

30 Bluegum Wy, Oakden, SA, 5086



House For Sale

Monday, 28 October 2024

30 Bluegum Wy, Oakden, SA, 5086

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Display Home Opportunity For Investors--7% return over 2 years with an option to lease for another 2 years

Oakden Rise is where the joy of home lies in the simple things—having a place to work out and unwind, a place to start a new chapter and truly belong, and a place that keeps you close to everything yet far from your worries.

With everything from long walks to short commutes, you'll have a bit of everything at your fingertips. Just 9km from the heart of the city, Oakden Rise offers an exclusive residents' club, parkland, and open green spaces within 200 meters of your home.

It's all the big things you need and the little things you want to lead a happier, healthier lifestyle in a truly connected community.

Key Features You Must Be Aware Of:

- Double glazing windows and sliding door
- Timber look and feature stone cladding
- Butler pantry
- Stone benchtop and splash back to the kitchen and walk-in pantry
- Master bedroom access to balcony
- Solar system
- Heat pump hot water system
- Full height tiles to all wet areas
- Daikin ducted R/C
- Staircase with glass balustrade
- Smart toilets for ensuite and bathroom
- Smart LED mirrors above the vanity
- Smart heated towel rail

Here are six key benefits of buying this display home:

1. Luxury inclusions throughout the home

The purpose of a display home is to attract buyers by showcasing exceptional quality through the home's visual appeal and inclusions. Rivergum's Oakden Rise display home will do this by showcasing the latest design trends and featuring luxury inclusions all throughout the home. From top-of-the-line fixtures to cutting-edge technology, this display home will be a shining example of luxury contemporary living for you to enjoy as an investment, or to live in later down the track.

2. Secure investment opportunity

Nestled among other high-quality residences, this display home is a prime investment opportunity. Through purchasing this display home, investors will rent the home back to Rivergum for display purposes and receive a 7% leaseback rental return. This is like having a reliable tenant who will maintain your home to the highest standards, including regular maintenance and cleaning completed by professionals.

3. Favourable depreciation deductions

Tax depreciation deductions can be favourable for high quality display homes, increasing this home's investment potential. Tax depreciation deductions for a new display home can include various items related to the construction and fit-out, including carpets, light fittings, air conditioning units, and home appliances. This is an impeccable opportunity to take advantage of this tax benefit.

4. A truly sustainable home

Rivergum's Oakden Rise Display Home not only features a 7 Star Green Star rating, but also comes with the unique proposition of being a 'No Bill Home' – a life where your energy bills are a thing of the past is now a reality. The home's innovative design creates truly sustainable living, making it a home for the future and a more cost-effective investment for you to maintain.

5. Located in a highly sought-after community

This display home will be built in the highly sought-after Oakden Rise community. This means the home will be surrounded by other high-quality display homes complete with premium finishings and inclusions. Being part of a display village also means the home will be beautifully presented with the serenity of a friendly neighbourhood and thriving community, capitalising on the potential to achieve higher property prices and rental returns with time.

6. The difficult decisions are already made for you

Building a new home can be time consuming and filled with tricky decisions around floorplans, design options, and selections. Buying this display home means that this type of decision-making has been done for you, saving you time and the worry of meticulous decision making. Feel confident knowing that this home has been carefully designed and crafted to the highest quality, complete with luxury inclusions and finishes for you to enjoy.

RLA: 272 867

*Please note that all the information provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.