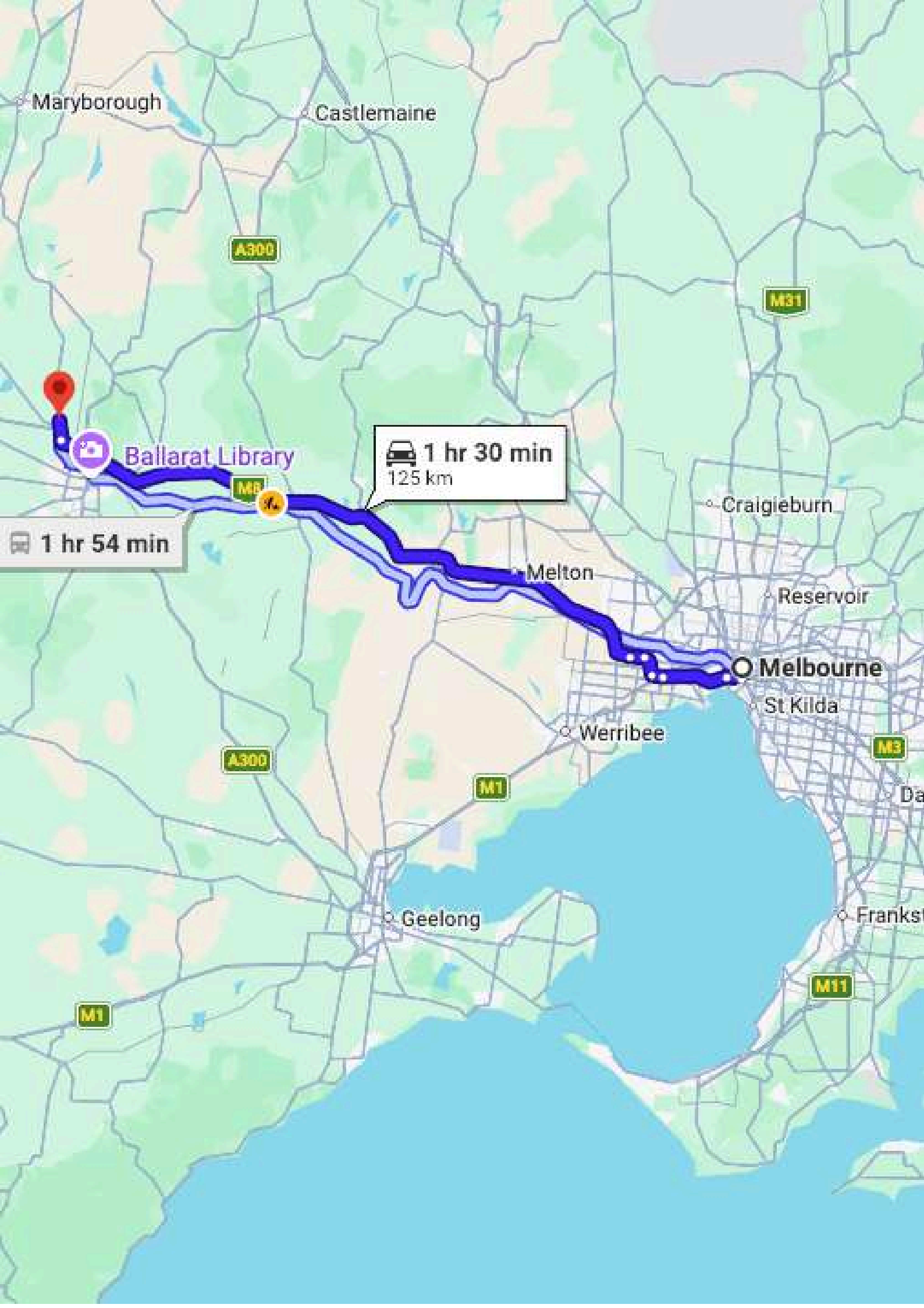
External Light Points: Provide builders range external light point outside each sliding door to private courtyards in lieu of standard

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)





Maryborough

Castlemaine

A300

M31



Ballarat Library



1 hr 30 min

125 km

M1



Craigieburn

1 hr 54 min

Melton

Reservoir

Melbourne

St Kilda

Werribee

A300

M1

M3

Geelong

Frankston

M1

M11

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**



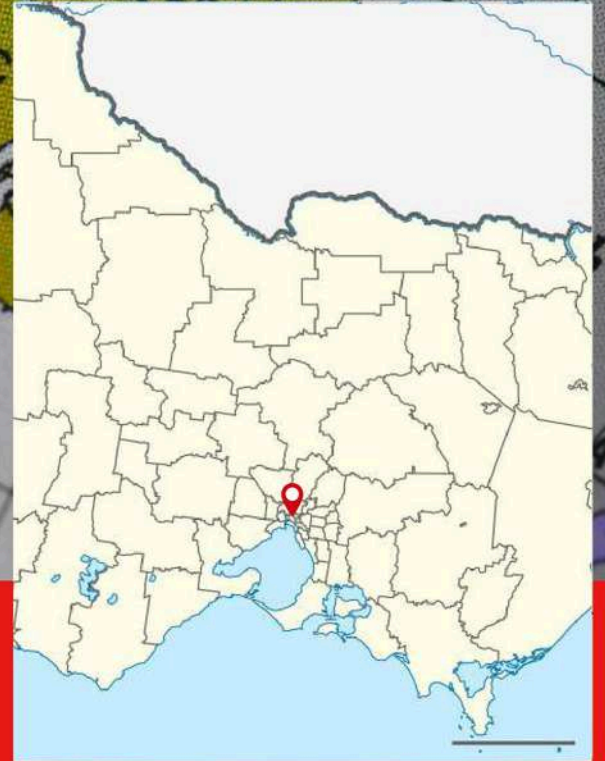
Ballarat

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)



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