

Sold



19 Sugarbush Way, Yanchep



Investment GOLD!! Depreciation and NRAS included!

** UNDER OFFER ** INVESTMENT GOLD!! This near new (1 year young) 4 bedroom, 2 bathroom, double garage home is finished superbly and comes with a depreciation schedule and has NRAS - giving you a BONUS \$10,350 a year TAX FREE, making this a positively geared investment (dependant on income) with dedicated tenants who want to stay - and with the NRAS scheme you should never have problems finding a tenant!

Don't know what NRAS is? You get \$10,350.00 TAX FREE a year (and it goes up by inflation every year!) for the next 9 years from the government (in exchange for reducing the rent by \$3952 a year. AND you can claim the \$3952 rent reduction as a LOSS on your tax (based on current figures - rent reduction is 20%)

If you are looking for an investment that essentially costs you nothing (in fact should make you money every year if you work) you MUST contact Cameron today to discuss this - 0404 388 596

Here's the NRAS website if you want to know more!

<http://www.fahcsia.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/national-rental-affordability-scheme-nras-incentive-indexation>

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Price	SOLD
Property Type	Residential
Property ID	1143
Land Area	335 m2
Floor Area	180 m2

Agent Details

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Office Details

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