

27<sup>TH</sup>  
MAY 2022

# DISPLAY HOMES FOR SALE

*Cash flow positive investment opportunity  
with guaranteed tenant*



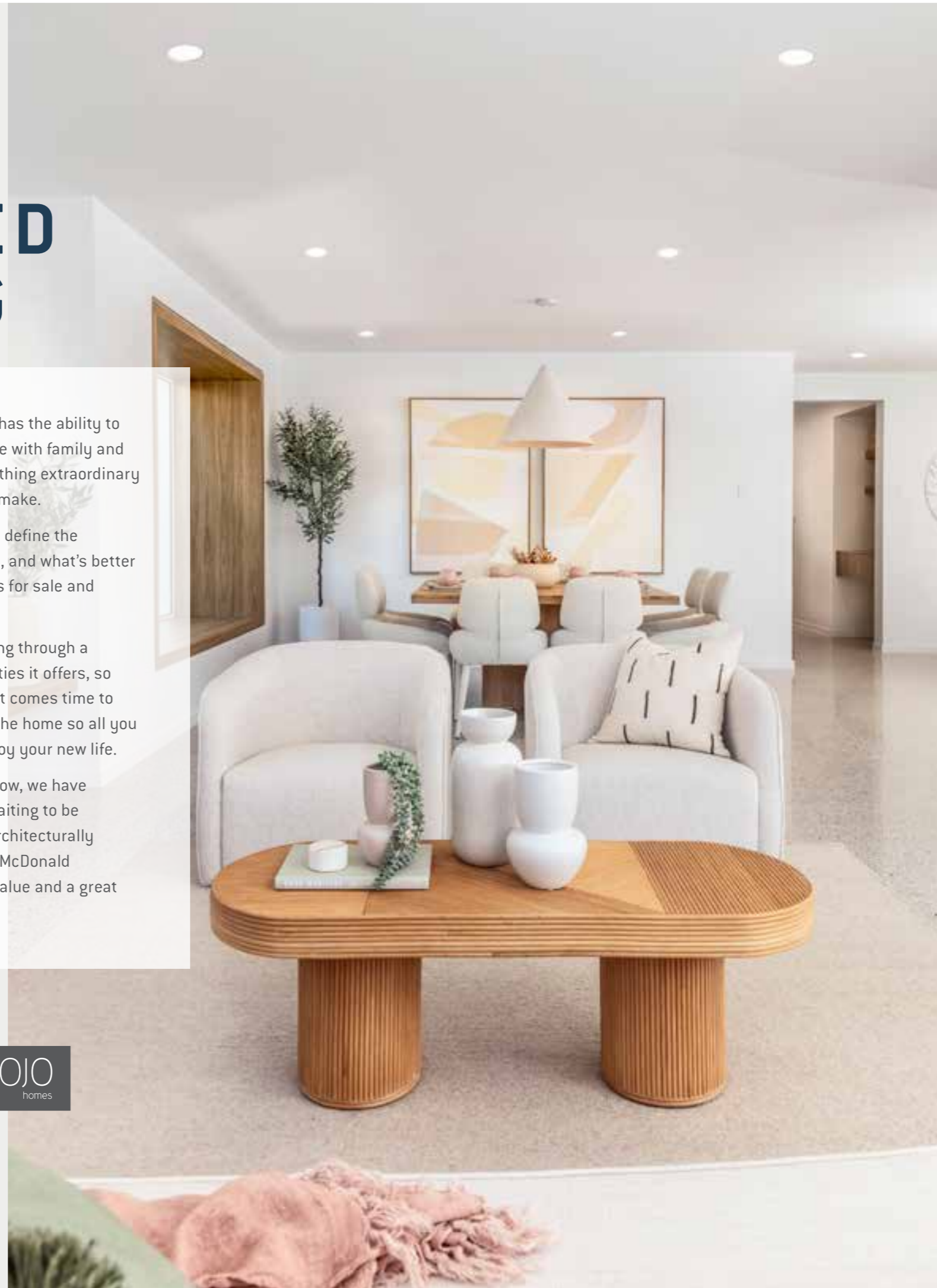
# INSPIRED LIVING

At the MJH Group, we appreciate that a new home has the ability to transform the way you live, from entertaining large with family and friends to cosy nights with the kids, there is something extraordinary about each space and the memories that you will make.

We have designed a range of stunning homes that define the Australian way of life and opened them for display, and what's better is that we are now offering these showcase homes for sale and including a generous Leaseback.

There is nothing quite like the experience of walking through a display home and imagining the lifestyle possibilities it offers, so if you love the display, now you can own it. When it comes time to settle in at the end of the Lease, we'll make good the home so all you will need to do is unpack the bags and start to enjoy your new life.

From the Coast to the Country, Sunshine to the Snow, we have a display home in New South Wales and the ACT waiting to be discovered. We invite you to discover a range of architecturally designed homes from the state's leading builders McDonald Jones and MOJO Homes which offer outstanding value and a great opportunity for your future.



# GETTING STARTED



## LEASEBACK TERMS

7% of the purchase price in year 1, paid monthly in advance, subject to an annual 3% increase on base amount. The minimum term and options are outlined per home.



## DEPOSIT

\$5,000 payable as holding deposit. Balance up to 5% payable upon exchange of contracts.



## INCLUSIONS

Floor and window coverings, continuous flow hot water unit, water tank, reverse cycle air conditioning, security alarm, kitchen appliances including cooktop, rangehood, dishwasher and microwave, fixed joinery, light fittings, landscaping and any water features.



## EXCLUSIONS

Furniture, artwork and soft furnishings, televisions and audio equipment (inbuilt speakers will remain) clothes dryer and washing machine.



## MAKE GOOD PROVISIONS

Reversion of sales office to double garage with internal access, removal of security cameras, removal of flag poles and pylon signs, complete any omitted fencing between neighbouring display homes. Specific details of make good and inclusions/exclusions are outlined in the Contract for Sale.



## LEASE OUTGOINGS PAID

Electricity & gas, water usage and waste services, Insurances – Public Liability coverage is maintained under an MJH Group policy.

NEW SOUTH  
WALES

MOJO  
homes

*live passionately*



HUNTER

4 PIPER AVENUE, COORANBONG NSW

# HARMONY 29

ESTBURY FACADE

3 + 1 2 + 1 2

OPENING DATE 19.01.2020  
 LEASEBACK TERMS Through to 30.06.23  
 OPTIONS 4 x 6 month option from June 2023





HUNTER

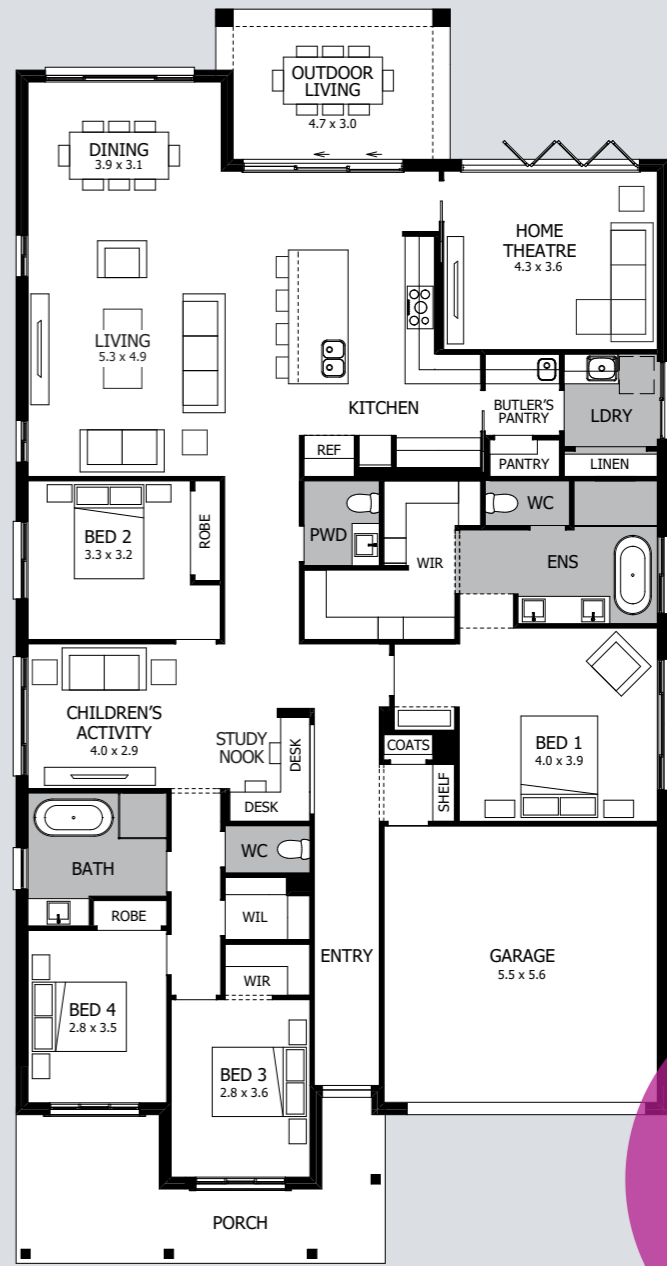
6 PIPER AVENUE, COORANBONG NSW

# SYMPHONY 29

ROMANTIC FACADE

4 2 2

OPENING DATE: 19.01.2020  
 LEASEBACK TERMS: Through to 30.06.23  
 OPTIONS: 4 x 6 month option from June 2023



**DEPOSIT  
TAKEN**



**HUNTER**

42 SETTLERS BOULEVARD, CHISHOLM NSW

# OASIS 31

SOUTH HAMPTON FACADE

4 2.5 2

OPENING DATE 17.05.2020  
 LEASEBACK TERMS Through to 30.06.24  
 OPTIONS 6 x 6 month option from June 2024



HUNTER

44 SETTLERS BOULEVARD, CHISHOLM NSW

# CONGA 26

A S C O T F A C A D E

4 2 2

OPENING DATE 17.05.2020

LEASEBACK TERMS Through to 30.06.24

OPTIONS 6 x 6 month option from June 2024





HUNTER

1 MORAN PARKWAY, NORTH ROTHBURY NSW

# CARRINGTON GRAND ONE 31

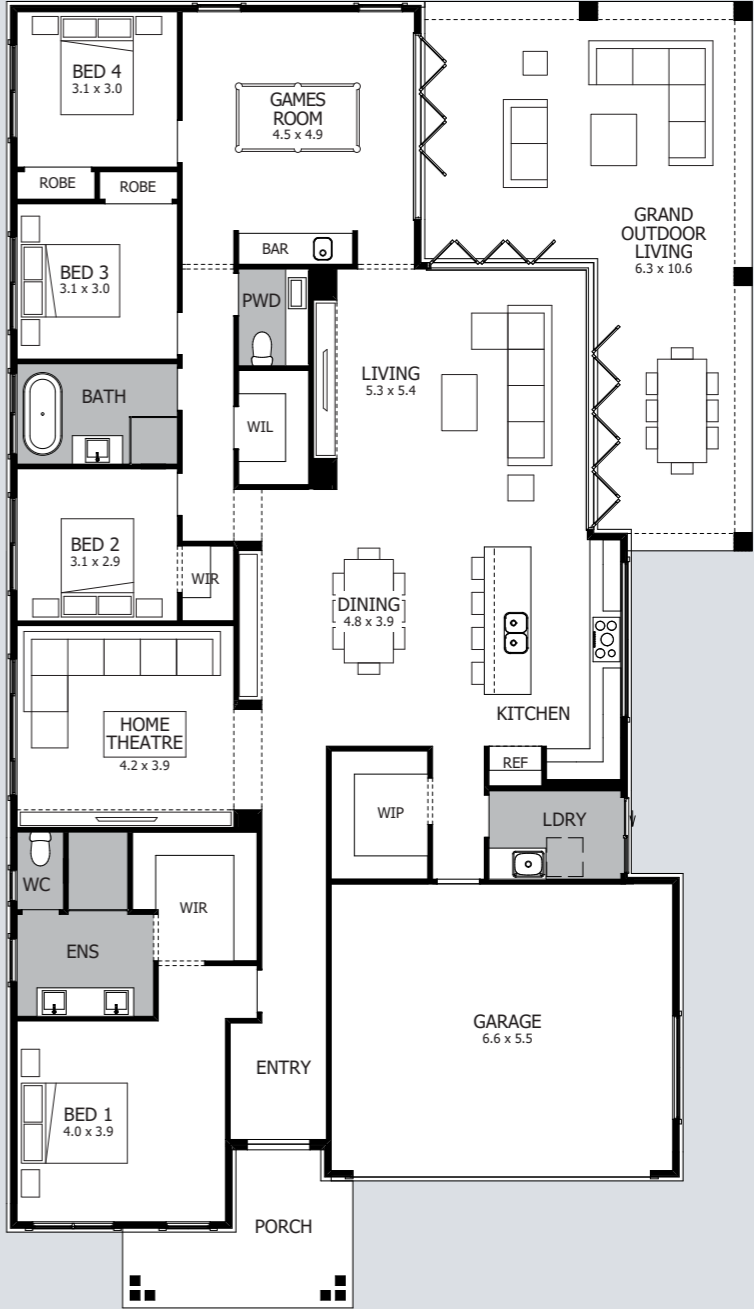
NORTH HAMPTON FACADE

4 2.5 2

OPENING DATE 24.05.2020

LEASEBACK TERMS Through to 30.06.24

OPTIONS 4 x 6 month option from June 2024



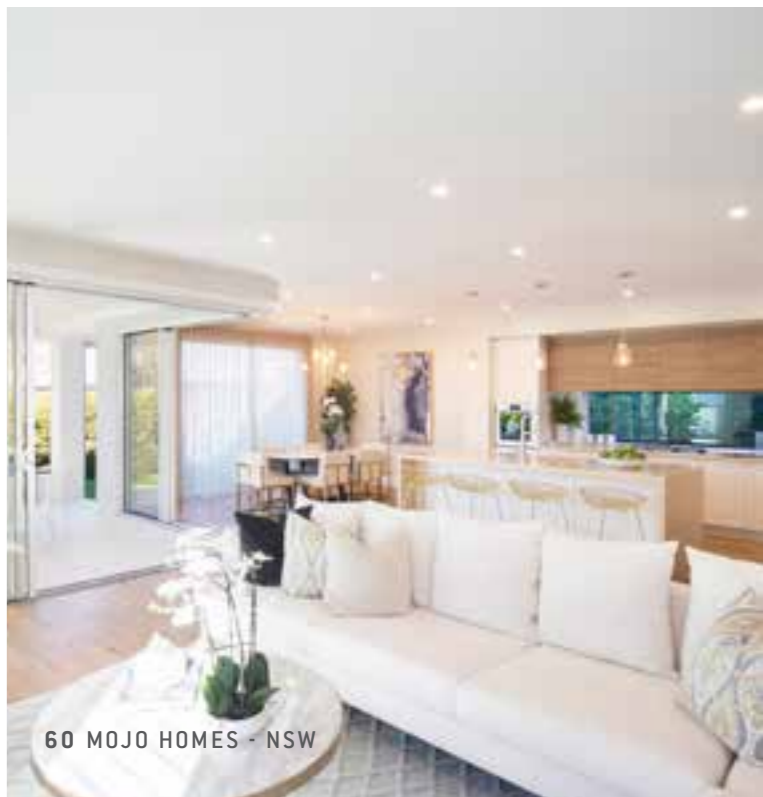
19 PEACHY AVENUE, NORTH ROTHBURY NSW

# RHAPSODY 30

PORTLAND FACADE

4 2.5 2

OPENING DATE 24.05.2020  
 LEASEBACK TERMS Through to 30.06.24  
 OPTIONS 4 x 6 month option from June 2024



CENTRAL COAST

29 SCARLETT CLOSE, HAMLYN TERRACE NSW

# NAUTICA 36

SHEIKE FACADE

5 3.5 2

OPENING DATE 22.07.2018  
 LEASEBACK TERMS Through to 30.06.23  
 OPTIONS 1 x 6 month option from June 2023



**Disclaimer:** Details correct at time of printing but may change at any time without notice. For full T&C's on leaseback and any further information, please chat to a Building & Design Consultant.

NSW: McDonald Jones Homes Pty Ltd  
ABN 82 003 687 232 – Builder's Licence Number  
41628 – Architect Reg No: NSW 4234 T/A McDonald  
Jones Homes. ACT: McDonald Jones Homes  
(Canberra) Pty Ltd ABN 64 150 533 298 –  
ACT Builder's Licence Number 20121296 –  
Architect Reg No: ACT 2470.

MOJO Homes Pty Ltd ABN 31 166 754 696 –  
Builder's Licence Number 269829C.

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DISPLAY HOMES  
FOR SALE

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Price List

# NEW SOUTH WALES

## HUNTER

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
4 Piper Avenue, Cooranbong NSW	HARMONY 29	ESTBURY	3+1  2+1  2 	\$1,100,000	19.01.20	Through to 30.06.23	4 x 6 month option from June 2023
6 Piper Avenue, Cooranbong NSW	SYMPHONY 29	ROMANTIC	4  2  2 	\$980,000	19.01.20	Through to 30.06.23	4 x 6 month option from June 2023
42 Settlers Boulevard, Chisholm	OASIS 31	SOUTH HAMPTON	4  2.5  2 	 \$1,200,000	17.05.20	Through to 30.06.24	6 x 6 month option from June 2024
44 Settlers Boulevard, Chisholm	CONGA 26	ASCOT	4  2  2 	\$1,100,000	17.05.20	Through to 30.06.24	6 x 6 month option from June 2024
1 Moran Parkway, North Rothbury	CARRINGTON GRAND ONE 31	NORTH HAMPTON	4  2.5  2 	\$1,200,000	24.05.20	Through to 30.06.24	4 x 6 month option from June 2024
19 Peachy Avenue, North Rothbury	RHAPSODY 30	PORTLAND	4  2.5  2 	\$1,300,000	24.05.20	Through to 30.06.24	4 x 6 month option from June 2024

## CENTRAL COAST

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
29 Scarlett Close, Hamlyn Terrace	NAUTICA 36	SHEIKE	5  3.5  2 	\$1,300,000	22.07.18	Through to 30.06.23	1 x 6 month option from June 2023

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