



**POSITIVE INCOME
PROPERTIES**



**75%
5 YEAR
RENTAL
GUARANTEE**

5 BEDROOMS

This is your moment. Seize the opportunity!

*Coliving Turnkey Inclusions
Add \$9,500 for upgrade to multihead system to beds and living*



5 BED



2 GARAGE



5 BATH



205.60M²

LINCOLN 23 – COLIVING 1B

**Milanesia Place
Winter Valley VIC
3358**

ALLUVIUM ESTATE

Property Information

- **Orientation** : South
- **Land Width** : 15 metres
- **Land Depth** : 32 metres
- **Build Size** : 205.60 square metres
- **Land Size** : 480 square metres
- **Land Rego Date** : Registered

SINGLE CONTRACT

Estimated Rental Appraisal

Returns at 8.01%
\$1,150 – \$1,250 per week

Purchase Price

\$811,000

5 YEAR 75% RENTAL GUARANTEE

VISIT

[Coliving Investment Properties](#)



**POSITIVE INCOME
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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

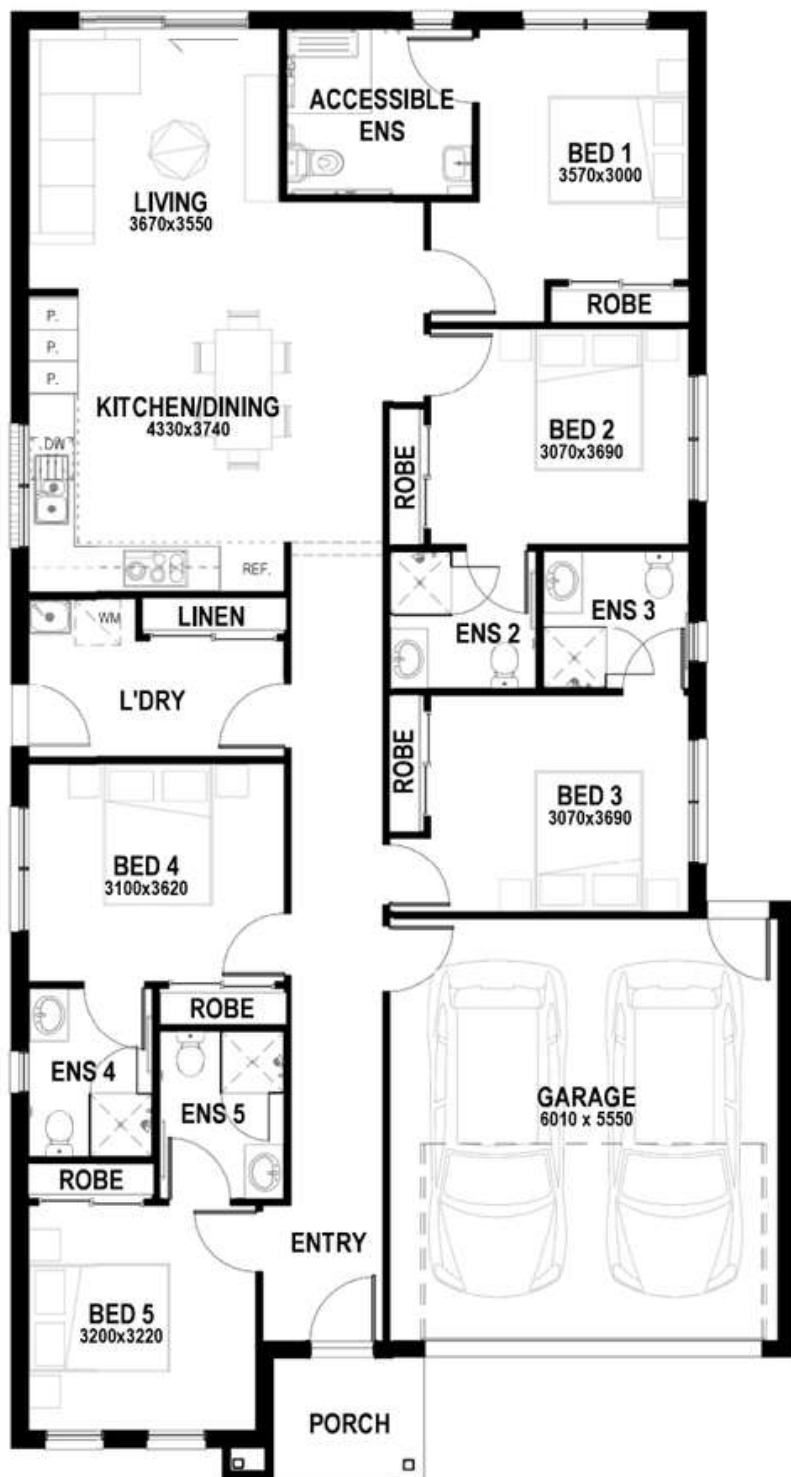
Source reliable tenants and property management.



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BEDROOM AREA

BED 1	13.7 m ²
BED 2	12.5 m ²
BED 3	13.2 m ²
BED 4	12.3 m ²
BED 5	11.4 m ²
TOTAL	63.0 m ²

GROUND FLOOR

LIVING	165.13 m ²
GARAGE	36.43 m ²
PORCH	4.04 m ²
	205.60 m ²
	22.13 SQ.

MINIMUM LAND SIZE: 12.5 x 28.0 (350.0 m²)

NOTE: ACTUAL LOT SIZE MAY VARY.

SITE COVERAGE: 58.74%

LINCOLN 23 CL FLOOR PLAN NCC 2025



11th June 2025

Re: Co-living Appraisal

Thank you for considering Certainty Property to manage your co-living property. We trust that you will find our unique offering compelling as you select a co-living manager.

Appraisal

Based on the floor plan provided it's my view that you would achieve approximately \$1,150 - \$1,250 per week in gross rent. This assumes the property is reasonably furnished and listed at the current market rents.

Rooms 1- 5: \$230 - \$250

This assumes that the rooms are furnished with our furniture package.

Our rent guarantee

Under Certainty Property's rent guarantee, we will ensure that you always receive at least 75% of maximum gross rent. That is, if gross rent is below 75% of what you would have received if the co-living property were at full occupancy, we will pay the difference ourselves. In the case of a four-bedroom co-living property, this means we underwrite a minimum of three out of the four rooms.

Our rent guarantee means that we share some of the risk associated with vacancies and arrears, and means we have a strong financial incentive to make sure that your co-living property is fully occupied with minimal rental arrears.

Certainty Property has strong experience in offering meaningful rent guarantees as the only residential property manager in Australia that offers a rent guarantee that covers vacancies, arrears and falling rents.

The rent guarantee is based on the actual rent achieved and so is a genuine market rent and commences once the property is fully occupied. Of course, we pass through rental increases, so you always receive market rent or better.

Our fee structure

Full-service co-living property management: 8.9%

Leasing fee: 2 weeks rent

Advertising fee: \$200 per lease

Please refer to the management agreement and rent guarantee annexure for the full terms of the guarantee and fee schedule.

Co-Living Inclusions (1B)

Building Permit

- Site Assessment & Survey
- Energy Rating Report (min. 7 star)
- Bushfire (BAL) Compliance (where applicable)
- Building Permit

Services

- Stormwater, Sewer, Water & Single-Phase Underground Power (to existing infrastructure)
- Recycled Water (where applicable)
- NBN run in to front of home (where available)
- NBN, Telephone & Electricity by Builder; Connection Fees by Owner

Site Conditions / Foundations

- Engineer Designed Slab – Up to P Classification (no piers or suspended slab allowed)
- Site fall over building area no greater than 500mm
- Rock excavation & removal allowance included (explosives & core drilling not included)
- Termite Treatment
- Temporary Fencing
- Site Signage & Waste Management to meet Council Requirements

Maintenance & Warranty

- 3-month maintenance
- 10-year structural warranty

Structural & External Features

- Engineer designed wall frames & roof trusses
- Face brickwork with rolled joints and natural coloured mortar (to extent shown on the final drawings)
- Acrylic rendered feature to front facade (design specific)
- Rendered lightweight cladding or painted cement sheet cladding (to extent shown on the final drawings)
- Concrete roof tiles
- Colorbond fascia, guttering and downpipes

- Feature Aluminium Windows to front façade (design specific)
- Aluminium Windows & External Door (where applicable)
- Keyed Locks provided to all openable windows and doors
- Aluminium Framed Flyscreens provided to all openable windows
- Feature Front Entry Door (design specific)
- Programmable Entry Lockset with PIN Code keypad to front entry door
- Entry Lockset to other hinged external doors (design specific)

Garage

- Sectional Colorbond garage door with 2 remote controls
- Plasterboard lined ceiling & walls with cove cornice (design specific)
- Concrete slab floor
- Hinged External Access Door with Entry Lockset (design specific)
- Flush panel hinged internal access door to between home & garage (design specific)

Ceiling Height

- 2590mm high (nominal) ceiling heights

Kitchen Appliances

- 900mm electric stainless-steel oven
- 900mm electric ceramic cooktop
- 900mm stainless steel rangehood
- 600mm freestanding under bench stainless steel dishwasher
- Microwave provision (design specific)
- 1 & 1/3 bowl stainless steel sink
- Sink mixer tap

Kitchen Cabinetry

- 20mm engineered stone benchtops with square edge
- Laminate cabinet doors, drawers & kickboards
- Melamine modular cabinets
- Chrome handles
- Pantry with melamine shelves & lockable sections (design specific)

Co-Living Inclusions (1B)

Ensuities

- 20mm engineered stone vanity tops with square edge
- Laminate cabinet doors & kickboards
- Melamine modular cabinets
- Chrome handles
- Inset vanity basin with chrome plug & waste
- Semi framed shower screen
- Mixer tapware to vanity basin & shower
- Single hand shower & rail
- Close coupled toilet suite
- Single Towel Rails & Toilet Roll Holders
- Polished Edge Mirrors
- Tiled Shower Bases

Ensuite – Ambulant

- Minimum of 1 (one) bathroom including circulation space AS1428.1 compliant
- Tiled Shower Base
- Step free & hob less shower
- Shower curtain & rail
- Shower seat
- Sanitary ware and tapware AS1428.1 compliant
- Wall Hung Basin with Bottle Trap
- Polished Edge Mirror

Laundry

- Stainless Steel trough & white metal cabinet
- Mixer tapware
- Hot & Cold washing machine stops (located under trough)

Internal Tiling

- Ceramic wall tiles to ensuities and kitchen / laundry splashback
- Ceramic floor tiles to wet areas
- Refer to final drawings for location & extent of wall and floor tiles

Floor Coverings

- Carpet to bedrooms (design specific)
- Laminate timber look flooring to living areas & kitchen, installed after skirting with quad finish (design specific)
- Refer to final drawings for location & extent of floor coverings

Paint

- Water based acrylic paint to all walls & ceilings
- Gloss enamel water-based paint to internal doors, architraves, skirting boards and door jambs

Insulation

- Insulation to all external walls & ceilings as defined in the home specific energy rating report

Plaster

- 10mm plaster board to walls & ceilings
- Water resistant plaster board to all wet areas in accordance with waterproofing standards
- 75mm cove cornice throughout

Skirting Boards & Architraves

- 67mm x 12mm bevelled MDF throughout home
- 138mm x 18mm bevelled MDF to Garage

Doors

- Flush panel 2040mm high internal doors
- Chrome door furniture to internal doors (excluding bedroom doors)
- Programmable Entry Lockset with PIN Code keypad to all bedroom doors (refer to signed colour selection)
- Door stops to all hinged doors in white (where applicable)

Storage

- Robes to all bedrooms including mirror sliding doors, 1 x melamine shelf & hanging rail (design specific)
- Linen cupboard including vinyl sliding doors & melamine shelves (design specific)

Hot Water System

- 280 litre all-in-one electric heat pump

External Taps

- 2 external taps – 1 to front & 1 to rear (refer to final drawings for locations)

Co-Living Inclusions (1B)

Heating and Cooling

- Wall hung heating panels to all bedrooms (design specific)
- Split system air-conditioning unit located in main living area (design specific)

PV System

- PV System to meet energy rating requirements

Electrical

- White LED downlights throughout home & front entry
- 1 x fluorescent strip light to garage
- Floodlight with sensor outside external doors (excluding front entry)
- Double power points throughout home
- Single power points to fridge, dishwasher and microwave space
- External waterproof power point/s
- 1 x TV point to living
Note: does not include antenna.
Cable will be coiled in roof space ready for installation of antenna by Owner after handover
- Telephone / Data points to kitchen, living & bedrooms
- Ducted exhaust fans with timer to ensuites and laundry, interlocked with room light to comply with NCC 2022 (design specific)
- White wall mounted switches & GPO's
- Smoke detectors hardwired with battery backup
- RCD Safety Switch
- Refer to final drawings for extent and locations of all Electrical items

Window Coverings

- Block out roller blinds with chain winder to all windows and external doors (not included to obscure glazed windows or sidelights to entry, if applicable)

Landscaping

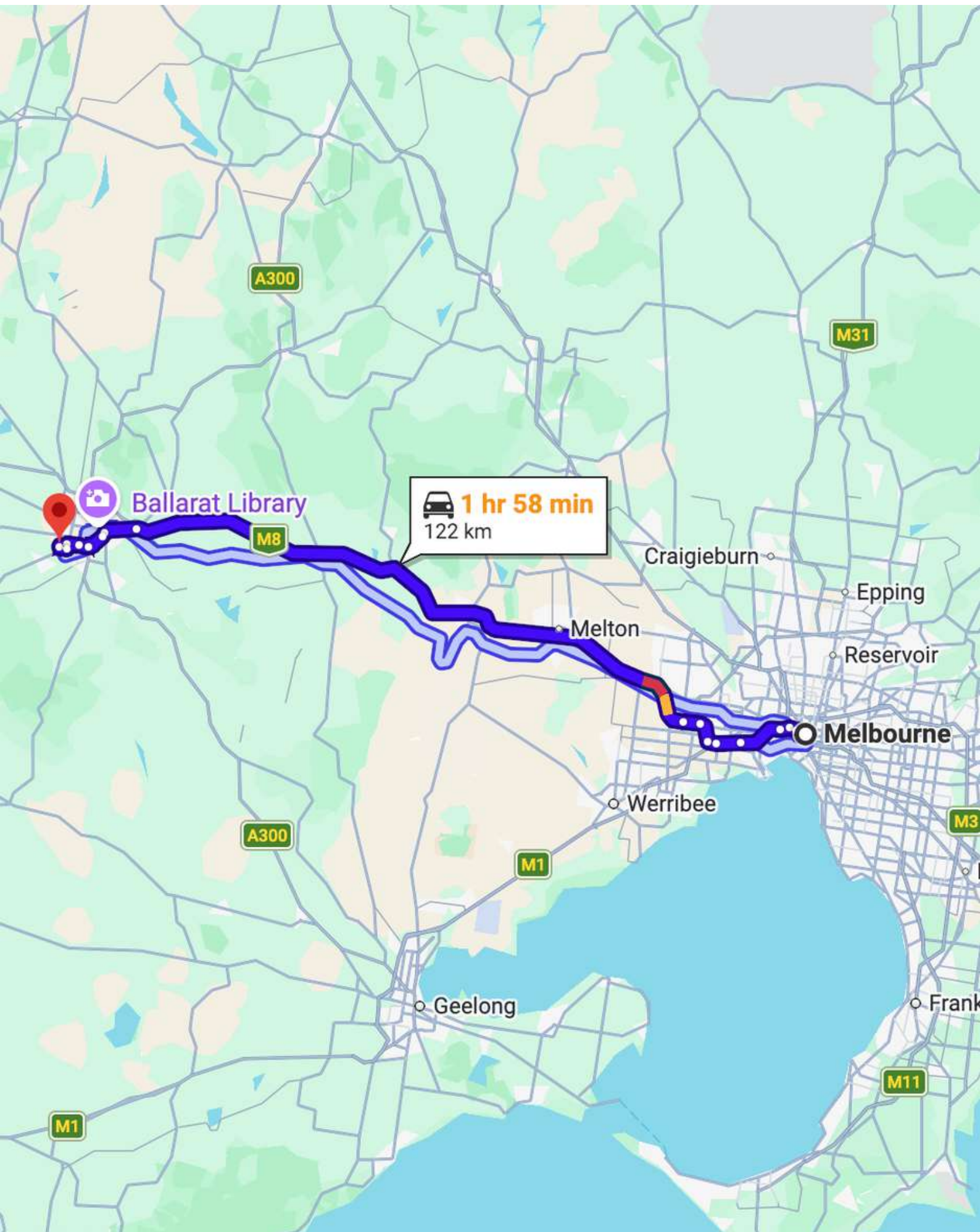
- Coloured concrete driveway
- Irrigated Turf to front & rear garden (if applicable)
- Lilydale / Tuscan Toppings (as determined by Builder)
- Drought resistant planting to front & rear garden beds including mulch (if applicable)
- Letter box
- Ground mounted folding clothesline (design specific)
- Landscaping Design (where applicable) to be determined by Builder, refer to final drawings for extent and selections

Fencing

- Boundary fencing in accordance with Estate requirements (if required)

General Items

- All inclusions are selected from the Builder's standard range of products
- All colours & finishes are as per the signed colour selection
- All sanitary ware white unless noted otherwise
- Domestic Building Insurance not applicable for Building Classification 1b Rooming Houses
- Final signed documents override all prior documents and inclusions





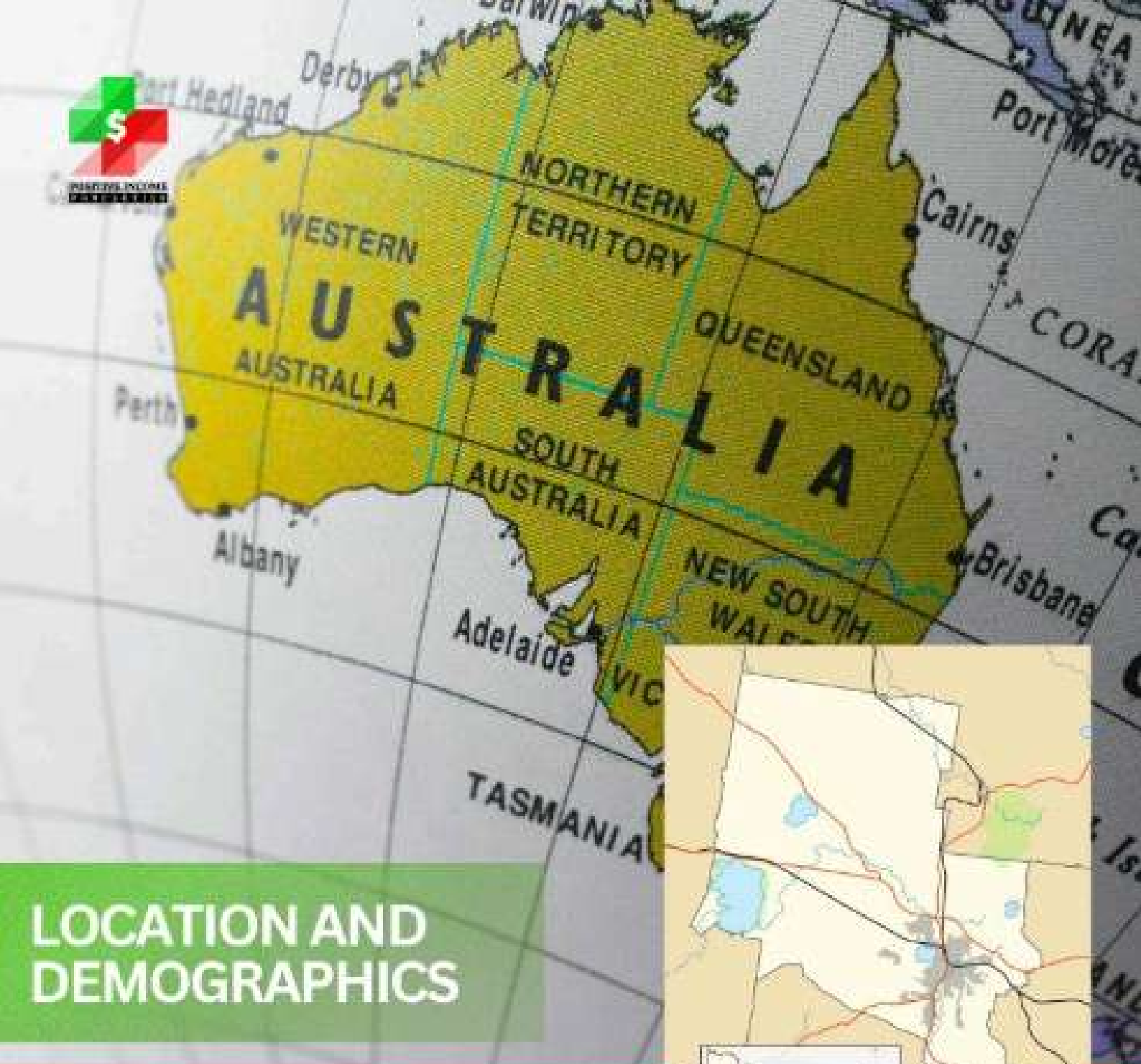
WINTER VALLEY

BALLARAT, VICTORIA



POSITIVE INCOME
PROPERTIES

[CLICK TO VIEW THE FULL INFORMATION MEMORANDUM](#)



Winter Valley

- Suburb: Winter Valley (City of Ballarat, VIC)
- Established: 2016 as part of Ballarat's western growth corridor
- Area: ~5.4 sq km
- Population: 3,440 (2021 Census)
- Median age: 29 years
- Average household size: 2.9 people



LOCAL AMENITIES

- **Schools:** New Catholic primary school (planned ~2028), Winterfield estate schools, Delacombe Primary nearby.
- **Medical:** Carn-Brae Medical Centre, allied health clinics, close to Ballarat Base Hospital.
- **Shopping:** Delacombe Town Centre, Alluvium Shopping Centre (2025).
- **Parks & community facilities** within Winterfield and surrounding estates.