



**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



5 BATH



2 GARAGE



205.60M²

LINCOLN 23 – COLIVING 1B

**Stonecrop Drive
Cobblebank VIC 3338**

COBBLE SPRINGS ESTATE

Property Information

- **Orientation** : East
- **Land Width** : 12.5 metres
- **Land Depth** : 32 metres
- **Build Size** : 205.60 square metres
- **Land Size** : 400 square metres
- **Land Rego Date** : Registered

SINGLE CONTRACT

Estimated Rental Appraisal

Returns at 6.85%

\$1,200 per week

Purchase Price

\$911,000

5 YEAR 75% RENTAL GUARANTEE

VISIT

[Coliving Investment Properties](#)



**POSITIVE INCOME
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

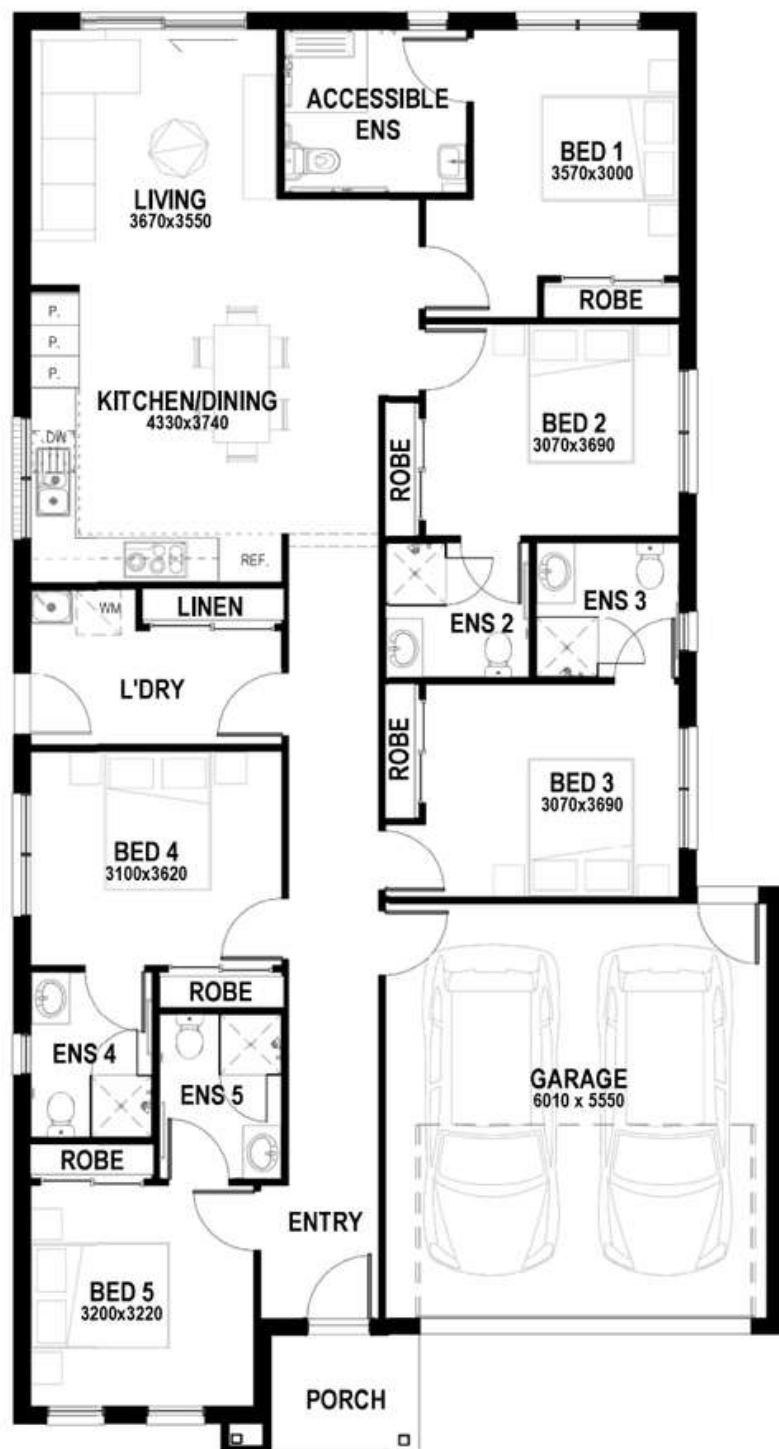
Source reliable tenants and property management.



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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	185.13 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

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)

Ensuites

- 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 ensuites 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

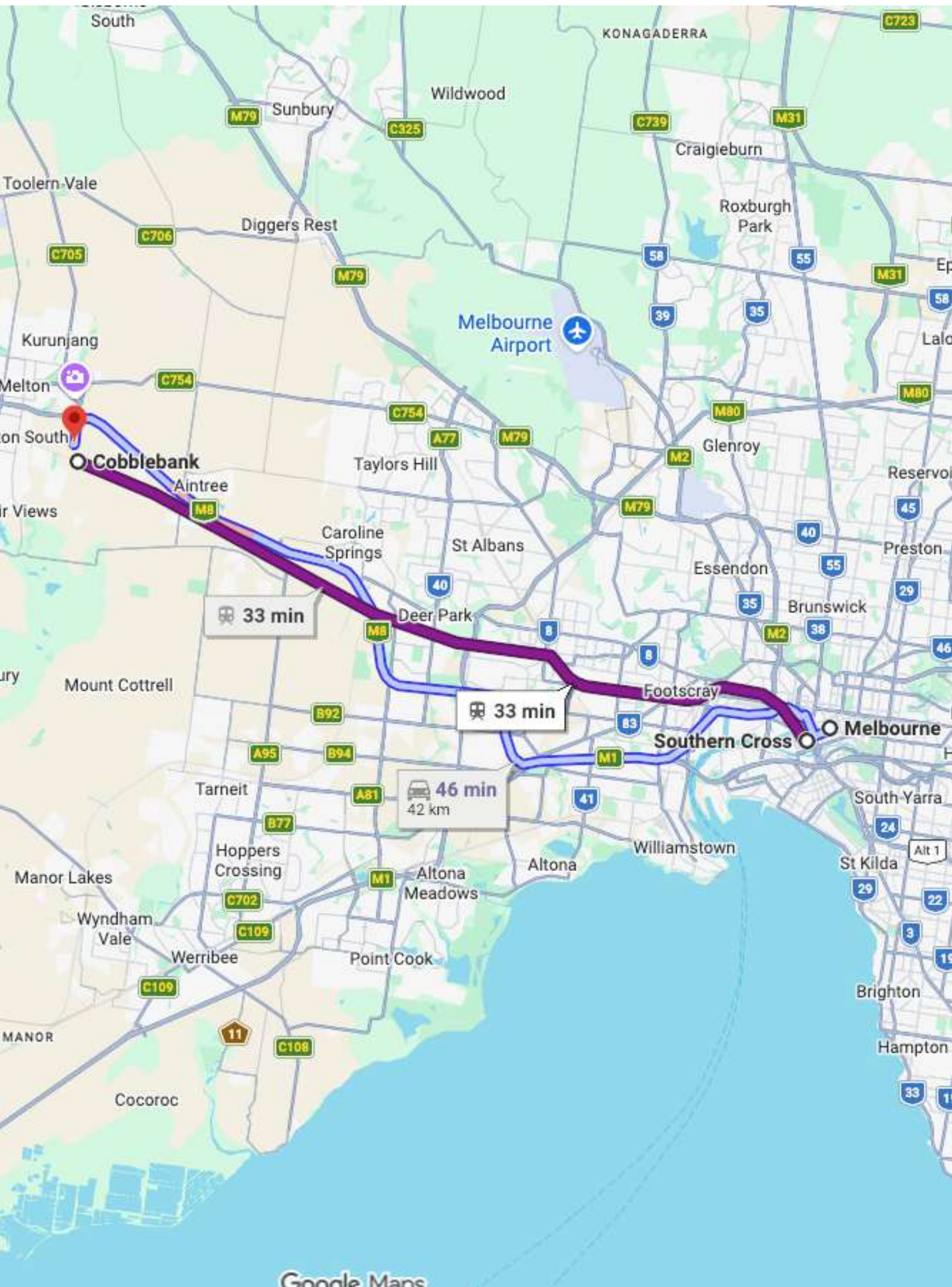
- Coloured concrete driveway
- Irrigated Turf to front & rear garden (if applicable)
- Lilydale / Tuscan Toppings (as determined by Builder)
- Drought resistant planting to front & rear garden beds including mulch (if applicable)
- Letter box
- Ground mounted folding clothesline (design specific)
- Landscaping 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



COBBLEBANK VIC 3338 LOCATION REPORT



EXECUTIVE SUMMARY

Cobblebank is a premier growth suburb located in Melbourne’s western corridor, approximately 31km from the CBD. Transitioning from a developing estate into a Metropolitan Activity Centre, Cobblebank is anchored by high-tier infrastructure projects, including a major regional hospital and a newly completed vertical community services hub. With a median age of 29 and a high proportion of young families, the area represents a strategic "pockets of value" opportunity within the City of Melton.

PROPERTY MARKET SNAPSHOT (CURRENT AS OF APRIL 2026)

The market in Cobblebank has shown resilience with high transaction volumes, though price growth has stabilized compared to the post-pandemic surge.

Metric	Residential Houses	Units / Townhouses
Median Price	\$615,000	\$472,500
Annual Growth	-3.2% (Correction phase)	Stable
Median Rent	\$450 / week	\$410 / week
Rental Yield	3.9% – 4.0%	4.70%
Avg. Days on Market	30 – 42 days	38 days

Analyst Note: While the 12-month median price has seen a minor correction, 4-bedroom family homes have bucked the trend, showing a 2.6% growth, signaling strong demand for larger family dwellings.

COBBLEBANK VIC 3338 LOCATION REPORT



SWOT ANALYSIS FOR INVESTORS

STRENGTHS

- Institutional-grade infrastructure (Hospital/Rail).
- High rental yield (approx. 4%) compared to Melbourne's inner suburbs.
- Modern, low-maintenance housing stock.

WEAKNESSES

- Temporary price volatility due to high supply of new land releases.
- Limited secondary school options within the immediate suburb boundary.

OPPORTUNITIES

- Healthcare Professional Demand: Impending demand for housing from Melton Hospital staff.
- Commercial Hub: The 2027 opening of the Community Services building will increase daytime foot traffic and commercial viability.

THREATS

- Interest rate sensitivity among a demographic of young, highly-leveraged first-home buyers.

CONCLUSIONS

Cobblebank is currently a "Buy and Hold" prospect. The temporary price correction observed in early 2026 offers an entry point before the 2027-2029 completion of major healthcare and civic projects, which are expected to trigger a significant secondary growth cycle.