

Samarium 19 IP: Investor Inclusions

Full Turnkey

Berlin Grove - Bethania QLD

5 Berlin Close Bethania QLD 4205



\$1,055,100

Positioned on generous 366m² and 444m² homesites, these exclusive opportunities feature the highly functional Samarium 19 design by Hudson Homes, complete with our popular IP Investor Specifications designed to deliver strong tenant appeal and exceptional value. Offering modern open-plan living, quality inclusions and a low-maintenance lifestyle, these packages are ideally suited to investors seeking a turnkey solution in a well-established and growing location.

LAND PRICE \$596,000	LAND SIZE M ² 360.0
BUILD PRICE \$459,100	BUILD SIZE M ² 181.13
LAND REGISTRATION October 2026	EST. RENTAL RETURN P/W \$775/\$850

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FLOOR PLAN

SINGLE DWELLING

Total Area

181.13 m²

4

2

2

The floor plan illustrates a single dwelling with the following layout and dimensions:

- Alfresco:** 3.9 x 2.2
- Dining:** 2.9 x 2.5
- Kitchen:** 2.7 x 2.7
- Family:** 4.0 x 3.5
- Bed 1:** 2.9 x 3.1
- Bed 2:** 2.9 x 2.9
- Bed 3:** 2.9 x 2.9
- Bed 4:** 2.9 x 2.9
- Ensuite:** Attached to Bed 1
- Bath:** Located near the center of the plan
- Wc:** Located near the center of the plan
- Double Garage:** 5.0 x 6.0
- Entry:** Located at the front of the house
- Porch:** 2.7 x 1.3
- L'dry:** Laundry area
- W:** Wardrobe

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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