



11/85 O'Grady's Road CARRUM DOWNS, VIC

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### Investors!! First Home Buyers!! Downsizers!!

This affordable three bedroom unit has two bathrooms, double lock up garage, set in a quiet court location, 5 minutes from Eastlink and only 4 years old.

**Price:** \$422,000

FIRST HOME BUYERS - Affordable start in the market place.

INVESTORS - With a secure 6 year lease left, only 4 years old and a potential long term tenant in place.

NRAS is no longer offering new investments and we are lucky enough to have an NRAS property offering incentives to the value of over \$11,000 per year for the next 6 years.

What does NRAS offer to Investors?

A fully refundable tax offset + an annual cash payment

- Gain all the benefits that a standard investor receives PLUS
- Receipt of Tax-offsets and cash payments of at least \$66,000 more than a standard investor
- Have the flexibility to opt out of the scheme at any time

**Stone Real Estate**

**Mornington**



Whilst [berm.com.au](http://berm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



**Unit 11, 85 OGrady Road**

**CARRUM DOWNS**